



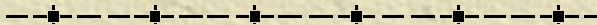
Tree Farm

Infill Housing



Board of Supervisors

Dec. 5, 2006



Outline and Our Request

- ✦ We are asking you to approve our appeal to a base density of 4.25 units per acre (5.5 inc. affordable).
- ✦ The Planning Commission. initiated a GP and zoning change to residential @ 3.3 units per acre, plus affordables & 2nd units.
- ✦ Our request is as proposed by staff in its report.
- ✦ Our presentation:
 - ◆ This Site in the context of all area properties
 - ◆ The Cavaletto's story- history.
 - ◆ Planning Issues- why you should say yes
 - ◆ Specific Property Planning
 - ◆ Concluding remarks

THE NATION'S NEWSPAPER

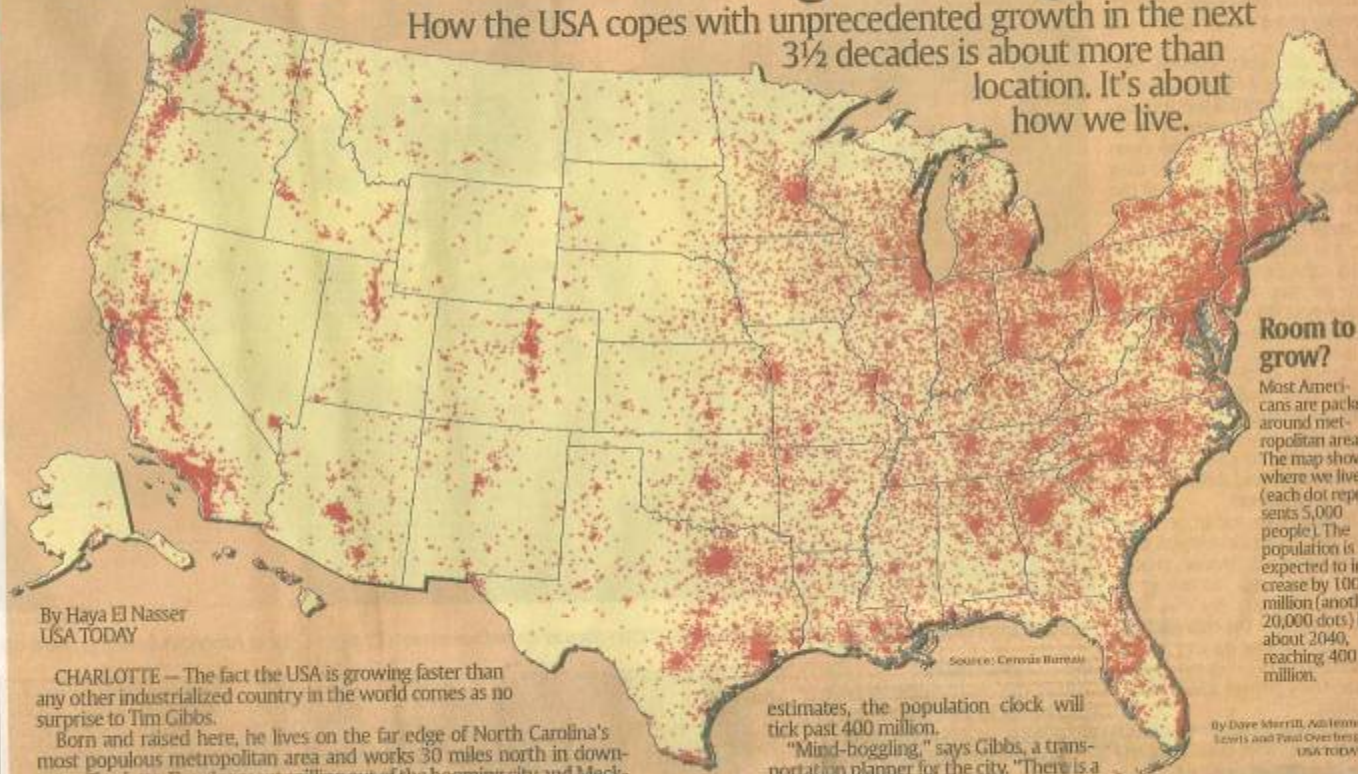
USA
TODAY

NO. 1 IN THE

100 million more Americans

Where will everybody live?

