

#3

LATE
DIST

Brianda Negrete *Public Comment - Group 2*

From: Lisa <lkenyonsb@cox.net>
Sent: Friday, February 10, 2023 4:18 PM
To: sbcob
Cc: Laura Capps
Subject: Housing Element Update BOS meeting scheduled for 2/14/23 Dept Agenda item 3

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Board of Supervisors,

As a resident of District 2, I am concerned about the disproportionate number of pending units and new units being proposed within a 2 mile radius of where I live along the Hollister corridor and the Calle Real corridor. I would expect the thousands of units to be spread throughout the South Coast area. The map of pending and proposed locations shows this is not the case.

I attended the Housing Element Workshop held in Santa Barbara on November 17, 2022. The Workshop was well attended by hundreds of south coast citizens both in person and online. There was a lot of passion in the room. While written comments from property owners and written comments from some workshop attendees are included in Appendix A, I had expected to see some type of written record of all the verbal and online chat comments provided to the Planning Department at the November 17, 2023 Workshop incorporated into Appendix A. It comes across to me that our verbal public comments were not taken into account in the latest draft document issued yesterday.

Another key concern I have is what is being done to crack down on vacation and short term rentals that reduce the housing availability for local residents. What will be done to address the same subject on the pending and proposed new units?

Please encourage the Planning Department to conduct more outreach workshops in the affected neighborhoods versus short notice of a workshop in downtown Santa Barbara. Maybe the Public Health Auditorium could be used for such workshops here in the Eastern Goleta Valley since our District 2 area is most impacted by the proposals.

Sincerely,

Lisa Kenyon

Brianda Negrete

From: Magnus Wedhammar <magnus.wedhammar@icloud.com>
Sent: Saturday, February 11, 2023 7:46 AM
To: sbcob; Supervisor Das Williams; Hartmann, Joan; Bob Nelson; Lavagnino, Steve
Subject: Save Glenn Annie Golf course

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.

Dear Board of Supervisors,

>

> I am a resident of Goleta and am writing to urge you to remove the Glen Annie Golf Course site from your list of potential sites suggested in the Housing Element Plan for Santa Barbara County

There is not enough public courses in Santa Barbara county.

A better idea might be a private course or Hollister ranch?

Magnus Wedhammar

Sent from my iPhone

Brianda Negrete

From: Jennifer Fullerton <goletaspring@gmail.com>
Sent: Sunday, February 12, 2023 7:54 AM
To: sbcob
Subject: Housing Element Update

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.

Dear Chair Williams and Supervisors Capps, Hartmann, Lavagnino, and Nelson,

As a resident of Western Goleta who has reviewed the County draft housing element in detail, I feel strongly that the approach that the county has taken is flawed, and the proposed allocations for housing are not fair and balanced across the south county. You are proposing to build over 1400 units in an area unfit for this density, while completely leaving Montecito and Hope Ranch off the hook. There is much too much focus on converting ag land, and not enough consideration of other ways of fulfilling the RHENA, such as rezoning existing areas for mixed-use or increased densities. The rush to come up with a plan is going to result in devastating consequences for those of us here in Goleta, and I urge you to reconsider and make the following changes to the housing element:

- **The Glen Annie Golf Course should be removed from consideration for rezoning from its current ag zoning to housing**, especially given the gridlock that already exists when Dos Pueblos High students arrive there in the morning and leave in the afternoon. In addition, the Storke fwy offramp is already often backed up onto the freeway, and adding 1400+ additional homes will make it even more dangerous. In addition, the golf course serves as a fire break, building there increases the risk to the city and will make it more difficult for county fire to do their jobs in case of a wildfire.

- **The County should revise its draft to more fairly allocate to other parts of the South Coast parcels to be rezoned for housing.** Allocating 4,270 of the 5,664 required South Coast Units to two parcels immediately adjoining Goleta is **grossly unfair on its face**. For comparison, the Carpinteria area has been allocated only 416 units in the current draft, leaving virtually all surrounding agricultural parcels untouched. Similarly, no Montecito or Hope Ranch area parcels are currently identified for potential rezones.

