

Glen Annie

Workshop of Potential Rezone Sites

Board of Supervisors
County of Santa Barbara
March 19, 2024

Community Engagement

- 50+ stakeholder meetings
- Neighborhood, community, public interest groups, and government
- Project website:
www.ImagineGlenAnnie.com



Outreach Meetings

Affordable / Workforce Housing Partners

- Santa Barbara Unified School District
- South Coast Chamber of Commerce
- County Housing Authority
- City of Santa Barbara Housing Authority
- Habitat for Humanity

Neighborhood Groups

- Third District Supervisor
Neighborhood Meeting (1/29/2024)
- Future Housing Communities
Neighborhood Meeting (3/10/2024)
- Goodland Coalition (3/11/2024)
- Goleta Community Leaders
- Dos Pueblos High School -
Cross Country Coaches

Community Organizations

- League of Women Voters of Santa Barbara
- Coastal Housing Partnership
- Santa Barbara Botanic Garden
- Coastal Housing Coalition
- LEAP - Childcare Providers
- Childcare Specialists
- Central Coast Aquatics
- Goleta Pickleball Advocates

Government

- County Board of Supervisors
- County Planning Commissioners
- City of Goleta Councilmembers
- City of Goleta Planning Staff
- Senator Monique Limon – Housing Staff
- County of Santa Barbara Fire Department
- County Riding and Trails Advisory Commission (CRATAC)
- Santa Barbara County Association of Governments Staff (SBCAG)

Criteria for the Rezone Process

O1

MIX OF
HOUSING &
AFFORDABILITY

O2

PUBLIC
AMENITIES &
RECREATION

O3

PUBLIC OPEN
SPACE & TRAILS

O4

ONSITE
CHILDCARE

O5

PROXIMITY TO
EMPLOYMENT &
SERVICES

LEGEND

- 1 Public Community Center + Public Pool + Ranch Market
- 2 Public Botanical Garden Area
- 3 Primary Community Entry
- 4 Secondary Community Entry
- 5 Child Care Center
- 6 Public Park with Playground and Open Space
- 7 Public Pickleball Courts
- 8 Public Dog Park
- 9 Fire Break
- 10 Public Trailhead
- 11 Habitat Restoration Area
- 12 Public Community Trail Network (±4.0 Miles)
- 13 Open Space/Landscape Buffer
- 14 Public Parking
- 15 Public Bus Stop and Bus Route [Route 10, 23] ← ● ● ● ● →
- 16 On-Street Trail Extension



Mix of Housing Types (For-rent & For-sale)

- Apartments
- Townhomes
- Condos
- Rowhouses
- ADUs
- Clustered Homes
- Small-Lot Homes



Affordable Housing

- 7.7 acre land dedication (30-40 du/ac)
- Nonprofit partnership
- Close to public amenities, open space, and public transit



Workforce / Moderate Housing

- South Coast Chamber of Commerce Pilot Project
- Local workforce preference
- Mix of homes and apartments; for-sale and for-rent



Public Recreation & Amenities

- Neighborhood, child-friendly parks
- Community pool
- Community center and event space
- Small local market
- Dog parks
- Public pickleball courts





Public Open Space & Trails

- 4 miles of new, public trails
- Community nature garden/preserve
- Re-establishment and preservation of native habitat
- Restoration of natural creek elements
- Fostering biodiversity and habitat for local wildlife



Conceptual
Images



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CATHEDRAL OAKS RD

GLEN ANNIE RD

DOS PUEBLOS HIGH SCHOOL

Housing Element Sites | Proposed Amendments to County Parks, Recreation & Trails Maps | Glen Annie Golf Course



County Riding & Hiking Trails Advisory Committee Recommendations

Glen Annie Golf Course Potential Development & Parks, Recreation & Trails Information	
Location	At the Glen Annie Golf Course and surrounding areas on approximately 170+ acres in the western Goleta Valley north of Cathedral Oaks Road and Dos Pueblos High School and west of Glen Annie Road
Proposed Recreation Facility	Dedication of public recreation: a 4-mile-long loop trail system, a 10-to-20-acre park, community center, pool, pickle ball courts and 70+ acres of public open space
Potential Development	Proposed for development of 800-1,000 homes, with potential development of greater numbers possible under County's proposed zoning densities of 5 to 30 units/acre ¹
Potential New Population:	Depending on final density and unit type, a projected 3,000 new residents under developer proposed maximum of 1,000 units ²
Potential Increased Demand for New Parks and Trails	Approximately 3,000 new residents would require roughly 14 to 32 acres of new developed public parks and from 6 to 36 miles of new trails ³
Potential Recreation Benefit to Existing Neighborhoods and Residents	Easy access to 4 miles of public foothill trails, park, community pool and other recreation for more than 4,000 residents of the El Encanto Heights neighborhood, and substantial new public recreation for the roughly 70,000 residents of the Goleta Valley.

¹ Development potential of up to 1,000 new homes based on developer proposed conceptual project with greater development allowed under proposed County zoning of between 5 and 30 units/per acre minimum/maximum densities.

² Population estimated based on occupancy of 3 residents per unit (occupants may vary depending on unit mix) and developer proposed maximum of up to 1,000 homes; population would increase if maximum build out is approved under proposed maximum County zoning.

³ Increased demand for parks of 14 acres of parks for 3,000 new residents are based on 44-year old County standard of 4.7 acres per 1,000 residents with demand for 32 acres based on modern National Parks Recreation Association standard of 10.7 acres per thousand residents. Demand for new trails based on CRAHTAC's recommendation that the County adopt a minimum trail service ratio based on 2.0 miles of existing and approved trails per 1,000 residents in Orcutt or a goal of providing up to 6.0 miles per 1,000 residents based on trail service ratios in the communities of Montecito/Summerland.