How the USA copes with unprecedented growth in the next 3½ decades is about more than location. It's about how we live.



Room to grow?

Most Americans are packed around metropolitan areas. The map shows where we live (each dot represents 5,000 people). The population is expected to increase by 100 million (another 20,000 dots) by about 2040, reaching 400 million.

By Dove Merrill, Ashlee Lewis and Paul Overberg
USA TODAY

By Haya El Nasser
USA TODAY

CHARLOTTE — The fact the USA is growing faster than any other industrialized country in the world comes as no surprise to Tim Gibbs.

Born and raised here, he lives on the far edge of North Carolina's most populous metropolitan area and works 30 miles north in downtown Charlotte. Development spilling out of the booming city and Mecklenburg County is creeping closer and clogging his commute. If he leaves after 6:15 a.m. or before 8 a.m., he's on the road for up to 90 minutes.

"It's just overwhelming," says Gibbs, 46. "Folks who were born here try to figure out where is everybody coming from. . . . Growth is out of control."

He hasn't seen anything yet. The USA added 100 million people in the past 39 years and last week topped 300 million. We'll add the next 100 million even faster. Sometime around 2040, according to government

estimates, the population clock will tick past 400 million.

"Mind-boggling," says Gibbs, a transportation planner for the city. "There is a finite amount of land available."

Can the USA, which trails only China and India in population, absorb another 100 million people in such a short time? Where will everybody live? Space itself isn't the issue. More than half of Americans live within 50 miles of the Atlantic, Pacific, Gulf and Great Lakes coasts on just a fifth of the country's land area, according to the Center for Environment and