Thank you for your consideration,
Jennifer Fullerton

Brianda Negrete

From: Diane Galvan <outlook_8F247C08D3C326A0@outlook.com> on behalf of Diane Galvan <dgalroon@cox.net>
Sent: Monday, February 13, 2023 7:27 AM
To: sbcob
Subject: Housing Element and South Patterson Ave AG block rezones

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.

To The Santa Barbara Board of Supervisors:

Like many of my neighbors, I am extremely troubled by the potential dramatic increase in density and exploitation of resources proposed by the CA State required Housing Letter submitted by aathe County.

- One of the areas designated in our neighborhood is an agricultural plot – one way in, one way out: traffic jam nightmare if converted to housing.
- One of the areas for possible housing – Magnolia Shopping Center – would accomplish a double whammy of unhealthy community consequences: we would lose grocery shopping availability, replaced with more housing = increased food shopping needs for an increased neighborhood population that will have now become a neighborhood food desert.
- Ironically, up to now the drought has held the only ‘silver lining’ to this state imposed dilemma because – I assume?- even the state cannot condone forced housing when there is ***no water to supply that housing.***

Note: at a recent Goleta City Council meeting discussing the State Housing Letter, one of the drafters of that letter explained that, according to interpretation (?) the State recognizes the problem of lack of water, but we should have a plan available for housing if and when sufficient water becomes available ?!

Is it also inferred that we somehow come up with more creative ways to acquire water? So many of us have dutifully already been very frugal with our water usage . . . and yet now looms more brand new housing expansion!

- Finally, a community needs *open spaces* for the public health of all. The increased density, canyonized streets from multistory residences, insufficient parking stresses, insufficient street/road access, insufficient public transportation . . . that doesn’t seem to be a concern of the State Housing Letter requirements.

We must somehow prevent our community from becoming just another cookie-cutter Los Angeles style big city extension. Help!

Respectfully,

Diane Galvan

Goleta resident since 1988, zip code 93111

Brianda Negrete

From: Cindy Antonucci-Ameen <cindyaa@mac.com>
Sent: Monday, February 13, 2023 8:59 AM
To: sbcob
Subject: Comment on SB 2023-2031 Housing Element Goals

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.

Having lived in SB County since 1989 and watched the rise in homelessness and the dwindling of affordable housing, I do feel compassion for those struggling financially to live here. To be fair, existing taxpayers, homeowners and small business owners have also been negatively impacted during this time.

There are several issues that I feel are not adequately addressed in the draft document, but I've distilled them down to three.

- 1) The difficulty in building AFFORDABLE housing in 2023 and beyond
- 2) The limits of our precious water resources.
- 3) Are the housing goals realistic and can they be reduced to meet our ongoing drought issues.

During this time when the state is asking us to reduce our water usage, it seems ludicrous they are also asking us to increase housing. Focusing on building fewer, smaller prefab units seems like better a option to achieve their questionable goals.

With the state's budget surplus, perhaps they could help retrofit aging motels and apartment buildings to make them more inhabitable.

Sincerely,
Cindy Antonucci-Ameen

Sent from my iPad

Brianda Negrete

From: brandon - Dragonette Cellars <brandon@dragonettecellars.com>
Sent: Saturday, February 11, 2023 4:22 PM
To: sbcob
Cc: Litten, Jefferson; Hartmann, Joan; Dietenhofer, Meighan
Subject: COMMENT for 2/14 Hearing: 2023 - 2031 Housing Element Update
Attachments: Suggested Solutions to SBC Housing Crisis for SB BOS.pdf

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2.11.23

Santa Barbara County
Board of Supervisors
RE: Housing Element Update

Comment Letter attached, and inline here:

Suggestions for solving the housing crisis in Santa Barbara County

Dear Board Members,

I am writing today to provide several suggestions which will help to solve the current housing crisis in Santa Barbara County. I would like to formally submit the suggestions below to the Board for consideration as you undertake your review of the Housing Element Updates for 2023 – 2031.

