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

**Re: Agenda Item March 18, 2008
Goleta Community Plan Update**

Dear Chair Carbajal and Supervisors,

This letter is in support of the staff and Planning Commission recommendation that a specific pending project currently in process at County Planning, the Cavaletto Noel ("Tree Farm") housing project be allowed to continue processing even if there is a suspension of new rezone applications for the next three years.

The context of this issue can be summarized as follows: The Planning Commission voted 3 to 2 to recommend the Supervisors approve the staff recommendation in total. Two Commissioners voted no based on concerns about whether the suspension of rezone applications was really necessary as only those new comprehensive plan and rezone proposals considered worthy by the decision makers would proceed anyway. No one from the public or on the Commission expressed any concern that the Cavaletto Noel Tree Farm housing project will continue on in processing; it has been in process for over 6 years at the County and the residential use and density were already approved in concept by the Supervisors in December 2006.

Eastern Goleta is largely built out. That fact and the fact that Cavaletto Tree Farm has been in process this whole decade will not be lost on any volunteer for the new Goleta general plan advisory committee. Planning Commissioner Brown stated that there are only 8 properties left undeveloped in eastern Goleta other than the Santa Barbara County property and the Patterson agricultural block. The Cavaletto Tree Farm infill housing project has received vastly more specific planning and community input than properties would receive in a community plan update. Detail planning and communication with neighborhood groups has proceeded for the last year as had been the case in the seven years leading up to the Supervisors action in 2006. In fact the recent site plan follows 18 prior specific site plans.

Moreover, the County must approve some housing in the South Coast, including housing with affordable housing components to be consistent with the State of California housing

requirements. This project will help the County satisfy its unmet housing needs in the South Coast. The project as currently planned includes 24 affordable units including 4 low income and 118 market rate units in 4 carefully planned sub-neighborhoods.

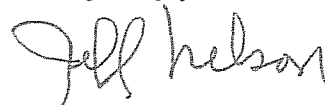
In the last Goleta community plan update, there were projects that were on a separate track receiving individual attention for community plan and zoning changes. I previously processed two such projects that were processed for many years while the last community plan update was ongoing, and those received specific, detailed attention and are among the more respected residential projects in eastern Goleta- Sungate and Vintage Ranch.

As previously detailed before the Supervisors, this property is pure infill surrounded by housing and was previously approved for a specific housing project in 1970 (for two of the three parcels). Delays of, first, 26 years from the Goleta Water Moratorium and then about 5 years during the County Housing Element update have delayed development of this obvious infill site. We question whether the County could lawfully impose yet another suspension on processing of this project¹.

The Cavalettos and I have been longstanding stakeholders in the eastern Goleta area, working to enhance the area. We are pleased that our many efforts at outreach to neighborhood interests have resulted in a good community understanding of what is anticipated for this property.

Also attached is a letter from the Cavalettos and a copy of the current site plan of the Tree Farm project.

Very truly yours,



Jeffery C. Nelson

¹ We incorporate by reference into the administrative record all submittals and communications to the County concerning this project and its applications.



SITE DATA	
SITE	SITE AREA - 25.9 AC TOTAL UNIT COUNT - 141 DENSITY - 5.48 D.U./Ac.
BUILDING DATA	
TRI-PLEX Product Type AA:	
4 AFFORDABLE 3-PLEX BUILDINGS	
PLAN A1 (1394 SF) - 24	PLAN A2 (1880 SF) - 11
PLAN A3 (1950 SF) - 11	
TRI-PLEX Product Type A:	
(11) AFFORDABLE TRIPLEX BUILDINGS	
PLAN A1 (1394 SF) - 11	
PLAN A2 (1880 SF) - 11	
COURTYARD HOMES Product Type B:	
PLAN B1 (1445 SF) - 14	
PLAN B2 (1725 SF) - 17	PLAN B3 (1975 SF) - 12
ESTATE LOTS Product Type C:	
107' wide Plans	
PLAN C1 (2500 SF) - 6	PLAN C2 (3100 SF) - 10
PLAN C3 (3300 SF) - 10	
ESTATE LOTS Product Type D:	
107' wide Plans	
PLAN D1 (1400 SF) - 4	PLAN D2 (1600 SF) - 5
PLAN D3 (1800 SF) - 6	
TOTAL UNITS:	141

PARKING DATA	
Pool House/Community Room (Subst.)	10
Required Parking Pool Area (2001 SF)	8
Street Parking (Provided)	8
Required Parking (2001 SF)	17
Street Parking (Provided)	7
TRI-PLEX Product Type AA (Subst.):	30
Required Parking (1.2:1)	(36)
Onsite Garage Parking (Provided)	20
Guest Spaces (Provided)	20
TRI-PLEX Product Type A (Subst.):	108
Required Parking (1.2:1)	(129)
Onsite Garage Parking (Provided)	84
Guest Spaces (Provided)	42
COURTYARD HOMES Product Type B (Subst.):	138
Required Parking (2.2:1)	(303)
Onsite Garage Parking (Provided)	86
Guest Spaces (Provided)	52
ESTATE LOTS Product Type C (Subst.):	136
Required Parking (2.2:1)	(301)
Onsite Garage Parking (Provided)	78
Guest Spaces (Provided)	78
ESTATE LOTS Product Type D (Subst.):	91
Required Parking (1.2:1)	(109)
Onsite Garage Parking (Provided)	41
Guest Spaces (Provided)	48
TOTAL Spaces (Provided):	525
TOTAL Spaces (Required):	(258)