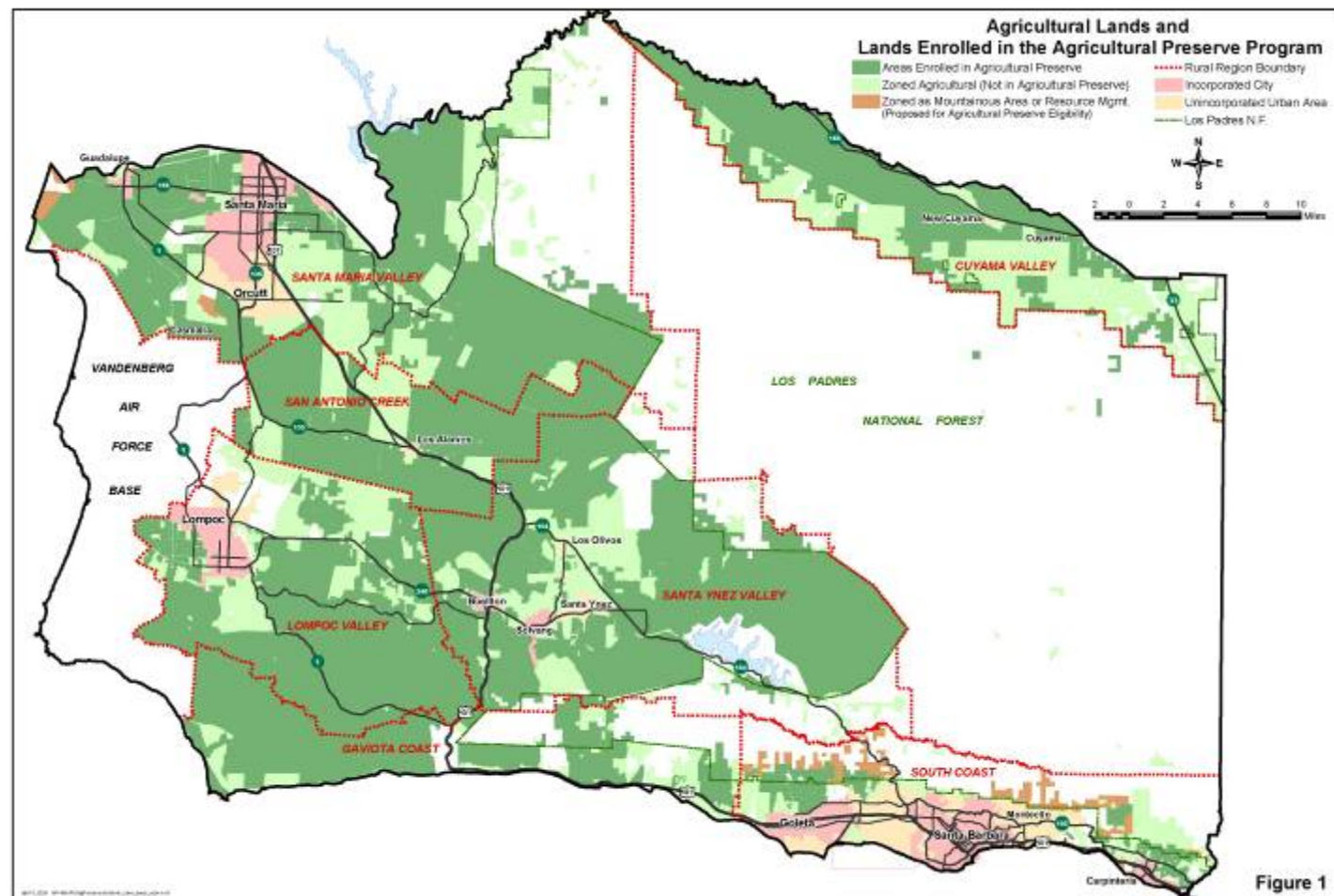
Cover
story

Please see COVER STORY next page ▶

Santa Barbara County

Most Land is Rural or Public


Santa Barbara County



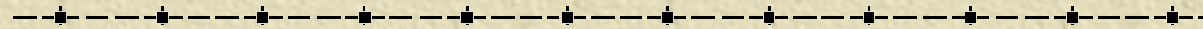
Where Will People Live

- ✦ First, primarily in existing urban areas
- ✦ Second, preferably, infill, surrounded by other homes.
- ✦ Third, by main traffic arteries.
- ✦ Fourth, the next densities will likely be a little higher, as unused land is so rare now.
- ✦ That is exactly what you have here.

