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Sarah Mayer Public Comment - Home Builders Association Central Coast

From: Lindy Hatcher <lhatcher@hbacc.org>
Sent: Tuesday, March 19, 2024 9:33 AM
To: sbcob
Cc: PAD LRP Housing Element; Jocelyn Brennan
Subject: HBACC Comments for Study Session re Site #26
Attachments: HBACC Letter re Study Session re Key Site 26 3-19-2024.docx
Importance: High

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Dear Board of Supervisors,

Please accept HBACC's comments re Site #26 for today's Study Session.

Thank you.
Lindy

Lindy Hatcher, MSA, CGS
Executive Director
HBA of the Central Coast
PO Box 748, San Luis Obispo, CA 93406
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March 19, 2024



Sent via email 3-19-2024

Dear Santa Barbara County Board of Supervisors,

The Home Builders Association of the Central Coast (HBACC) supports the proposed rezoning of Key Site 26 in Santa Barbara County. The HBACC is comprised of builders, developers, and all building industry trades and industry-related businesses in San Luis Obispo and Santa Barbara Counties. Our members are committed to responsible growth and development. We believe this plan presents a critical opportunity to address longstanding zoning and planning barriers that have hindered the development of this key site for our region.

The historical context of the site, as outlined in the proposal, reveals a significant discrepancy between its potential and its current status. Despite being designated as a major key site for the region, the existing zoning under C-2 and commercial water restrictions have rendered it effectively unbuildable, creating a dead zone in an area primed for growth and development. The proposed solution of moving unbuildable commercial zoning (C2) to housing/mixed-use is a pragmatic approach that aligns with the County's objectives outlined in the General Plan.

Furthermore, the rezoning initiative addresses several critical factors, including infrastructure and transit considerations, meeting the state's housing element requirements, and providing infill opportunities without encroaching upon agricultural land or expanding the perimeter of development. The urgency of development and the need for affordable housing options are underscored by the Regional Housing Needs Allocation (RHNA) figures for the county, particularly in North County where there is a pressing demand. The demand for workforce housing to meet employers' needs is also critical.

The proposed rezoning plan, as outlined by the County, emphasizes collaboration with stakeholders and prioritizes the creation of multi-family and rental units to address workforce housing needs. With over 40 affordable units included in the plan, there is a concerted effort to ensure that the development is inclusive and addresses the diverse housing needs of our community.

The HBACC asks the Santa Barbara County Board of Supervisors to support the proposed rezoning plan for Key Site 26. By taking this crucial step towards resolving zoning and planning inefficiencies, we can unlock the full potential of this key site, meet the housing needs of our community, and foster sustainable growth and development in Santa Barbara County.

Thank you for hearing our thoughts. We look forward to collaborating with you to achieve our shared goals for the future of our region.

Sincerely,

Lindy Hatcher

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