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December 3, 2008

Danny George, President
Old Town Orcutt Revitalization Association
120 East Clark Avenue
Old Orcutt, CA 93455

Santa Barbara County Board of Supervisors
Santa Barbara County
105 East Anapamu Street
Santa Barbara, CA 93101

COUNTY OF SANTA BARBARA
CLERK OF THE COUNTY BOARD OF SUPERVISORS
2008 DEC -5 AM 11:15

RE: (1) OPPOSITION TO CHANGE OF ZONING ON KEY SITE 16 FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL AND REQUEST THAT YOU RETURN THIS ITEM TO THE PLANNING COMMISSION FOR PROPER COMMUNITY NOTICE AND PARTICIPATION. (2) THAT YOU GO ON RECORD AS AGAINST STATE MANDATED HOUSING THAT REMOVES THE COUNTY'S ABILITY TO DETERMINE ITS OWN GROWTH NEEDS.

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Dear Board of Supervisors:

I am writing as the president of the Old Town Orcutt Revitalization Association and on behalf of and at the unanimous direction of the board of directors of our association. We have an active membership of 130 members as well as approximately 350-400 supporters who join with us on petition drives. We are a local group and our main focus is the improvement of the cultural center of the greater Orcutt area, the Old Town Commercial Center, in accord with the Orcutt General Plan. Thank you for the opportunity to comment.

Recently, and after the fact, the greater Orcutt community received notice that the County Planning Commission had approved and had forwarded to you a revision of the Orcutt Community Plan. No notice was provided to local property owners. It is our feeling that this quick action either violates state notice laws or is certainly not within the spirit of a democracy which needs public participation to function properly. We strongly urge you to return this item to the Planning Commission with directions that proper public notice be given.

Second, we urge you to not take any action on this item and ask staff to look at other alternatives. It has come to our attention that the 340 homes mandated by the state could be accommodated on key site 30 and the owner welcomes these as fitting within her project plans. Or how about some rezone around smaller communities in North county such as Casmalia or New Cuyama?

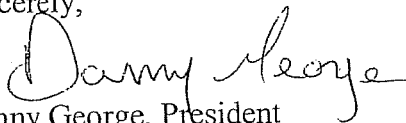
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It is our board's strong feeling that along Clark Avenue in Old Orcutt is not the proper location for high density housing which would be adjacent to light industrial and commercial uses. The site is designated as a gateway location into Old Orcutt with specific requirements for any commercial gateway project. The Old Orcutt portions of the community plan envisioned mixed uses for Old Orcutt where shop owners have quarters above the business location. The high traffic of high density housing does not fit within the goals of a pedestrian friendly destination as envisioned by the Orcutt General Plan. In addition, our association was working with the property owner toward a donation of key site 16 for a community parking lot to relieve the needs for future parking in the commercial center of Old Orcutt. We urge you not to approve this rezone to high density residential and that key site 16 should remain compatible with adjacent uses.

Finally, if this quick action and lack of thought on this zoning change are a result of the State Mandated Housing Program, it is a poor example of the program, and it is time that the county goes on record as opposed to a program that takes control of local growth needs and transfers control to non-elected officials in Sacramento. We urge you to send a letter in opposition to this program to the appropriate officials in Sacramento. Local folks should have control of their own destiny.

Thank you again for the opportunity to comment on this important issue.

Sincerely,



Danny George, President
Old Town Orcutt Revitalization Association

cc: Supervisor Carbajal
Supervisor Wolf
Supervisor Firestone
Supervisor Gray
Supervisor Centeno