

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001-2801  
VOICE (805) 585-1800  
FAX (805) 641-1732



**W11b**

**LCP-4-SBC-22-0042-1 (Senate Bill 9)**

**February 8, 2023**

**CORRESPONDENCE**

**From:** [SouthCentralCoast@Coastal](mailto:SouthCentralCoast@Coastal)  
**To:** [Gonzalez\\_Denise@Coastal](mailto:Gonzalez_Denise@Coastal)  
**Subject:** FW:  
**Date:** Wednesday, February 1, 2023 9:51:09 AM

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**From:** dagweg@aol.com <dagweg@aol.com>  
**Sent:** Wednesday, February 1, 2023 8:18 AM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:**

Re:  
California Coastal Commission Important Public Hearing Notice  
LCP-4\_SBC-22-0042-1  
Applicant City of Santa Barbara, lot splitting  
February 8, 2023

Dear Ms.Gonzalez and California Coast Commission,

Please forward comments to all appropriate members according to your guidelines.

-We continue to change the zoning rules for ownership in Santa Barbara, taking away ownership rights of pre-existing owners, whether they be commercial, multi-residential or SFR. People buying property know that they can't rely upon the rules when they invest in a home or property in Santa Barbara. State Street in Santa Barbara is deteriorated as owners and businesses stay on the sidelines, waiting to see how the rules will change now and again. Owners of commercial real estate and businesses don't know if cars, public transportation and customers will or will not patronize their businesses. After making heavy investments, based upon one set of guidelines in place when they purchase a property or start a business, the rules can arbitrarily change. The home someone purchased on a SFR lot may now be nothing like it used to be with a neighbor's new home just feet from you where you can hear each other shower, flush the toilet, snore or even talk quietly; with the window open on a usually warm day in Santa Barbara.

-We are not accounting for parking. Santa Barbara has reduced its public transportation, stating there not even enough qualified drivers. If you are going forward with this plan, which I do not agree with because of the impact on property rights; property owners should be accountable to provide parking, including expensive permits for street parking associated with new units.

-What about drainage and permeability? We haven't been really accounting for it in our neighborhoods and this will be even more challenging in the future with climate change and seemingly heavier storms and flooding, after long periods of drought.

-We continually are reminded as a community that we don't have enough water as it is, with all other utilities increasing in cost. How is this being accounted for with proposed additional units? It does not seem to be reasonable that we are increasing more market rate units in Santa Barbara by lot splitting. The cost of construction has increased

enormously as evidenced by home, flood and earthquake insurance increases due to replacement costs. It is doubtful that new construction resulting from lot splitting will result in workforce housing and the burden of all additional costs as a community may be pricing existing homeowners from affording their existing homes.

Thank you for your consideration.

Sincerely,

K.M., Santa Barbara Homeowner

**From:** [SouthCentralCoast@Coastal](mailto:SouthCentralCoast@Coastal)  
**To:** [Gonzalez\\_Denise@Coastal](mailto:Gonzalez_Denise@Coastal)  
**Subject:** FW: Comment re: Public Hearing Notice LCP-4-SBC-22-0042-1  
**Date:** Wednesday, February 1, 2023 1:25:07 PM

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**From:** Pamela Stafford <pamelastaffordsb@gmail.com>  
**Sent:** Monday, January 30, 2023 9:14 PM  
**To:** SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>  
**Subject:** Comment re: Public Hearing Notice LCP-4-SBC-22-0042-1

To: California Coastal Commission

Pursuant to the City of Santa Barbara's proposal to amend the Implementation Plan component of the Local Coastal Program to add new standards relating to lots that previously allowed one single-family residence, **we wish to register our opposition to the Implementation Plan** which would allow expansion in such zones up to quadruple the number of residences.

Santa Barbara residents are reminded constantly that our resources are limited and that water conservation is essential; it is therefore contradictory that the City can adequately provide four times the amount by welcoming such an explosion in population. Additionally, limited street parking and even more congestion on its roads and highways will be adversely impacted by such a ballooning in occupancy, nor are Santa Barbara's schools equipped to handle an influx of such proportion.

We believe further cramping of Santa Barbara in this magnitude will strangle the city and that doing so is a disservice to the community as a whole.

Respectfully,

Kurt Huffman and Pamela Stafford Huffman  
123 Cedar Ln  
Santa Barbara, CA 93108