

Sheila de la Guerra

From: Linda Honikman <linda.honikman@gmail.com>
Sent: Monday, January 26, 2026 7:22 PM
To: Katherine Douglas; sbcob
Cc: Laura Capps; Joan Hartmann; Plowman, Lisa
Subject: Re: Item 5 for Jan 27 County BOS meeting
Attachments: County BOS item 5 Jan 27 2026 housing amendments.pdf

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Thank you Katherine. My computer is finally behaving so if it is possible to email to the Supervisors for item 5 please do. And I will register for zoom and/or raise my hand to speak in the afternoon.

Cheers, Linda

(805) 683-0408 cell (8am-8pm PST)

On Mon, Jan 26, 2026 at 4:39 PM Katherine Douglas <kdoug@countyofsb.org> wrote:

Hi Linda,

You may email your comments in email format. To register to speak in person, you will need to do that in person. To speak via Zoom, you may use the link on page two of the agenda (or below) to register in advance.

https://santabarbaracounty.zoomgov.com/webinar/register/WN_YJLL0ZeTQZ2NTbYFyTuuig

Respectfully,

Katherine Douglas

Pronouns: She/Her/Hers

Clerk of the Board of Supervisors

County of Santa Barbara

105 E. Anapamu Street, Suite 407

Santa Barbara, CA 93101

Direct: 805.568.2240

Fax: 805.568.2249

kdoug@countyofsb.org



From: Linda Honikman <linda.honikman@gmail.com>

Sent: Monday, January 26, 2026 4:37 PM

To: sbcob <sbcob@countyofsb.org>

Subject: Item 5 for Jan 27 County BOS meeting

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.

My computer is not allowing me to download written comments for #5 for Jan 27 BOS.

I am hoping that I can at least sign up for spoken comments tomorrow for that item.

Thank you!

Linda honikman

(805) 683-0408 cell (8am-8pm PST)

To: County Board of Supervisors

From: Linda Honikman, District 2 Noleta resident at San Marcos/Hollister intersection

January 26, 2026

Item #5 - Housing Amendments

Livability considerations for County housing amendments based on State laws

Thousands of new housing units could be built in the next decade in Noleta if projects are able to produce what is allowed by zoning and builder's remedy projects. When determining changes to zoning, we should consider what the future context could be.

If the current 101/Hollister/Turnpike/San Marcos Rd area is built out as planned **there could be 1800 new housing units** (or more than 2100 units if you add the MTD project on the North of the 101). **And along the Hollister corridor between Turnpike and the 217 there are about 4000 new units allowed.** The neighbors close to the current construction site on the west of San Marcos Rd are getting a huge increase in neighborhood population. The sudden increase from ag land to **more than 40 units/acre** next to the Sungate single family development is not something that should have happened from a future livability point of view but it's the reality that should be addressed.

If we take an overview of the County, we may be able to satisfy the State's mandate for housing unit increases for each income level but we need to consider policies and actions that will help us provide livable, sustainable and inclusive neighborhoods for our existing and future neighbors.

The points below are using the Turnpike Shopping center and 4 of the 5 upzoned housing projects in the Turnpike/San Marcos/Hollister area as examples.

1) OPEN SPACE:

Amendments to District Development Regulations
Residential Zones – Open Space

Prototype site development

*Qualifying 'open space':
current, 4.0% of site*

*Qualifying 'open space':
proposed*

Environmen policies and ESH requirement

Building acc and separati requirement

Landscape setback requirements

It is difficult to imagine what the new guidelines for open space in certain zones actually means (see image above from the staff report) but we shouldn't have situations like we had for **Tatum (see the old and new designs below)**. I was one of the neighbors who spoke to the School Board around 2018 to encourage the School District and the County to build workforce housing for school employees instead of a luxury senior development on the Tatum property. At that time the 9 acres on the west of property was to be preserved as open space. The original plans for Tatum preserved the 9 acres but at the last minute of upzone deliberations many units were added and not only was the open space to the west greatly reduced but the landscape buffer to the 101 was lost on the north.

PENDING PROJECT







Project info

- 344 total units
 - 69 affordable (20%)
 - 276 mkt (80%)
- 9.2 ac private open space
- Builder's Remedy project
- Deemed complete application (May 2023)
- Pending CEQA analysis

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PROPOSED REZONED PROJECT







If rezoned to DR 20-30...

- 545 total units (+201)
 - 110 affordable (+41)
 - 435 mkt (+160)
- Maintain open space
- Cohesive character and neighborhood form
- Diversity of units
- MF Design Standards apply
- Opportunity for collaboration with adjacent site

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2) **C-2 Commercial Zone Amendments - HOUSING added to existing small shopping centers** - The proposed amendments probably match what the State would to see and they may make sense at some locations but we need to be able to take into account what is happening overall in the surrounding areas.