Map prepared by
 Santa Barbara County
 Trails Council

Onsite Community Childcare

- ± 10,000 square foot childcare center
- Responds to demand within the community
- Partnership with local childcare provider
- County's statistics:
 - 1,000 parent wait list for infant & toddlers
 - 1,100 parent wait list for 3 - 4 year olds



Proximity to Large Goleta Employers

UC SANTA BARBARA - 6,613

APPFOLIO - 1,700

RAYTHEON - 1,400

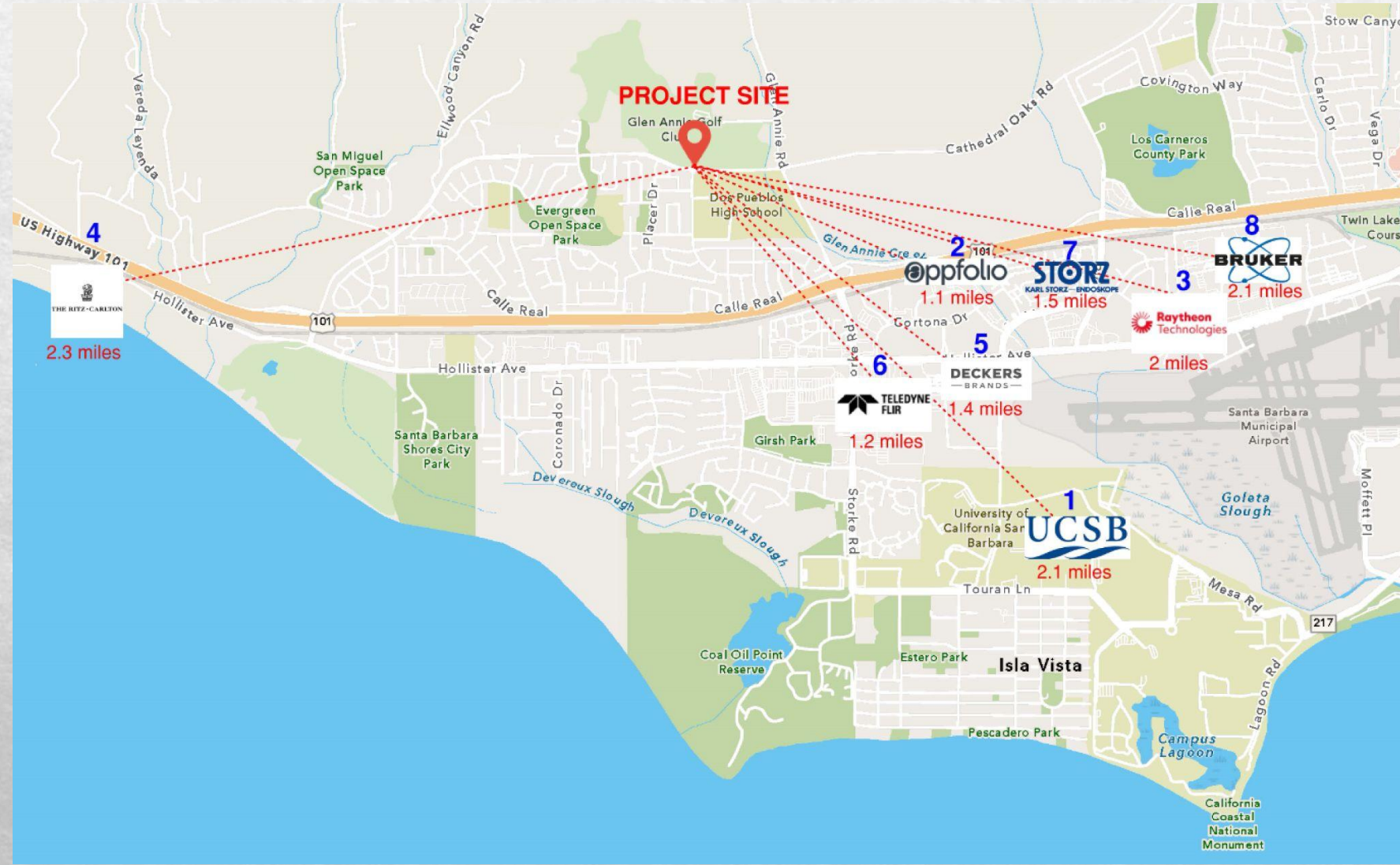
RITZ-CARLTON BACARA - 650

DECKERS BRANDS - 600

TELEDYNE FLIR - 514

KARL STORZ IMAGING - 400

BRUKER NANO - 300





Goleta

Legend

- 1 mile radius
- Class 1 Path**
Path is separate from automobile traffic.
- Class 2 Lane**
On-street painted bike lane.
- Class 3 Route**
On-street bike route designated by signs.
- Alternate Route**
Other available or alternate route.
- Restricted Route**
Bicycles not allowed.
- Bus stop
- Amtrak Station
- Caltrans Pacific Coast Bike Route
- Bike Shop
- Bike Locker Location
- Traffic Solutions Office
- Bikestation SB: secure, indoor bike parking and showers
- Park
- School
- Hospital
- Shopping
- Point of Interest



Glen Annie

Conceptual Site Plan

The vision for Glen Annie is a fully, integrated community that aligns with the County's rezone criteria:

- ✓ Mix of housing and various affordability levels
- ✓ Affordable housing partnerships
- ✓ Public recreation and amenities
- ✓ Public open space and trails
- ✓ Onsite, community childcare
- ✓ Housing for local employees

We look forward to collaborating with the County during this process.

