

Sarah Mayer

Public Comment - Jeff Nelson Law

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From: Jeff Nelson <jeff@jeffnelsonlaw.com>
Sent: Friday, April 26, 2024 2:15 PM
To: sbcob
Cc: Plowman, Lisa; Bell, Allen; Tuttle, Alex; Steele, Jessica; Jason Nelson
Subject: Giorgi PPT for May 3
Attachments: Giorgi The Orchard Nelsons PPT Sup. May 3^J 2024.pptx

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Lisa and all.
Here is our presentation as requested.
I assume we will only give this May 3- South County day.
Also we assume you will tell us if this does not get through.
Thanks very much!

JEFF NELSON
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Giorgi The Orchard Project

Supervisors May 3, 2024

The County
should
rezone all 18
sites (south)
including
Giorgi



Planning Commission Recommended 16 of 18 South County Sites
be rezoned but not Giorgi....

But the Decision and Opportunity is Yours

- If your issue is **Affordable**-At 40% we provide the most Affordable (and supported by water rights that allow it to be built now).
- If your issue is **loss of Ag** – The Agricultural Advisory Committee supports rezoning Giorgi. Rezoning Giorgi’s neighbors makes it an island, symbolic ag. only.
- If your issue is **pre-schools**, it is in our plan and we have real experience in that area.
- If your issue is **Traffic** we have a top traffic rating in your Programmatic EIR.

We have created a Real project,

- **Diverse Housing**
- **Complex**
- **Livable**
- **Less dependent on Autos than is traditional in our area.**

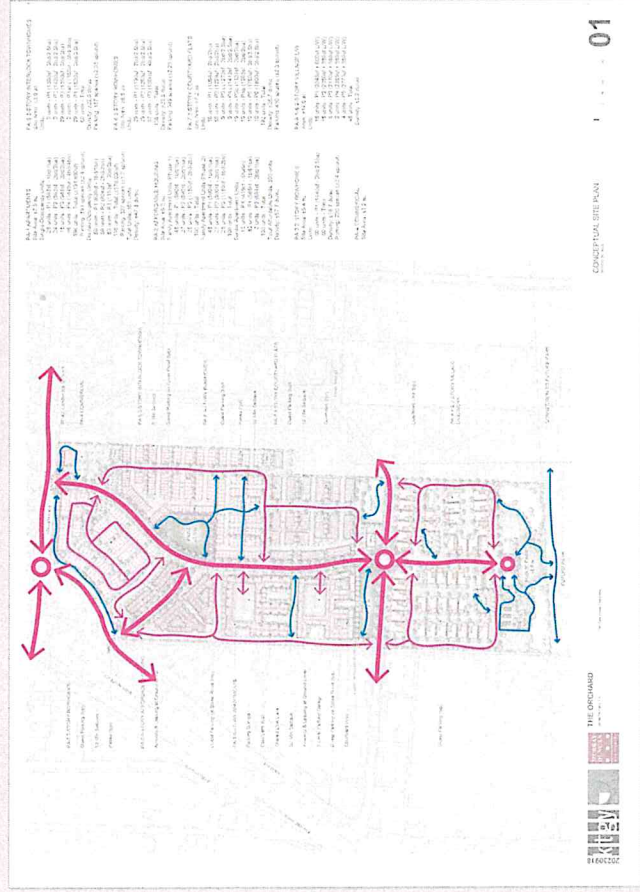
We have adapted to add all Public Benefit elements requested which you get with a rezone.



<p>Site Area: 27.38 ac Single-Occupancy Units: 3 units - P1 (C) 24 units - P2 (H) 29 units - P3 (I) 2 units - P4 (L) 29 units - P5 (E) 60 units - P6 (D) Density: 122.0 du/ha Parking: 157 space</p>	<p>PA-6 3-STORY RO Site Area: 58.5 ac Units: 29 units - P1 (I) 29 units - P2 (I) 29 units - P3 (I) 155 units - Total Density: 123.8 du/ha Parking: 349 space</p>	<p>PA-7 3-STORY CO Site Area: 57.2 ac Units: 98 units - P1 (C) 9 units - P2 (I) 9 units - P3a (I) 9 units - P4a (I) 19 units - P3b (I) 19 units - P3c (I) 10 units - P5 (I) 10 units - P6 (I) 192 units - Total Density: 128.7 du/ha Parking: 450 space</p>	<p>PA-8 1 & 2-STORY Area: 514.0 ac Units: 15 units - P1 (C) 18 units - P2 (C) 5 units - P3 (C) 2 units - P4 (C) 45 units - Total Density: 43.2 du/ha</p>
<p>Site Area: 27.38 ac Single-Occupancy Units: 24 units - P1 (C) 18 units - P2 (H) 29 units - P3 (I) 2 units - P4 (L) 29 units - P5 (E) 60 units - P6 (D) Density: 122.0 du/ha Parking: 157 space</p>	<p>PA-2 AFFORDABLE HOUSING Site Area: 45.2 ac Family Apartment Units (Phase 1): 9 units - P1 (S90) - 750/150 9 units - P2 (S90) - 750/150 25 units - P3 (I150) - 350/225 100 units - Total Family Apartment Units (Phase 2): 9 units - P1 (S90) - 750/150 9 units - P2 (S90) - 750/150 25 units - P3 (I150) - 350/225 100 units - Total Senior Apartment Units: 5 units - P1 (S150) - Studio 5 units - P2 (S150) - Studio 2 units - P3 (S150) - Studio 100 units - Total Total Affordable Units: 300 units Density: 137.7 du/ha</p>	<p>PA-3 2-STORY ROWHOMES Site Area: 45.4 ac Units: 90 units - P1 (H40) - 350/225 90 units - Total Density: 116.7 du/ha Parking: 220 spaces (2:4 sp/units)</p>	<p>PA-4 COMMERCIAL Site Area: 41.2 ac</p>