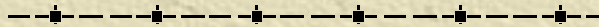




Tree Farm in Relation to Potential Housing Sites- Eastern Goleta Valley

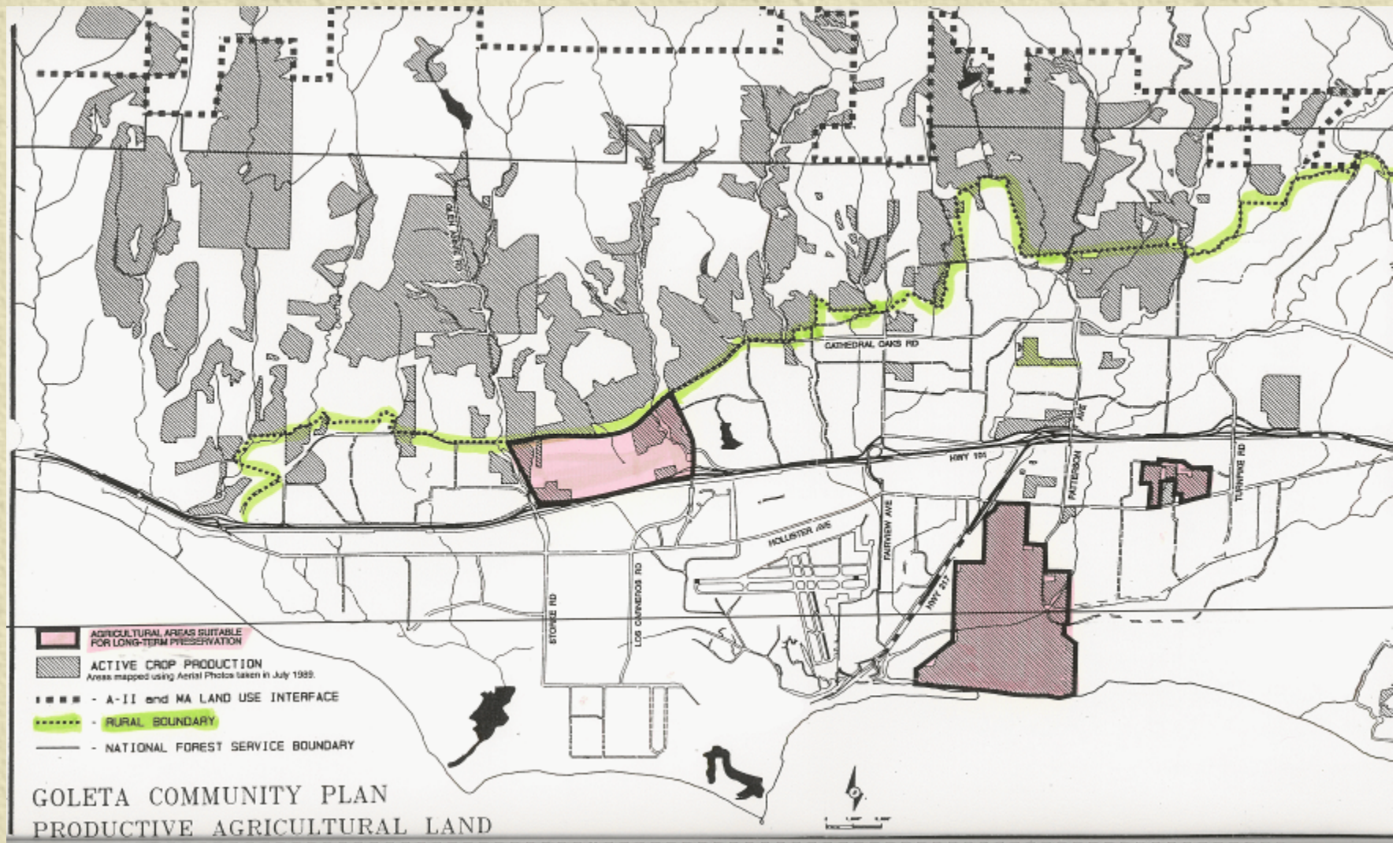


