



Metropolitan Transit District
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February 7, 2012

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

RE: *Goleta Valley Community Plan, 2012 Initiation Draft*

Dear Honorable Members of the Board of Supervisors:

The Santa Barbara Metropolitan Transit District (MTD) is pleased that the Initiation Draft of the *Goleta Valley Community Plan (GVCP)* proposes a land use designation appropriate for Residential Neighborhood Development for the MTD property fronting on Calle Real in the Goleta Valley Planning Area.

The Initiation Draft proposes that the MTD property be rezoned as PRD-204. This proposed zoning would allow 10.2 acres of the 17-acre property to be developed with a total of 204 dwelling units. The remaining acreage would be preserved as open space. This proposal would result in an average of 12 units per acre over the entire 17-acre property.

We believe it would be of value to the County to also analyze the effects of rezoning the property at a higher average density. As discussed previously by County staff, the State Department of Housing and Community Development recommended that the GVCP include acreage rezoned to 20 units per acre. The MTD property is a very appropriate site for such a rezoning:

- The property is on or adjacent to major transit routes and fronts the Highway 101 Corridor
- The property borders a variety of current land uses:
 - High and moderate density residential uses.
 - Highway commercial development.
 - A major governmental center.

Thus, we ask that an analysis of rezoning the MTD property to an average of 20 units per acre over the entire 17 acres be included in the environmental review of the GVCP. This would potentially result in a total of 340 dwelling units.

Thank you for your consideration of this request, and thanks to the Planning Commission, the Goleta Valley Planning Advisory Committee, and County staff for their public service to our community.

Sincerely,

Dave Davis, Chair

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