Amendments to District Development Regulations Commercial Zones



Amendments: Retail Commercial – C-2 Zone

- Simplify and standardize language
- Modernize standards, revisions include:

	Current	Proposed	Purpose
Allowed Residential Density	2 bedrooms/1,000 sf commercial development	30 units/acre	Use a common metric for calculating density
Limitation on residential development	Residential uses may not exceed 50 percent of the total floor area	Maximum 50 percent unless decision maker makes additional finding*	Provide flexibility for mixed-use while retaining commercial
Maximum Height	35 ft	45 ft for mixed-used located more than 50 ft from a lower density residential zone	Accommodate mixed-use development

*May be increased up to 75% where the decision maker finds that the proposed development and existing land uses located in the vicinity of the project site provide an adequate amount of commercial uses to meet the overall purpose and intent of the area as a commercial district and the character of the surrounding area us such that additional residential square footage is appropriate

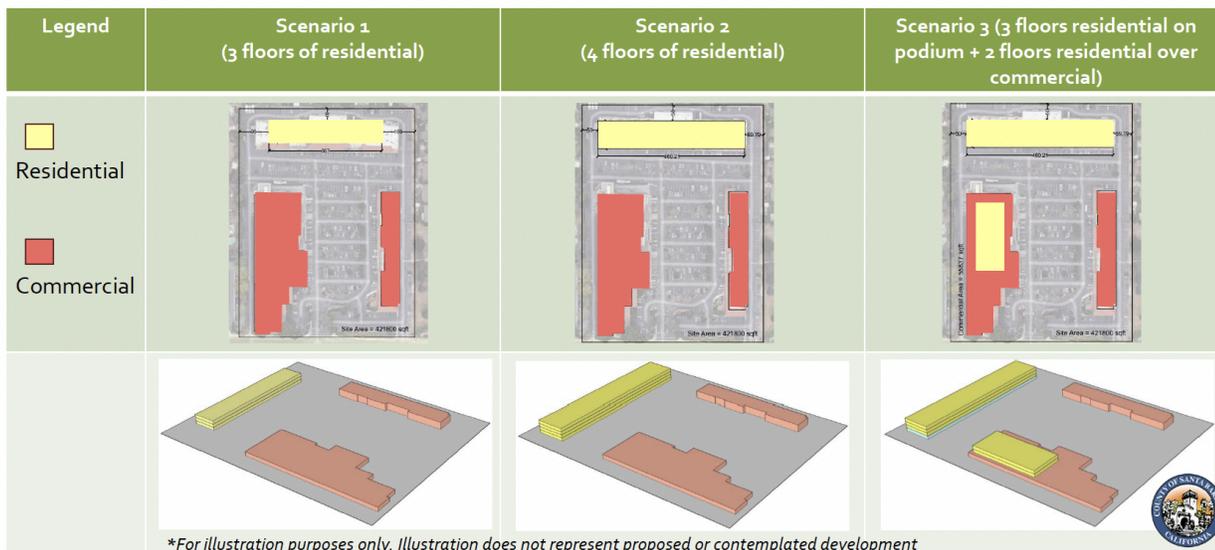
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Amendments to District Development Regulations Commercial Zones: C-2 Zone



Hypothetical redevelopment of commercial center with residential at rear of property, C-2 Zone*



3) Specifically what might happen at Magnolia and Turnpike Shopping Centers (see attachments above and below) The last thing Turnpike Shopping Center needs is housing and less commercial. **This area is getting more housing than all of the units that are planned for the Macy's and Sears sites and unlike the La Cumbre area we have very few stores and restaurants that can be walked to.** We need more and better commercial units at Turnpike, not less, and the parking lot is currently well used. This part of town is not likely to give up use of personal vehicles any time soon. In one of the blocks south of Hollister opposite of Sungate Ranch the average number of vehicles is close to 4 per lot and 3 homes have 10 cars.