Prior to the suggestions, I would like state a strong opinion that the same guidelines and considerations which have preserved the wonderful balance of agriculture and open space alongside development within the County (particularly in the Santa Ynez Valley and the Gaviota Coast) be fiercely protected. Your staff asked for suggestions about sites, and I would urge that the vast majority of proposed sites be centered in such “urban” areas as Lompoc, Santa Maria, and Buellton along with Goleta and Santa Barbara proper.

In the Santa Ynez Valley, the infrastructure (water in particular) and roadways area already stretched to the limit, particularly in rural areas between Lompoc and Buellton, and in Solvang, Santa Ynez and surrounding areas.

I would like to preface these suggestions on housing by sharing some observations regarding the Santa Ynez Valley (and Santa Barbara County) rental and housing market. The current crisis has reached unprecedented levels, particularly after the surge in demand during and following the COVID-19 pandemic, but this crisis is not new.

For well over a decade, local residents (*who are employed in the County*) have had to compete for home ownership (and rentals) with wealthy investors from outside of the County. After saving for over two decades, my wife and I spent a frustrating five years trying to buy our first home. Time and time again, our offers were rejected in favor of all-cash offers from other buyers based outside the county.

Then came the boom in Short Term Rentals, which has further incentivized outside investors to outbid local residents. Short Term Rentals have proved even more damaging to the County as they have displaced local residents in favor of visitors. The last cottage we rented (for over eight years) is an example of this; when we moved out, the property owners converted our former long-term rental to an AirBnb. (This trend illustrates the need for added hotel rooms in the County, but that is another topic.)

This dynamic is devastating, not only to low income County residents, whose rents are being artificially inflated upwards, but also to “middle class” County residents who are now watching their rents soar and their dreams of home ownership disappear. Critically, this is impacting the vast majority of County residents *who actually live, work, and engage daily in this community.*

While the RHNA is set by the State, the County must be acutely aware that ***increased housing supply alone will not solve the housing crisis. In fact, it may exacerbate it. The County should not adopt the State RHNA recommendations without first establishing policies which favor housing for local residents over corporate entities and/or wealthy outside investors.*** If the current trend of wealthy investors buying second, third, or fourth properties used for vacation homes and short term rentals continues, increased units may only increase our growing traffic problems, water and power usage, etc, and do nothing to improve the availability of housing, nor stabilize the cost of rent or home ownership.

One only needs to look at the impact of increased home/condo development in Goleta for an example. Though hundreds (maybe even thousands?) of new units have hit the market in recent years, prices have not decreased, nor even stabilized, in spite of the increased supply. This same dynamic has been observed in many, many other areas in the USA and across the globe.

As such, I strongly urge you to implement the following suggestions, which will provide real, material solutions which will allow for an increase in affordable housing in the County. They will also bring more equitability, diversity, and fairness to our communities.

1. Farmstay Ordinance & Ag Tiered Permitting:

The lack of affordable rent and even greater lack of affordable options for home buyers is a potential existential threat to Santa Barbara County agriculture. The Farmstay Ordinance and Ag Tiered Permitting are issues which the Santa Barbara County Vintners Association has already been working on with you. Under both of these, there is potential to expand the ability for agricultural land owners to provide long term lodging for workers. I urge you to drastically reduce county regulations (and costs) for farm worker housing and expand these dwellings as much, and as soon, as possible.

The definition of Ag Tiered housing needs to be expanded to allow other Ag-related employees (for instance, sales and administrative employees) to qualify for these dwellings, in addition to field workers.

