



From: Dean Given <drgiven@gmail.com>
Sent: Monday, August 29, 2022 11:31 AM
To: sbcob
Subject: Fwd: Case No. 19TPM-00000-00004 etc.
Attachments: 651 Stoddard Rezoning Application Statement.pdf; Westmont Path.png; Westmont Easement Letter to Matkins (2).pdf

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hello,
 I am writing regarding the rezoning application for 651 Stoddard Lane. My wife and I will be traveling tomorrow and unable to attend the meeting in person or virtually. Would you please find attached a letter I drafted, a satellite image of the property and a letter from Westmont College. I wish to have these documents entered and presented at the meeting.
 Sincerely,
 Dean Given
 658 Chelham Way
 Santa Barbara, CA 93108

----- Forwarded message -----
From: Brown, Willow <wbrown@countyofsb.org>
Date: Thu, Aug 25, 2022 at 7:51 AM
Subject: RE: Case No. 19TPM-00000-00004 etc.
To: Dean Given <drgiven@gmail.com>
Cc: Supervisor Das Williams <SupervisorWilliams@countyofsb.org>

Good Morning Dean,

Thank you for your email. At this time, the applicant is not proposing a trail easement on his property. The trail easement would not be a requirement from Planning and Development or the Parks Department, as there is no formal trail or trail easement currently. If you would like to submit public comment, this can be done through email prior to 5:00p the evening before the hearing. You can submit the comments to sbcob@countyofsb.org. Additionally, you are able to attend through Zoom if you cannot make it to the meeting in person. Here is the Zoom link:

https://countyofsb.zoom.us/webinar/register/WN_hwFUhphLQ-C6SOj19a1fvQ

Please let me know if you have additional questions.

Best,

Willow

From: Dean Given <drgiven@gmail.com>
Sent: Friday, August 19, 2022 1:38 PM
To: Brown, Willow <wbrown@countyofsb.org>
Cc: Supervisor Das Williams <SupervisorWilliams@countyofsb.org>
Subject: Case No. 19TPM-00000-00004 etc.

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hello Ms. Brown,

I received notification of the hearing to consider requests to change the status of the property behind my home, 658 Chelham Way. My concern about this proposal is about an easement. I and my neighbors bordering on the west portion of this property have for many decades accessed a trail bordering our properties to access a hiking trail and to the Westmont College campus.

Some months ago, my neighbor met with Mr. Matkin to discuss Mr. Matkin's plans and their impacts. At that time, Mr. Matkin stated that he would not be opposed to granting an easement for this trail but had a concern that Westmont College should be consulted. I reached out to the college and they sent Mr. Matkins the attached letter expressing their support for the easement.

I was not successful in my attempt to reach Mr. Matkin to learn whether or not he had established this easement in his request. I am writing to request that this easement be defined and granted for my neighbors and me.

We are to leave for a trip on the day of the hearing so will not be able to express my concern there and want to know if we can resolve this prior to the meeting. I do not wish to oppose Mr. Matkin's request; however, I do want reassurance that we will not lose access to this trail.

Sincerely,

Dean Given

658 Chelham Way

Santa Barbara Planning Department
August 29, 2022

Re:
651 Stoddard Lane Rezoning Application
County Hearing 8/30/22
Case Nos. 19TPM-00000-00004, 19RZN-00000-00001, 19GPA-00000-00001

To Whom It May Concern:

My wife, Mary, and I live in our home at 658 Chelham Way. Our back fence has a gate we use to access a trail that runs up to and around Westmont College. The owner of the Stoddard property, Mr. Matkin, has requested that the property be rezoned for residential use.

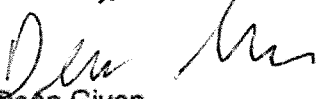
My only concern about this proposal is about our access to this trail. When the property was used to grow orchids, the owner never complained about the neighborhood use of the trail. If the property is used for residential purposes, neighbors walking on their property will be more problematic. (See attached satellite image of the trail.)

Some months ago, my neighbor met with Mr. Matkin to discuss Mr. Matkin's plans and their impacts. At that time, Mr. Matkin stated that he would support our continuing access to this trail but had a concern that Westmont College should be consulted. I reached out to the college and the administration sent Mr. Matkin's the attached letter expressing their support for the easement. (See attached)

Mr. Matkin is a partner in a powerful real estate legal practice in Los Angeles. Without protection from the county, I fear that we would not prevail should he or one of his heirs block our access in the future. I am writing to request that if the county decides to approve the rezoning petition, this approval include a condition that our access to the trail will be preserved.

I regret that we will be traveling tomorrow and unable to attend the meeting in person or via Zoom.

Sincerely,


Dean Given
658 Chelham Way

Attachments:
Westmont College letter dated February 1, 2022
Google Maps image





February 1, 2022

Michael L. Matkins, Esq.
Partner
Allen Matkins Leck Gamble Mallory & Natsis LLP
515 South Figueroa Street, 9th Floor
Los Angeles, California 90071-3309

RE: Easement request by Chelham Way Residents

Mr. Matkins,

Residents whose properties on Chelham Way are adjacent to your property at 651 Stoddard Drive have informed the College that they have contacted you to request an easement on your property. The purpose of the easement is to maintain the existing path that permits them access to the Westmont campus from the east side of their parcels. They have informed the college that you want to be assured the college does not have any issues with an access to the campus via such an easement. Thank you for considering the desires of the college. In this case, Westmont College does not have any issues with an easement which provides access to the campus for the Chelham Way residents.

Sincerely,

Randy Jones
Director of Campus Planning
Westmont College

