

Cavaletto/Tree Farm Housing Project

Appeal of General Plan Amendment Initiation

01GPA-00000-00009

Board of Supervisors
December 5, 2006

Background

- 25.9-acre urban agricultural parcel in Goleta
- Zoned residential before 1979
- Surrounded by residential development
- Property no longer viable for agriculture
- Applicant applied for land use change to residential in 2001





GPA Initiation

- Requested GPA initiation at 6.6 units/acre
- 170 units of mixed densities, including affordable
- Designed for compatibility with surrounding neighborhoods
- PC approved initiation at 3.3 units/acre based on “equity”
 - Property was previously zoned at 3.3 units/acre
- Initiation appealed based on low density

Appeal

- Appealed by applicant and Coastal Housing Coalition
- Parties seek higher density than 3.3
- Higher density would ensure policy consistency, meet demand

Appeal

- Housing Element requires maximization of public benefit in converting urban ag
- Densities should ensure efficient use of land
- 3.3 units/acre does not achieve these goals

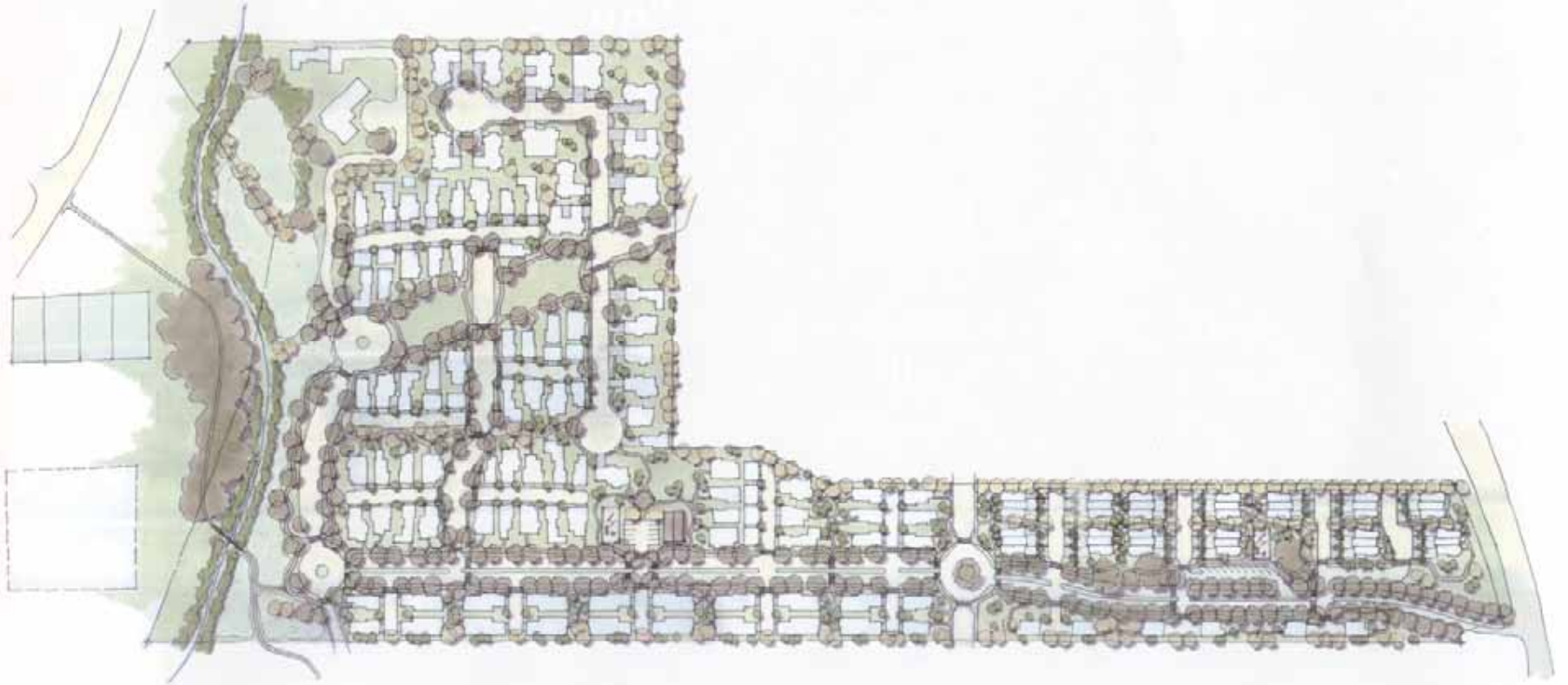
Current Proposal

- Applicants propose base density of 4.25 units/acre
- Effective density of 5.5 units/acre
- 163 total units
 - 110 market rate units
 - 33 moderate and workforce units
 - 20 RSUs (not included in density)
- In-lieu fees for very low and low

Current Proposal

- Mix of densities for compatibility with surrounding neighborhoods
- 2-3 acre community park
- Bike trail system linkage

Conceptual Site Plan



Staff Analysis

- Staff supports current proposal of 5.5 units/acre effective density
- Maximizes public benefit
- Provides critical housing, including affordable units
- Ensures efficient use of land while respecting surrounding neighborhoods

Staff Recommendations

- Approve the two appeals to allow higher density of units per acre
- Grant *de novo* initiation of General Plan Amendment at 4.25 units per acre