The Farmstay ordinance, if implemented in an expansive way, might offer lodging options for visitors which both provide agriculturally educational experiences, and help alleviate the Short Term Rental problem (more on that below). It makes far more sense to allow visitors to stay on a large agricultural property than it does to allow short term rentals within residentially zoned areas, as is currently the case in many Third District neighborhoods.

2. Secondary Dwellings:

In addition to the Ag sector, easing permit restrictions on “garage” or “grandmother” unit conversions to make such dwellings both legal and available for **long term** rental is a relatively easy action which would have an immediate impact on long term rental supply, and potentially rent prices.

3. Deed Restrictions:

It is absolutely essential that deed restrictions be required on as many of the 5000+ units under the RHNA, and any other new developments within the County. This is critical because it prevents outside investors, whether wealthy individuals or investment companies, from buying up all the new housing. It would also provide a path to home ownership for local residents, who work within their community.

Heavily touristed mountain towns have had to deal with the crisis of affordable housing for locals for decades, and can serve as a useful example for solutions. In Colorado, San Miguel County, and in particular the town of Telluride, offer very real examples of how such a program could work in Santa Barbara, particularly in the Santa Ynez Valley.

Here is a link to information including Affordable Housing Units, Employee Housing Units, and Town Constructed Units: <https://smrha.org/town-of-telluride/>

And a link to the very comprehensive Telluride Affordable Housing Guidelines: <https://smrha.org/wp-content/uploads/2022/06/TAHG-Amended-2019-08-13-AMI-Updated-2022-06-06.pdf>

Of utmost importance in the Deed Restriction conversation is how the County defines the percentage of AMI to qualify for such properties. ***These limits need to be adjusted upwards in our County to address the high cost of living here.*** There need to be opportunities for “Above Moderate” income levels (and even those a bit above that threshold) to qualify for support under Deed Restrictions and other initiatives.

4. Ban Investment Company Ownership of Santa Barbara residential properties (at least in specific overlays such as the Santa Ynez Valley)

Vancouver BC and New Zealand have successfully implemented similar programs which now prevent (or slow) foreign investors from buying local real estate and driving up prices. We should do the same here, and expand this beyond foreign nationals to include all for-profit outside investment companies.

5. Tiered Property Tax Assessments

Tiering Property Tax Assessments is one way to use the trend toward multiple property ownership to help fund affordable housing initiatives within the County. A primary home, used by a local resident full time would fall under the lowest property tax tier. Second home owners would be taxed at a higher rate, with those proceeds funding affordable housing, first time home buyer down payment loans programs, etc. Third home owners would be taxed even higher, and so on.

6. Short Term Rental Regulations and Tax Assessments

Short Term Rentals (AirBnb, VRBO, etc) have served to drastically push up home prices, increase rents, and they have sharply reduced long term rental supply. Short Term Rentals are needed since we have so few hotel rooms, but it creates a wildly unfair dynamic between locals looking to buy or for long term rental, vs. outside investors running a business out of a residentially (or agriculturally) zoned location. One solution would be to assess an additional County tax on short term rentals, again using those funds towards subsidizing affordable housing initiatives.

Nationwide, the estimated gap in housing supply is “consistently near 1.7 million units.” Short term rental properties are current estimated at about 8 million nationally.** The impact of this disparity is easily visible in Santa Barbara County rents and home prices. Airbnb alone lists over 1,000 available units in Santa Barbara County. VRBO lists over 300 properties. Those numbers, not surprisingly, make up much of the inventory quantities targeted under RHNA. ***A significant portion of the housing supply we need is already here, it is simply misused based on the failure of County zoning and enforcement of the issue.***

Here is what the Harvard Law & Policy Review says about Short Term Rentals:

