

Sarah Mayer

Public Comment - Goleta City Council

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From: James Kyriaco <jkyriaco@cityofgoleta.org>
Sent: Wednesday, May 1, 2024 2:51 PM
To: sbcob
Subject: Public Comment for BOS Hearing on 5/3/2024
Attachments: BOS HEU Comments 5 1 2024 FINAL.pdf

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Thank you for providing these comments as part of the board packet for Friday's hearing. Please see attached.



May 1, 2024

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Steve Lavagnino, Chair
Santa Barbara County Board of Supervisors
123 East Anapamu Street
Santa Barbara, CA 93101

RE: Rezone Site Selection

Dear Chair Lavagnino and Members of the Board,

I am sharing these thoughts ahead of your upcoming hearing as the City Council representative for District 2, which includes areas bordering the South Patterson Agriculture Block, Rancho Goleta Mobile Home Park and Old Town Goleta.

After a long and frustrating process, it is time to come together as best we can to adopt a rezone plan that requires all of our communities to be part of the solution to our regional housing challenges.

While this will lead to less-than-ideal distribution of sites across political districts or jurisdictional borders we are where we are; lets finish this process united in a desire to add affordable housing while minimizing overconcentration of cumulative growth impacts.

Yes to Six of Seven sites on border of Eastern Goleta

Per the Balancing Act Tool, the Planning Commission's recommended rezones could mean up to 1,422 units on my Council District 2 border.

While placing 25% of the entire county's RHNA requirement (and 34% of the South County share) immediately adjacent to my district will be challenging, **I will support these recommended sites because of the need for affordable housing across the entire South Coast.**

I hope other stakeholders and city representatives across the south county can also find sites they will support, or at a minimum not oppose.

No to rezone of the Giorgi Farm at this time

In considering the totality of what is coming to this area between city

and county housing actions, I am opposed to rezoning the Giorgi Farm which will significantly and negatively affect city roads, infrastructure and (disproportionately) my constituents living in this low resource, SB 535 designated disadvantaged area. It is home to productive prime agricultural lands that are irreplaceable on the South Coast. Furthermore, the proposal is inconsistent with the Santa Barbara Airport Land Use Plan due to its reliance on Airport Safety Zone 2 for housing.

The developers have submitted a “builder’s remedy” pre-application and thus must believe that their productive, prime agricultural farmland, surrounded on three sides by other active agricultural operations and zoning is allowable under SB 330

As 3rd District Planning Commissioner John Parke noted, including the nearly 1,200 additional units at the Giorgi site would mean that the combined new 2,600-unit development footprint creates a population infusion here greater than that of the cities of Solvang or Buellton, entirely concentrated in a small geographic area. The associated impact on the U.S. 101 at the Ward and Patterson onramps is difficult to overstate. This should only occur because of overriding state requirements, not the exercise of county discretion.

The South Patterson Agriculture Block is home to some of the last prime soils that earned Goleta the moniker “The Good Land”; the lemons grown on the Giorgi farm contribute to the very heritage that led our community to host the annual Goleta Lemon Festival.

Please remember that the South Patterson Ag Block is in Goleta’s General Plan as a future service area. Should the Eastern Goleta Valley Community Plan and prior LAFCO determinations, rooted in decades of community planning efforts and public participation be set aside it would lead me to question why this area remains unincorporated.

Please follow principles of Affirmatively Furthering Fair Housing

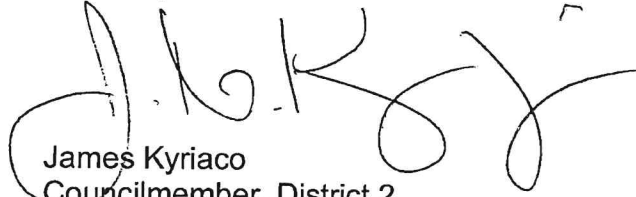
Principles of Affirmatively Furthering Fair Housing (AFFH) call for identifying high resource areas for affordable housing while providing resources and services to geographic areas that house low resource community members. If you choose to rezone all of the low resource South Patterson Ag Block area and simultaneously remove or reduce affordable housing allocated to high resource areas as has been suggested, are you truly following these principles?

Preparations for the 7th RHNA Cycle are only 5 years away

In conclusion, one thing that has gotten lost in the community conversation about housing rezones is that there will be another RHNA cycle after this one. If you choose to urbanize what is left of Goleta, and exempt other areas that have had much less success in providing housing in recent decades, where will you find the thousands of additional units you need a few years down the road when this RHNA cycle winds down?

Time is short; please come together and plan carefully and fairly for the entire county, including the marginalized communities I represent. Housing is a regional challenge; it requires a regional solution.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kyriaco', with a large, stylized flourish at the end.

James Kyriaco
Councilmember, District 2
Goleta City Council

cc: Das Williams, 1st District Supervisor; Laura Capps, 2nd District Supervisor; Joan Hartmann, 3rd District Supervisor; Bob Nelson, 4th District Supervisor