Source Map County Planning

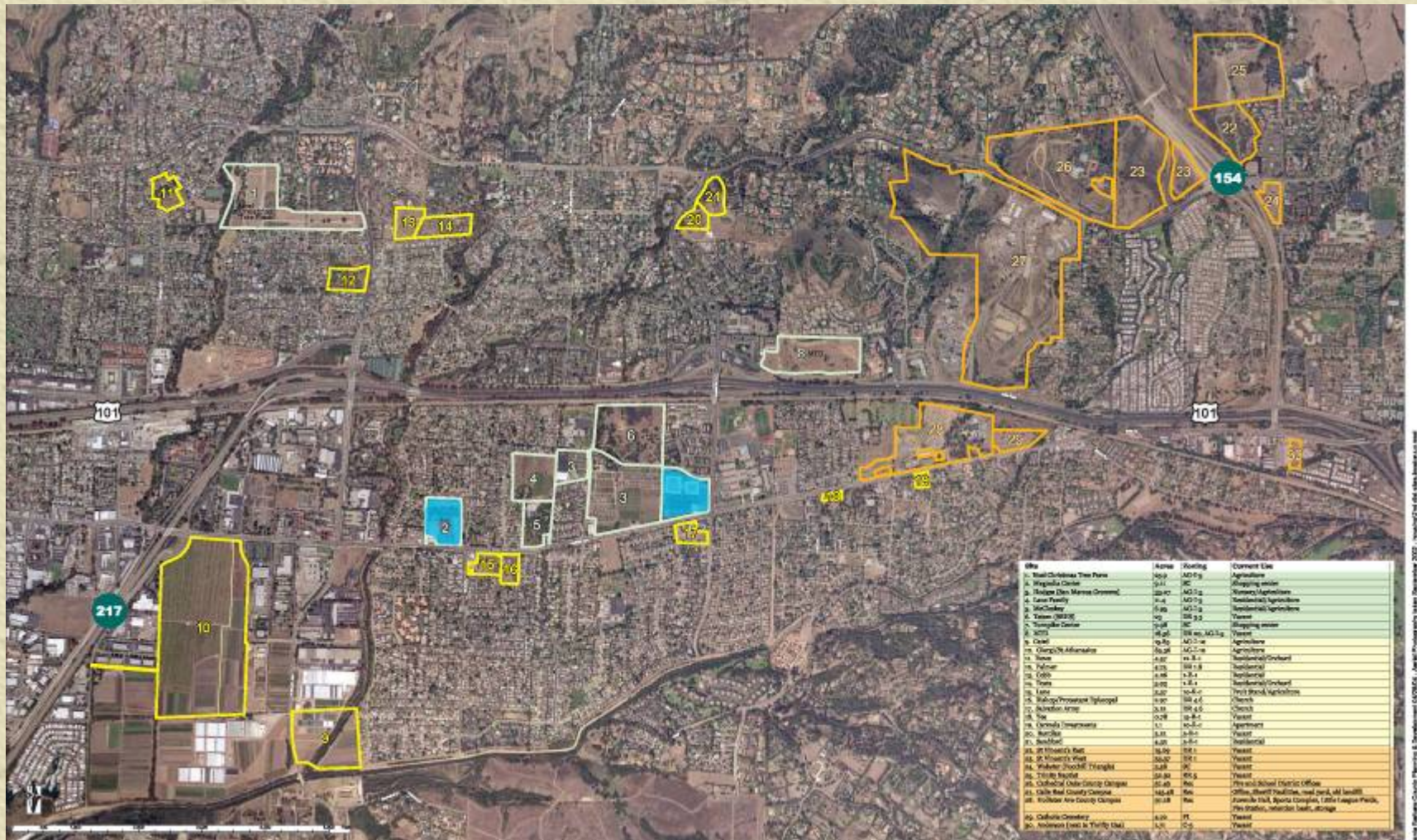


Urban- Rural Boundary

Long Term & Short Term Ag parcels

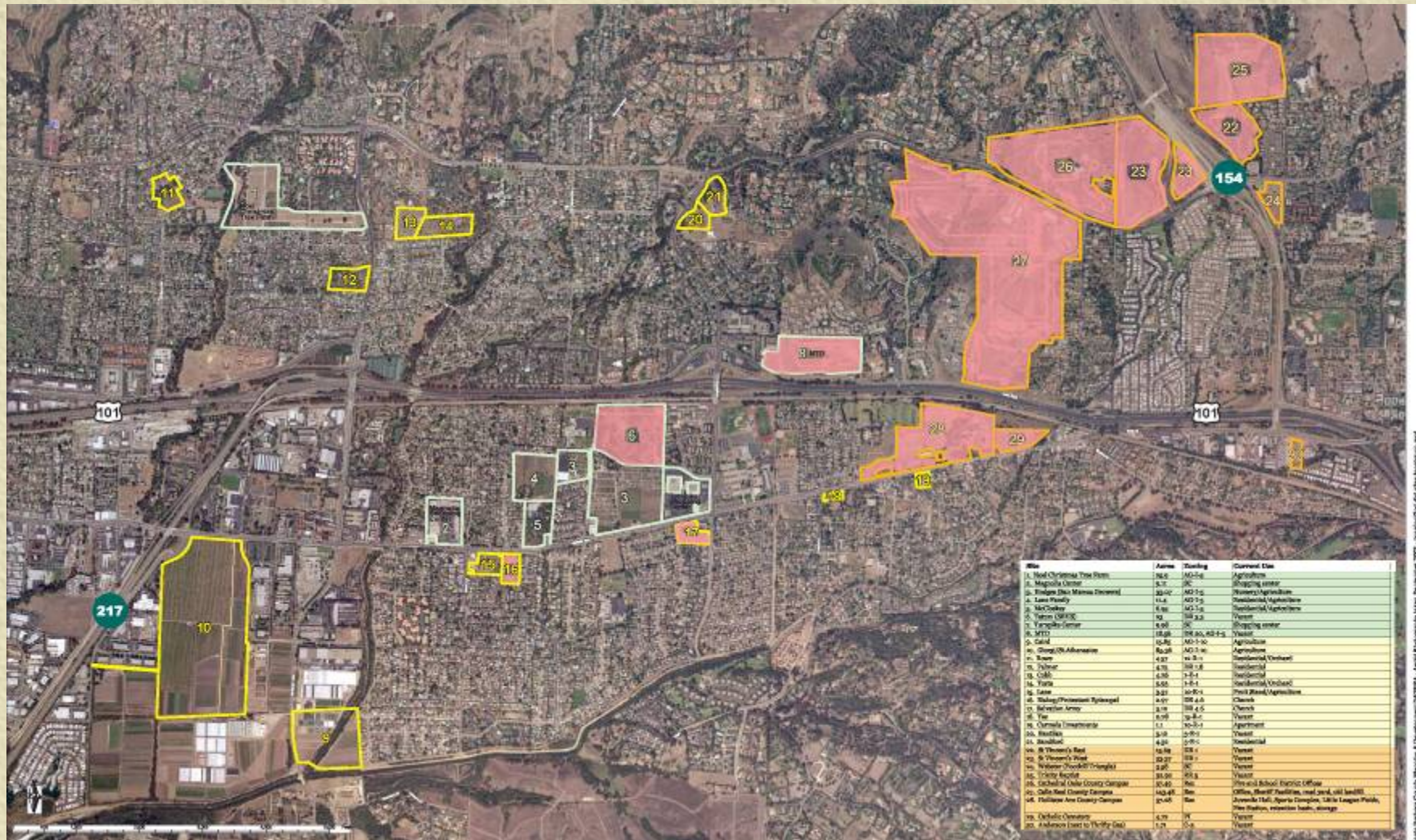