Short-term Rentals “reduce(s) the affordable housing supply by distorting the housing market in two interconnected mechanisms. The first such mechanism is one of simple conversion: any housing unit that was previously occupied by a city resident, but is now listed on Airbnb year round, is a unit that has been removed from the rental market and has essentially been added to [the community’s] supply of hotel rooms. This leads to a real, but likely mild, increase in rents, an effect that is concentrated in affluent or gentrifying neighborhoods along the [community’s] central core. More disconcertingly, conversion reduces [the community’s] already-limited supply of affordable housing. The second mechanism is “hotelization.” So long as a property owner or leaseholder can rent out a room on Airbnb for cheaper than the price of a hotel room, while earning a substantial premium over the residential market or rent-controlled rent, there is an overpowering incentive to list each unit in a building on Airbnb rather than rent to [local] residents, thereby creating “cottage hotels.” ***This decreases the supply of housing and spurs displacement, gentrification, and segregation.***”

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7. Rent Control: Rent Control is another area to look into, which may provide at least some degree of security for the working population in Santa Barbara County. This can be a very complex issue for property rights, but looking at the wild escalation of rent around here, it seems like it might be necessary. ****Very importantly, if rent controls are established, again, the percent of AMI to qualify for such properties needs to be expanded (increased) in Santa Barbara County to address the high cost of living here.***

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The County should implement a Down Payment Assistance program. One of the greatest barriers to entry for first time homebuyers in our County is the magnitude down payment in our expensive County. Numerous other Counties have instituted such programs, visible here: <https://www.fha.com/fha-grants?state=CA>

I appreciate the opportunity for input on our Housing Element. Thank you for your time and attention, and for your consideration of these issues.

Sincerely,

Brandon Sparks-Gillis
Solvang, CA
brandonsparksgillis@gmail.com

brandon sparks-gillis
Dragonette Cellars
Mobile: (805) 722-0226
Mailing Address Tasting Room
PO Box 1932 2445 Alamo Pintado Ave
Santa Ynez, CA 93460 Los Olivos, CA 93441

2.11.23

Santa Barbara County
Board of Supervisors
RE: Housing Element Update

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I appreciate the opportunity for input on our Housing Element. Thank you for your time and attention, and for your consideration of these issues.

Sincerely,

Brandon Sparks-Gillis
Solang, CA
brandonsparksgillis@gmail.com

Brianda Negrete

From: Mary O'Gorman <mary.ogorman@gmail.com>
Sent: Monday, February 13, 2023 1:24 PM
To: sbcob
Subject: D3 Comment
Attachments: bos comment letter 2-14-23.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Please see attached. Thank you.

February 10, 2023

RE: BOS Hearing of 2/14/23 re item D3- Housing Element

Dear Supervisors,

It is unclear why the focus of this hearing is limited to "Chapter 5" and not the entire draft Housing Element, especially since, presumably, the entire document will be submitted to the State HCD, not just Chapter 5. It's also concerning that the comment period does not end until March 1st, so your Board will not be considering those comments. A search of the Clerk website confirms that your Board has not held *any* public hearings on or even formally initiated the current housing element process or provided *initial* direction on policies during the past two years following the SBCAG RHNA allocation in Summer 2021. However, staff and consultants have been preparing the proposed rezone maps and met privately with property owners, and perhaps with individual Board members. The process has taken place almost entirely behind closed doors, and more recently in statements made to newspaper reporters, as well as some targeted meetings with small groups.

Program 1- PG 5.3 includes the reference to "*The potential rezone sites are in both the South Coast and North County. Table E-16 in Appendix E...*" Please clarify or ask staff or Counsel to clarify, during the hearing, the point at which your Board or Planning Commission **will** be able to provide public input and direction into the site selection prior to submitting the Housing Element draft to State HCD, or if those decisions will entirely be left up to Planning staff and input provided during private meetings. Please also provide an explanation of staff's comment on Pg 3 of your Board letter that despite the fact that proposed rezone sites are contained in the draft housing element, that your Board "*will not be taking action on rezones at the time of Housing Element adoption*".