State Compliance Impacts all 5 Districts Equally

- All Districts suffer if the State Determines The County failed to do what it could to meet its housing obligations
- Excluding Giorgi would not look right.
 - It has the best affordable numbers,
 - It is in the environmentally superior alternative location
 - most advanced in planning and
 - integral to coordinated circulation with the other nearby sites recommended for rezone.
- Independent of that we believe This is the best project.



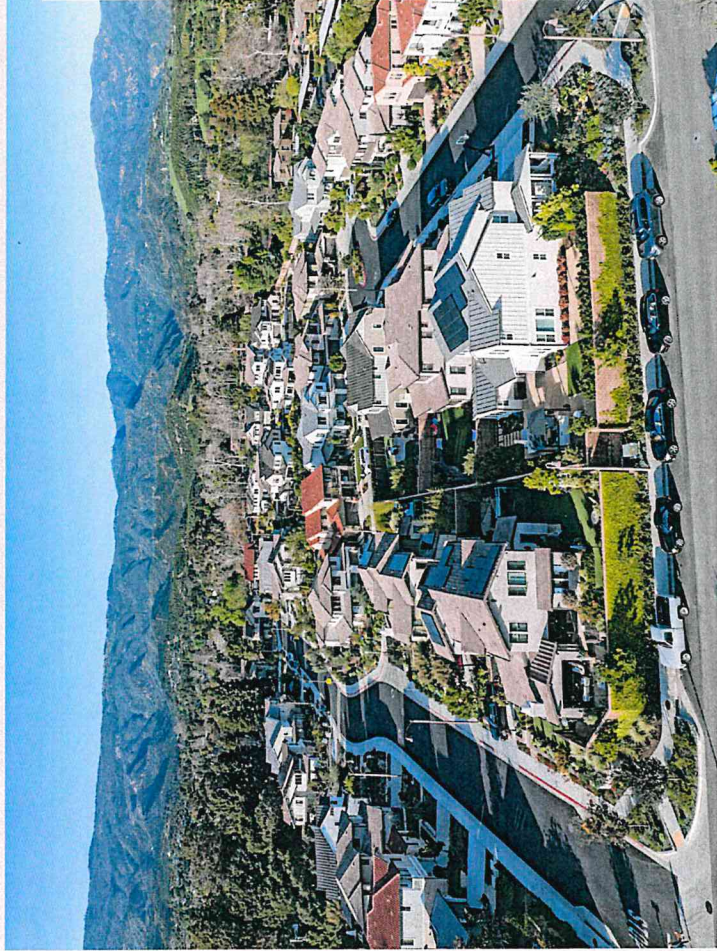
Before- SB 330 (Giorgi)

- No moderate required
- No Public Park
- 20% Low
- No preschool/ Child Care
- You can't use it for numbers with the state
- CEQA and CEQA challenge?- Uncertain timeline & Outcome?
- Will it actually happen? You can't use these units with the State if it is thwarted.
- Disjointed planning timeline with other sites near Giorgi