Amendments to District Development Regulations Commercial Zones



Retail Commercial - C-2 Zone

- *Appears in 31 locations*
- *Community-scale commercial properties and centers*
- *Examples include Magnolia and Turnpike Shopping Centers, Eastern Goleta Valley; commercial areas along Clark Ave, Orcutt; certain properties along 166, New Cuyama*



Turnpike Shopping Center,
Eastern Goleta Valley



E. Clarke Ave & S. Bradley Rd, Orcutt

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Amendments to District Development Regulations Commercial Zones: C-2 Zone



*Hypothetical redevelopment of commercial center with residential at rear of property, C-2 Zone**

**For illustration purposes only. Illustration does not represent proposed or contemplated development*



Magnolia Shopping Center, Eastern Goleta Valley



Example: Residential development for the rear of site

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I am personally thrilled that the housing units being built first are the much needed affordable units at San Marcos Ranch. I also appreciate that the projects that were planned by a trusted community partner, the County Housing Authority, are for seniors and 'missing middle' workforce and to the north of San Marcos Ranch, the Tatum property affordable units will prioritize staff of the School District.

NO VOICE for NOLETA, especially for the Hollister Corridor. Going forward I hope that the County can stay in contact with neighbors of these high density projects for input on local conditions and in the case of Turnpike/San Marcos, urgent concerns about safe routes to schools. It will be useful to remind property owners and developers that future livability will be as important as financing a project to have a successful investment and community benefit.

Thank you!

Sheila de la Guerra

From: Eva Turenchalk <Eva@Turenchalk.com>
Sent: Monday, January 26, 2026 8:14 PM
To: sbcob; Bob Nelson; Roy Lee; Laura Capps; Joan Hartmann; Steve Lavagnino
Cc: Plowman, Lisa; Tuttle, Alex; Singer, Ben
Subject: Public Comment for 1/27/26 - Item 5 - Ordinance Streamlining and Housing Accommodation Amendments
Attachments: 2026-01-26 - Public Comment on Streamlining Amendments.pdf

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.

All,

Please see attached for a public comment letter for item 5 on tomorrow's Board of Supervisor's agenda.

Thank you for your consideration!

Eva A. Turenchalk, AICP
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♥ Do good. Be Kind.



Turenchalk Planning Services

January 26, 2026

Supervisor Bob Nelson, Chair
County of Santa Barbara
Board of Supervisors
105 E. Anapamu Street
Santa Barbara, CA 93101

RE: Ordinance Streamlining and Housing Accommodation Amendments

Dear Chair Nelson and Members of the Board or Supervisors,

As a local land use consultant for almost 30 years in this community, I have seen and been involved with many permit streamlining efforts and I would like to take the opportunity to commend staff on the proposed changes and streamlining efforts included in this package. These are all great proposals that address many known pain points, and will go a long way towards helping to streamline the permit process - not just for housing projects, but also for families and businesses in our community that sometimes get caught in confusing or overly cumbersome policies. I appreciate the effort put forth by staff to identify and recommend these changes and I am very much looking forward to Phase III of this effort.

Having said that, I would like to make one recommended change to the proposed amendments based on my professional experience. My suggestion is with regards to the street frontage requirement for mixed use projects in the C1 zone. The current amendments add language that requires that mixed projects in the C1 (and CN and C2) zones have the non-residential use at the street frontage with any associated residential use either above or behind the non-residential use. This is being proposed to protect the commercial intent of these zone districts which makes complete sense. However, this language does not take into account a situation where a property might have more than one street frontage and where it may not make sense to have non-commercial uses along multiple street frontages.

For example, I am currently working on a project in Summerland and the property is zoned C1. The proposed project is a mixed-use concept with a restaurant and outdoor seating along Lillie Avenue, with housing behind it. So, it very much meets the intent of the amendment. However, because the property has three street frontages, there will technically be residential uses along the Hollister Street and Varley Street frontages. Additionally, the Varley frontage is directly across from a residential neighborhood and Varley is a fairly narrow street, so we have a situation where having a commercial use along that street frontage wouldn't necessarily be the preferred option.

However, having the commercial component along Lillie, which is the main commercial corridor in Summerland, very much meets the intent of the proposed policy language. I know this is a fairly unique situation, but I also know that there are many properties that have more than one

street frontage and it may or may not be desirable, or even make sense, to require non-residential development along all of them.

After nearly 30 years in this field, I am a big fan of policies being clear enough to communicate goals and priorities, but flexible enough to be able to accommodate the occasional oddball situation or, like in this case, a situation that meets the intent of the policy even if the strict letter of the policy isn't being met (or, also like in this case, might not even be preferred). And so, I suggest either changing the proposed revision so that non-residential uses are only required along the main street frontage, or allow for some ability to waive that requirement in some instances. Perhaps BAR can be empowered to allow for maximum flexibility where it makes sense.

Thank you for your consideration of this issue. And again, a huge appreciation to staff for this much-needed streamlining effort.

Sincerely,



Eva Turenchalk, AICP
LEED® Accredited Professional
Turenchalk Planning Services