Section 5.3 does not provide totals of proposed units in the various planning areas, but a calculation of proposed rezones in South County reveals

- **89% (5841 units)** of the rezones are proposed for the **EGV or Goleta Planning areas;**
- 11% (416 units) proposed in the **Toro Canyon/Carp planning area.**
- **0% (0 units)** proposed in Summerland or Montecito planning areas.

Of the 5841 units proposed in the EGV/Goleta Planning area, **2,813 units** are proposed by **conversion of almost all of the Urban Ag** – much of it on "Prime" or "unique" Farmlands along the one mile stretch of Hollister Avenue between Hwy 217 and Patterson Avenue.

The Eastern Goleta Valley Community Plan, initially adopted in 2015, with final CCC certification in late 2018, anticipated and provided for significant housing within the EGV, via rezones and upzones, development of mixed-use corridor, conversion to C-2 from other commercial designations and multiple policies to move those programs forward. In fact, these rezones were the result of a program incorporated into the 2015 housing element that required rezones to be included in community plan updates. Over 2000 additional units of housing were planned in the EGV via these

rezones, removing barriers to landowners who had previously expressed a desire to build housing. These projects are at various stages of development. Your Board is urged to provide SOME direction to staff, to provide greater community engagement in the community plan areas most directly impacted by the disproportionate location of the proposed rezones. In addition, your Board should encourage a more balanced distribution of RHNA numbers on the South Coast. 89% in one community plan area seems wildly disproportionate.

Perhaps the wholesale conversion of almost all Ag zoned property along Hollister Avenue could be minimized if certain policies already within the EGV plan were enacted.

The EGV Community Plan, contains numerous policies and action steps designed to facilitate greater “mixed use” opportunities. This is not limited to Mixed Use zoning but includes steps to also encourage mixed use development on Commercial lots, specifically Turnpike and Magnolia Centers.

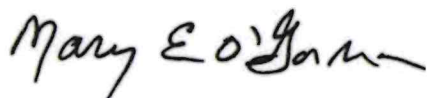
The EGV Plan also includes a policy encouraging the use of County land for affordable housing. While Juvenile Hall on Hollister is included as a potential rezone site in the current HEU draft, Calle Real campus properties are not mentioned. I do not bring up this policy or this site to ADD to the 2813 new units proposed in the Hollister corridor, but rather to minimize the conversion of Ag land.

In addition, ***County-owned properties in OTHER community plan areas on the South Coast should be identified as potential housing sites.***