Shopping Centers Turnpike, Magnolia (Shown in blue)



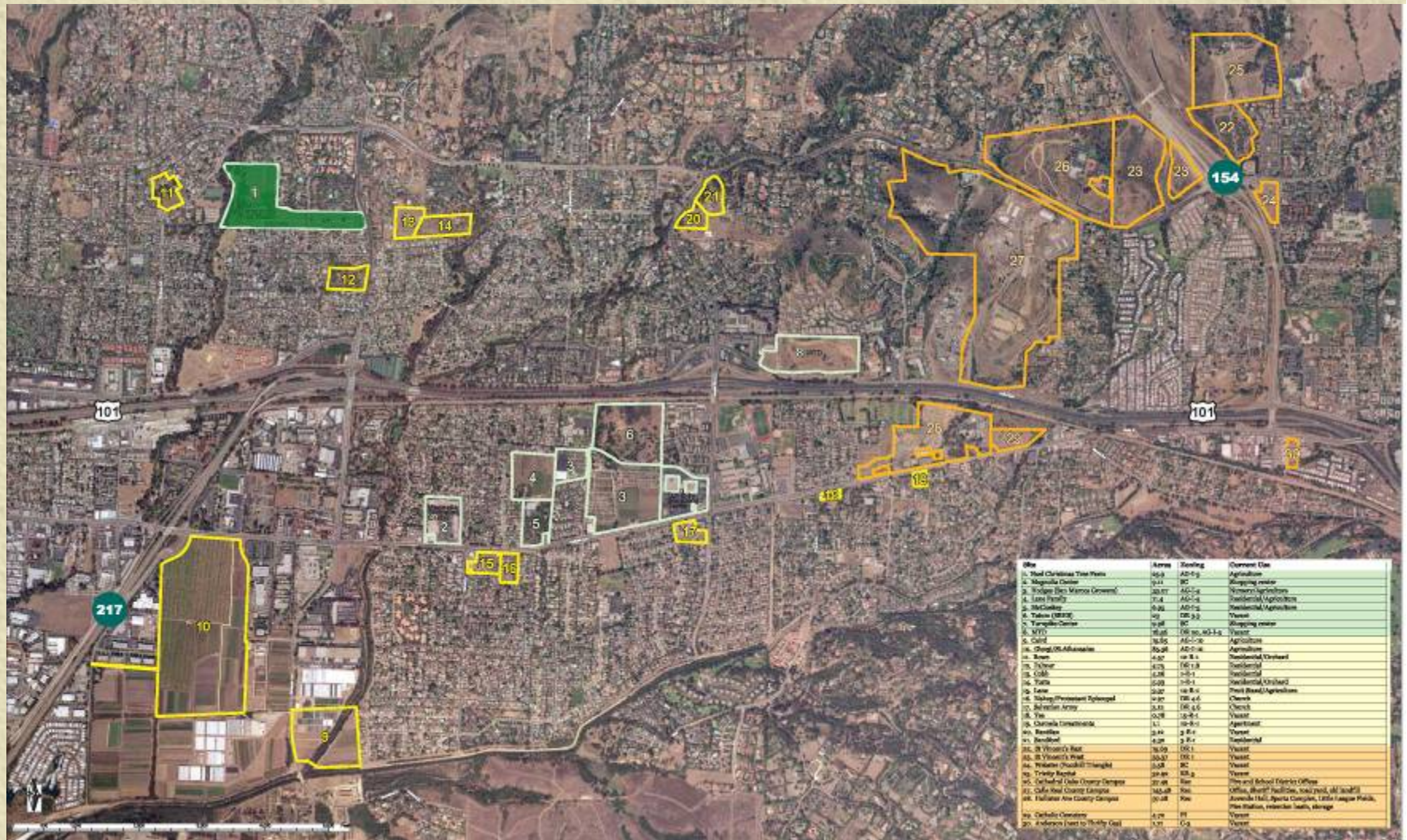
Map prepared by Planning & Development Services, June 2012. All rights reserved.

