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Katherine Douglas *Public Comment - Wynn*

From: Danny Wynn <wynn.dannyg@gmail.com>
Sent: Friday, December 1, 2023 3:36 PM
To: sbcob
Cc: DanapP@bartlein.com
Subject: Draft 2023-2031 Housing Element Update Hearing Before SB County Supervisors on Dec. 5, 2023

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To Clerk of the Board:

My name is Danny G. Wynn. I live at 283 King Daniel Lane in the City of Goleta. My wife and I recently received notification of the County of Santa Barbara Board of Supervisors hearing on Tuesday, December 5, 2023, to consider the County's Draft Housing Element Update (HEU). The stated purpose of the hearing is to consider the analysis, programs and policies in the Draft HEU, and to adopt the Draft HEU. Based on the notification, it's our understanding that public participation can be done by written communication to the Board of Supervisors by email sent to the Clerk of the Board. I therefore am providing the following input to the Board regarding their consideration of the Draft HEU.

While I am aware that there are 12 sites in the Goleta area that are being considered as "Potential Rezone Sites Contributing to the 2023-2031 RHNA", my concern is specifically focused on the Glen Annie site located at 7380 Cathedral Oaks Road and generally covers the Glen Annie Golf Course. My position on the proposed inclusion of this property in the Draft HEU with a proposed rezone from AG-II-40 to DR-5 and DR-20/30 is a very strong objection. The proposed property lies immediately north of my neighborhood and would be completely inappropriate for the intense development that the new zoning would allow. According to the notification, the rezoning would allow up to 1,000 residential units on the property. My specific concerns are the following:

1. The subject property is currently and historically has been outside the Urban Limit Line. It is in the foothills and should remain AG zoning or the Golf Course use that was permitted in 1993 via a special use permit.
2. The proposed development would result in significant added traffic congestion. The surrounding access roads are already severely impacted by the morning and afternoon drop-off and pickup of students at Dos Pueblos HS.
3. The proposed development would require major road improvements to Glen Annie Road and Cathedral Oaks Road. In addition, the very limited access to the property would prevent reasonable escape from wildfires or other natural disasters.
4. The property is very hilly and would require massive amounts of grading to accommodate the high density housing that is proposed.
5. There is not any reasonable public transportation facilities in the area. It my understanding that the State mandates for housing encouraged construction of new housing that would have access to public transportation facilities and be close to shopping and other commercial facilities and would enable the new residents to walk and avoid getting in cars to perform needed activities. This site would not provide this opportunity at all for any new residents.

Besides this proposed site being considered for a massive amount of housing, I would like the Board to carefully look at the general area of western Goleta and the very large amount of new housing that has been provided for the County of

Santa Barbara along the Hollister Ave. corridor in recent years. The new housing has already severely affected the resources of the area, including traffic, schools, water, etc.

Please consider these issues and reject this site from the proposed Draft HEU.

Sincerely,

Danny G. Wynn, P.E.