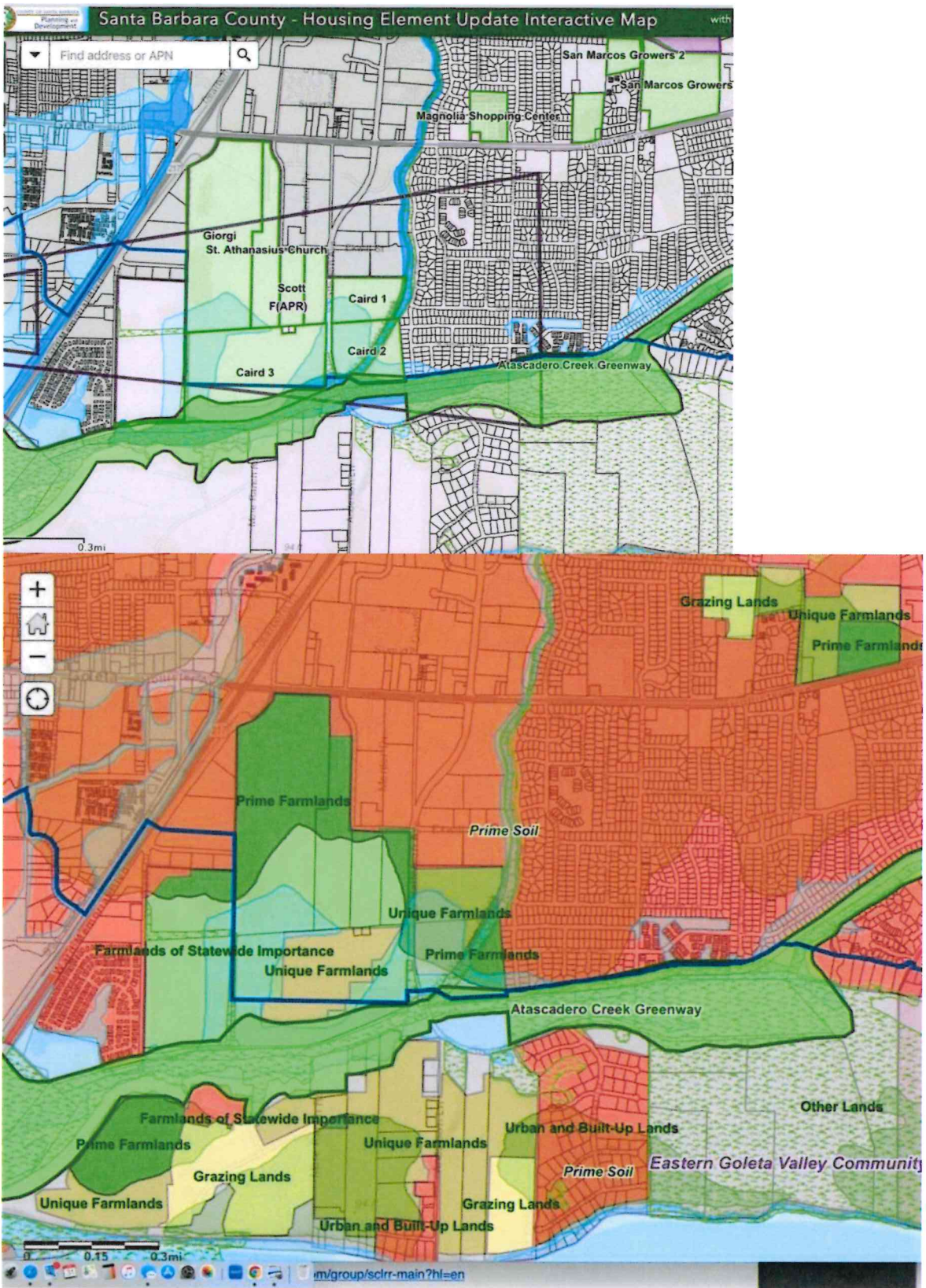
Marin County’s Housing Element was recently adopted, and per State HCD website, is in compliance. It includes robust policies that expand facilitation of ADUs [including an ombudsperson dedicated to ADU applicants]- see Program 4. Marin also included a policy dedicated to “Community Participation” [See policy 3.1]. In addition, Marin included specific strategies to limit short-term rentals in order to preserve housing units for permanent residential use [Program 18]. It will be crucial for a proactive enforcement re: STRs and Homestays are in place before thousands more units, ripe for STR exploitation, are developed. **Marin’s Housing Element:** <https://www.marincounty.org/-/media/files/departments/cd/housing/housing-element/2024-2032-he-docs/draft-he/011723-review-version/marincountyhejanuary-17-2023.pdf?la=en>

I am working on more detailed comments to align with the March 1 comment deadline, so I won’t add any more to this letter. I am attaching screenshots from the Housing Element site map as well as the County GIS map, showing the properties proposed for conversion from Ag.

Sincerely,



Mary O’Gorman



Brianda Negrete

From: cecilia brown <brownknight1@cox.net>
Sent: Monday, February 13, 2023 2:04 PM
To: sbcob
Subject: Comment letter for Housing Element update
Attachments: BOS housing element ltr[2305843009718568553][2305843009718568606].docx

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.

To the Clerk of the Board, Thank you for your assistance in getting the attachment to the BOS for tomorrows meeting..
Cecilia Brown

February 13, 2023

Board of Supervisors
County of Santa Barbara
Via email: sbcob@countyofsb.org.