Publicly Owned Property County, School Dst., MTD & Church owned (Shown in Pink)



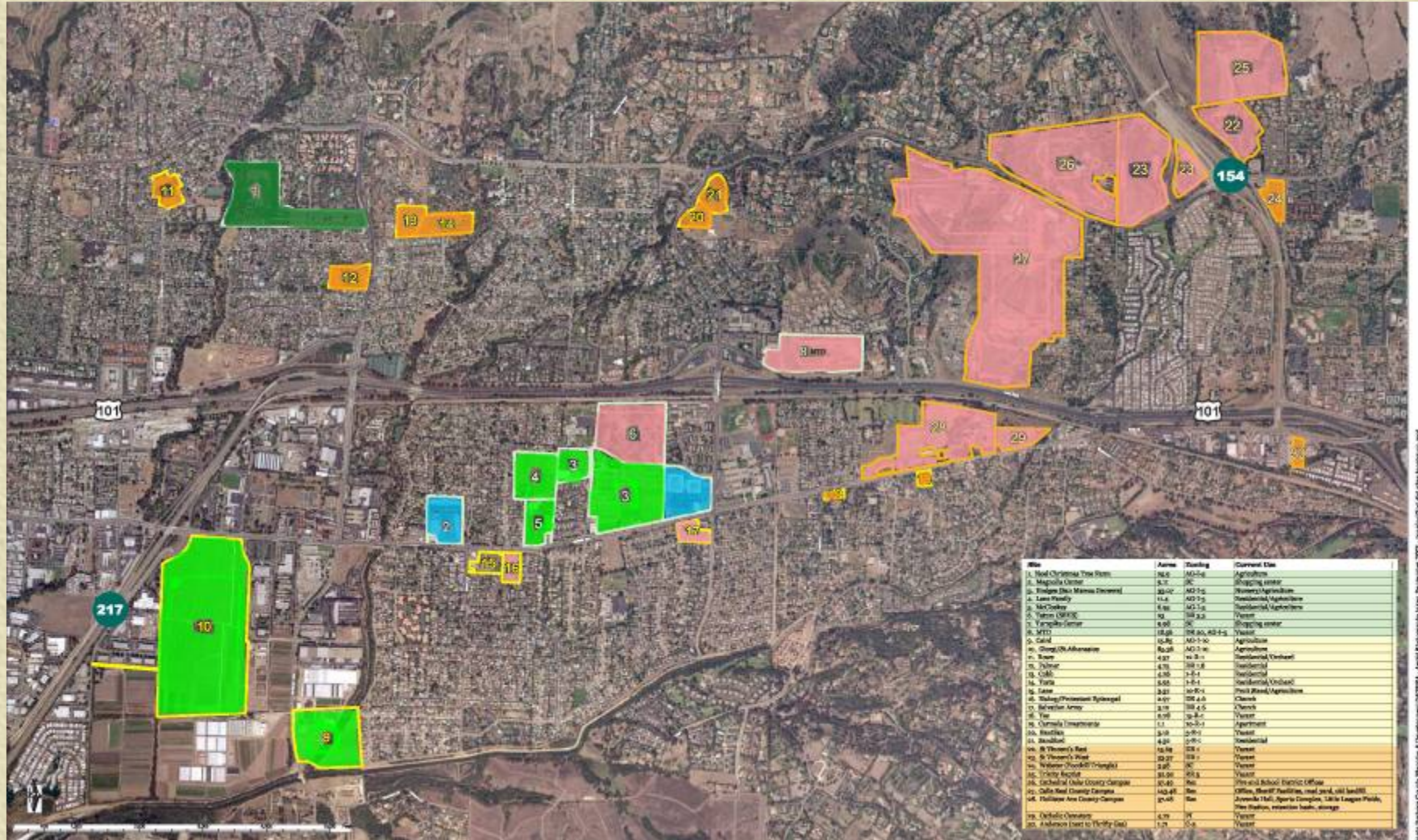
Map Source: City of Chicago Planning & Development Department, 2022. Aerial Photography: Google Earth, 2022. City of Chicago, 2022.