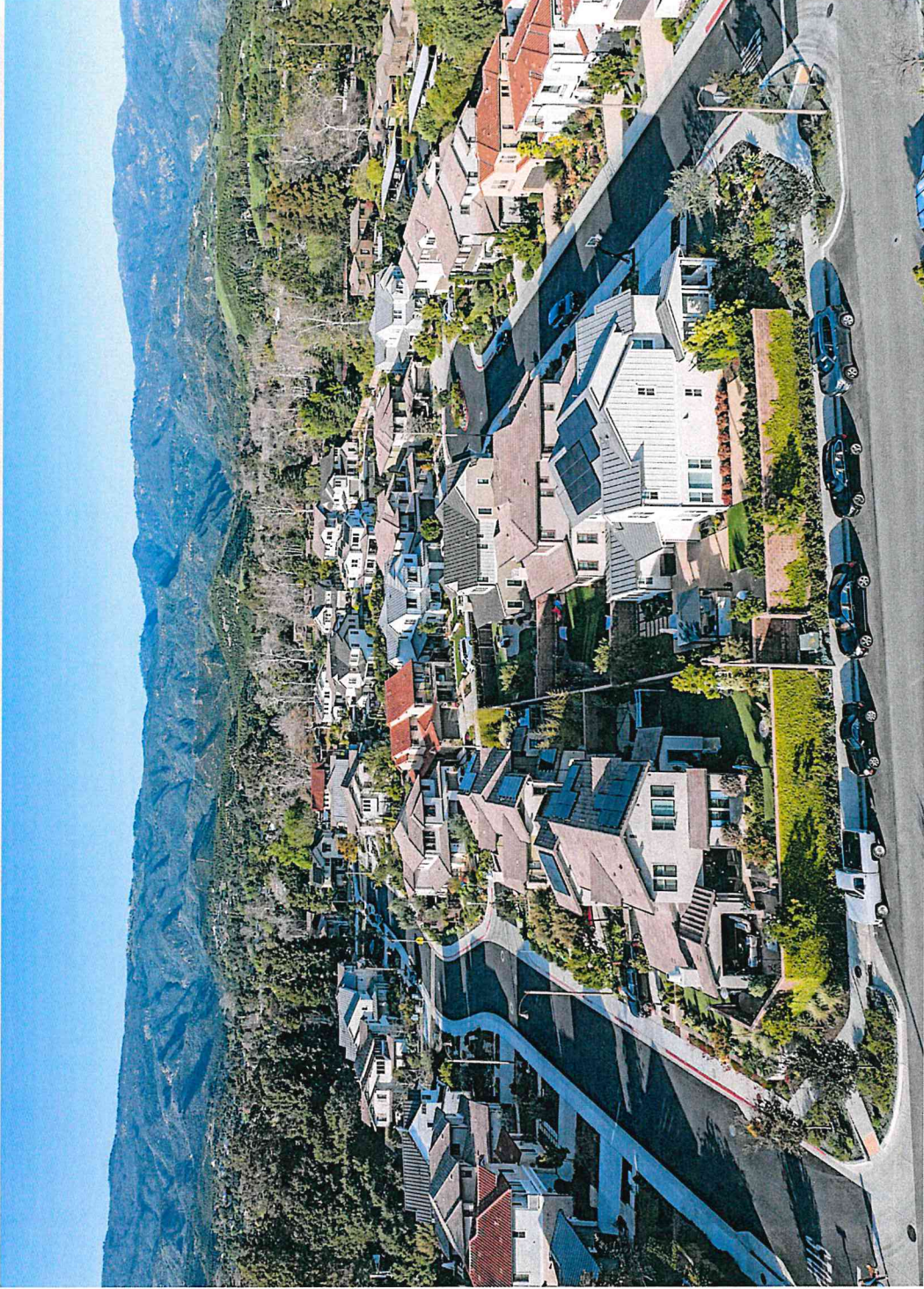
After- If Rezoned (Giorgi)

- Results in a 40% affordable project overall as compared to 20%
- Affordable 55 yr. restrictions
- **120 Moderate** (120% AMI)
- **60 Missing Middle** (200% of AMI) + Chamber
- If we lose Live/Work in Zone 2 it will not impact affordable numbers ("Live/Work units" Ok per p. 3-18)
- 6 Acre **Public Park**, OK to zone this Recreation
- Preschool- **Child Care** Center ("Day Care Facility" OK in Zone 2 (P. 3-19)
- Offer of **Development Agreement just like for Key Site H-** that displaces B/R rights.
- Will Plan Parks and Roads together with Caird and others
- You **can** use it for numbers with the State (minimizes chance County is out of compliance with the State from the beginning).
- Ekwill public road extension happens sooner, others need that. Hollister improvements also.
- Can keep project development team together and move forward now.

We Have Very Local, Very Relevant Experience
Projects 1 mile away, W/ Affordable/ Workforce and Local Worker Preference (Tree Farm)
Tree Farm
The Knoll



Tree Farm Infill & Six levels of diverse Housing



The Knoll..... Hilltop Village (w/ Affordable)



We Respectfully Request The Giorgi Property be included in the Rezones



Contact Information

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THE ORCHARD

Santa Barbara, CA

The Oak Creek Company