

**Michael D. Rittenberg, DVM
Foothill Pet Hospital
675 Cieneguitas Road
Santa Barbara, CA 93110**

October 25, 2012

Santa Barbara Local Agency Formation Commission
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Cieneguitas Reorganization - Annexation of Foothill Pet Hospital

Dear Honorable Commissioners:

I am the owner of Foothill Pet Hospital located at 675 Cieneguitas Road in Santa Barbara. I am adjacent to the Towbes/Samsun project site known as the Foothill Centre. It is being proposed that this hospital parcel be annexed to the City of Santa Barbara in connection with the approval of said project. Upon such annexation, the existing pole sign identifying my business would become nonconforming. According to my legal advisor, the City's sign regulations would appear to allow the sign to remain as a legal nonconforming sign, but the City's approval of the Foothill Centre project requires the sign to be removed within 5 years following annexation unless the Sign Committee approves an exception. Even if I spent the time and expense to apply for an exemption, I have been offered no assurances that such an exception would be granted. In fact, the impression has been to the contrary. I must therefore conclude that the annexation will result in me being forced to remove my sign within a 5 year period.

As you can imagine, the removal of the pole sign could have serious adverse consequences for my business. The sign provides visibility from both Highway 154 and Foothill Road. In addition, the cost of removing the pole sign and installing replacement signage would be considerable. It certainly seems inequitable to me that the approval of the Foothill Centre project should be allowed to have these detrimental impacts on my business which has been here since the 1970s.

Also, the annexation of the Foothill Pet Hospital parcel will not benefit the City in any way and will only create a nonconformity with respect to the sign. In addition, no "island" will be created if the parcel is not annexed because the parcel is located on the edge of the existing City boundary. It should also be pointed out that other properties in the immediate vicinity, specifically those located on La Barbara Drive, are not being proposed for annexation, even though those parcels currently constitute islands and will become even more isolated as islands if

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the Foothill Pet Hospital parcel is annexed to the City. Therefore, I see no reason for singling out my property.

For these reasons, I urge you not to approve the annexation of the Foothill Pet Hospital parcel to the City. Thank you for your consideration of these comments.

Sincerely yours,

Michael D. Rittenberg

Michael D. Rittenberg, DVM

cc Richard G. Battles, Esq., Howell Moore & Gough LLP