Re: Santa Barbara County 6th Cycle Housing Element Update; rezones to achieve RHNA

Dear Chair Hartmann and Supervisors,

The proposed rezone of Glen Annie site for high density housing at 30 to 40 units per acre on Goleta foothills ag land is not consistent with County land use policies regarding the Urban/Rural boundary, the purpose of which is to prevent sprawl, to preserve rural lands in agriculture and open space, and to prevent expansion into rural lands that do not have the resources or infrastructure to support urban development of the kind proposed for Glen Annie. What is being proposed is appropriate for urban infill such as what is planned at S. Patterson Ag block but not any development on the foothills.

I believe that the County can meet its RHNA numbers for the South Coast without the Glen Annie site and I ask you to consider removing Glen Annie from consideration for rezone for the additional reasons I write about below.

The County's proposed rezones of ag lands at two Goleta Valley sites (Glen Annie and S. Patterson Ag block) that would put over 4,200 housing units adjacent to the City borders will have a HUGE impact on the City of Goleta: Increased traffic on adjacent roadways, some of which not currently sufficient for present traffic conditions and cannot be reconfigured to accommodate increased traffic. The Storke-Hollister intersection already operates a level "D" and with additional housing built either through County rezones or at UCSB the intersection will degrade to a level "F".

Car-free neighborhoods aren't possible for any project at Glen Annie: future residents living in the "village on the foothills" must have a car for shopping, services and amenities, all of which are several miles away. And, public transit is not available on Cathedral Oaks. If what the community needs is affordable high density housing in car-free neighborhoods as Supervisor Williams suggested in his Op-Ed in Jerry Roberts recent Newsmakers blog, then the County's proposed rezone for the Glen Annie site won't achieve that goal. Further, if it is a goal of the County to limit greenhouse gas emissions from cars why would the County propose to rezone a site which requires the highest vehicles miles traveled of all the proposed rezones the County is considering?

A key constraint is that the Glen Annie site is in a high fire hazard area. The Golf Course now protects the City of Goleta's northern flank in this area from wildfires as suggested by the County's Fire Chief in a briefing to the City of Goleta Council. Any project at this site will need considerable setbacks as "fire insurance protection." That won't be enough for "real" fire insurance for homeowners may be prohibitive. And there are now no public safety services existing or planned for a project the size of what is being considered at Glen Annie..

"The first of a kind report w

County's proposed rezone for 1,436 units on the Goleta foothills will put all these housing units and those who will live in them in harm's way.

An additional constraint may be the lack of water to support a rezone of any significant size. Goleta Water District currently provides 17 plus acre feet of water per year to Glen Annie Golf Course but this is an amount significantly less than what is needed for the number of units the County is now proposing or for what was proposed in 2009 which was 185 units. Lastly since what the county is proposing is a change in use, there is no certainty that GWD would approve additional water for the new use.

As a Goleta resident, I urge the Board of Supervisors to eliminate Glen Annie as a site for high density housing. Development costs at Glen Annie will be expensive because of the many constraints and lack of current infrastructure on the site. Unless subsidized, housing won't be "affordable." How ironic that in 2009 LAFCO denied Goleta's sphere of influence request for this property and the S.Patterson Ag block because of concerns about the conversion of ag lands to other uses. But today for the County, LAFCO policies don't seem to make any difference and conversion will take place once the rezones are approved.

I hope that the County's rezone efforts for all the properties being considered in the urban areas of the Eastern Goleta Valley will result in affordable housing on infill properties most suitable for such development where services, amenities and public transit are available for the new neighborhoods. Best wishes as the County moves forward towards HCD certification of its housing element

Sincerely,

Cecilia Brown
Goleta Resident
Former 2nd District Planning Commissioner (2006-2019)

Note: [California fires widen the gap between rich and poor - Washington Post](#)