



Sarah Mayer *General Public Comment - Group 2*

From: Joanna Chumash <joannachumash@gmail.com>
Sent: Wednesday, January 3, 2024 10:20 PM
To: 215bathstreet@gmail.com; JP@kotogroup.com; cparker@radiusgroup.com; jherlihy@radiusgroup.com
Cc: Joanna Chumash; esmeralda.estrada@mail.house.gov; info@santabarbaraca.gov; press@aclunc.org; sbcob; sbtenantsunion@gmail.com
Subject: 215 Bath Street / Santa Barbara/ CA
Follow Up Flag: Follow up
Flag Status: Flagged

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.

Whoa!

"Failing to pay the gas bill during the coldest part of the year?" 🤔

To whom this may concern,

I am emailing on behalf of the 215 Bath Street tenants who have been under extreme duress since you took over. The tenants are within their rights to hold meetings onsite, to talk to the press, and to speak up at city council meetings. Firing the required-by-law onsite property manager, closing the pool, causing habitability issue such as large holes in tenants' ceilings who spoke at city hall, performing unnecessary work and inspections, failing to pay the gas bill during the coldest part of the year, and other aggressive behaviors may be considered retaliation and harassment against the tenants for asserting their rights as well as coercive attempts to get tenants to self-evict.

Please stop, and allow the tenants live in peace.



Sincerely,
Joanna J. Sanchez

Background:
In June 2023 the "215 Bath LLC" was formed according to CA Secretary of State Filings, by Koto Group President James Knapp, Radius Group Vice President Austin Herlihy, and Radius Group Broker Chris Parker. Timothy Morton-Smith is named as owner of "West Beach Rental Partners, LLC," an entity taking on some of the debt from Montecito Bank & Trust alongside "215 Bath LLC," used to buy the 52 unit, \$16 million property. These new owners have engaged in a very long list of unjust and retaliatory behaviors since they took over.

Sarah Mayer

From: Norah Dunbar <norahdunbar@live.com>
Sent: Friday, January 5, 2024 11:44 AM
To: PAD LRP Housing Element
Cc: sbcob; Laura Capps; Supervisor Das Williams; Joan Hartmann; Supervisor Nelson; Steve Lavagnino
Subject: Re: Please don't pave over Glen Annie golf course

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 just writing to renew my plea that you not re-zone the Glen Annie Golf Course for housing. We cannot lose this natural resource in our area for the reasons I outlined in my email last year.

Norah Dunbar

From: Norah Dunbar
Sent: Tuesday, February 21, 2023 1:25 PM
To: housingelement@countyofsb.org <housingelement@countyofsb.org>
Cc: sbcob@countyofsb.org <sbcob@countyofsb.org>; lcapps@countyofsb.org <lcapps@countyofsb.org>; supervisorwilliams@countyofsb.org <supervisorwilliams@countyofsb.org>; jhartmann@countyofsb.org <jhartmann@countyofsb.org>; nelson@bos.countyofsb.org <nelson@bos.countyofsb.org>; steve.lavagnino@countyofsb.org <steve.lavagnino@countyofsb.org>
Subject: Please don't pave over Glen Annie golf course

Hello. I am an avid golfer and a resident of Santa Barbara. I frequently play at both Santa Barbara Golf Club (known as the Muni) and Glen Annie Golf Club. In fact, I am a 5-time club champion of the women's league at Glen Annie and my son attends Dos Pueblos High School and is a member of the boy's golf team there. Glen Annie is their home course and the players can simply walk across the street to practice or play. Glen Annie has been a wonderful supporter of DPHS golf for many years. The recent proposal to re-zone Glen Annie Golf Course has me very concerned. First of all, there are only two affordable public golf courses in Santa Barbara, the Muni and Glen Annie. Currently, a resident can walk the Muni for \$40 and Glen Annie for \$48 on a weekday. Sandpiper is also public but is much more expensive (\$85 to walk on a weekday) for the average golfer which puts it out of reach for regular players. These two courses are always busy and provide affordable recreation for the people of Santa Barbara County. I play at least twice a week, often with my son, and I see many families out there enjoying the outdoors with their kids. If Glen Annie were to close, most of the golfers would play the Muni because of its more affordable price and it would be nearly impossible to get tee times as it is already in very high demand. Some people will be forced to pay the much higher prices at Sandpiper and would likely play less. The DPHS golf team would lose their home course. We simply don't have enough public courses in Santa Barbara to lose one.

Of course, as a resident of Santa Barbara, I recognize our acute housing shortage and the reason the Glen Annie Golf Course was targeted for re-zoning. There are many other solutions to our housing crisis that don't involve paving over green space. The environmental loss of a large open space to be turned into housing with little green space cannot be the answer. Today's LA Times had an [article](#) about the fact that so little of our rainwater in Southern California is collected and absorbed into the ground that we can't afford to lose a large turf area like a golf course. It is home to many species of birds and other wildlife and helps retain water. Turf

absorbs rainwater and prevents topsoil erosion whereas a housing development with parking lots and roads would simply create more water loss for our area. Golf courses also keep the temperature and pests down compared to development. We simply can't afford to lose such a large and valuable greenspace.

For a summary of the benefits of golf both for people and the environment, I hope you will read this article from the USGA summarizing decades of research on the subject: <https://www.usga.org/course-care/water-resource-center/golf-courses-benefit-people-and-wildlife.html>

I thank you for your attention and hope another housing solution can be found.

Sincerely,

Norah E. Dunbar, Ph.D.