Private Property over 5 Acres- One Property Remaining- Tree Farm (Shown in Dark Green)



Site	Name	Size/acre	zoning	Current Use
1	Sted Christmas Tree Farm	66.4	AD-5-g	Agriculture
2	Magnolia Center	9.11	BC	Shopping center
3	Procter (San Marcos General)	20.07	AD-2	Various Agriculture
4	East Hillside	11.4	AD-2	Residential/Agriculture
5	McClellan	0.86	AD-2	Residential/Agriculture
6	Talbot (Bldg)	12	BC	Office
7	Yungblut Center	17.9	BC	Shopping center
8	MTC	10.26	MS-10, MS-1-g	Office
9	Cost	16.85	AD-2	Agriculture
10	Chung/O'Sullivan	80.26	AD-2-g	Agriculture
11	Keen	4.97	MS-1-g	Residential/Office
12	Wilson	4.75	MS-1-g	Residential
13	Cobb	4.78	MS-1	Residential
14	Talia	5.09	MS-1	Residential/Office
15	Lane	5.27	MS-1-g	Residential/Agriculture
16	Milroy/Prosser/Spiegel	10.90	MS-1-g	Office
17	Anderson Army	5.11	MS-1-g	Office
18	Van	10.28	MS-1-g	Office
19	Corrala Construction	1.1	MS-1-g	Office
20	Basille	2.14	MS-1-g	Office
21	Basille	2.28	MS-1-g	Residential
22	St Vincent's Hall	10.09	MS-1	Office
23	St Vincent's Hall	10.07	MS-1	Office
24	Winters/Chouli/Tinghit	3.08	BC	Office
25	Trinity Ranch	10.85	MS-1-g	Office
26	California State College Campus	27.48	MS-1	Office
27	California State College Campus	14.68	MS-1	Office
28	California State College Campus	10.28	MS-1	Office
29	California State College Campus	10.28	MS-1	Office
30	California State College Campus	10.28	MS-1	Office

All Properties- Eastern Goleta



Santa Barbara County Planning & Development Department, 2023. All rights reserved.

Early days 1920's- All Agriculture



Tree Farm # 1 in List- May 2004

Potential Housing Opportunity Sites - Goleta Valley
Site Information

Updated May 18, 2004

Site	Acres	Zoning	Current use	Known biological & physical constraints	Proximity to MTD bus routes	Proximity to shopping, jobs, schools	Comments	Priority (H/M/L)
1. Noel Christmas Tree Farm	23.9	AG-1-5	Agriculture	Creek, power lines, fuel (each requires setback)	1/3 mile to Calle Real, 1 mile to Hollister	<ul style="list-style-type: none"> * 1 1/2 miles to Calle Real Center * 1 mile to Hollister/Patterson Intersection * < 1 mile to Mountain View, Foothill and Kellogg Schools 		
2. Magnolia Center	9.1	SC	Shopping center	No	Adjacent to Hollister	<ul style="list-style-type: none"> * Shopping and jobs on site * 3/4 mile to El Camino School * 3/4 mile to San Marcos HS 		
3. Hedque (San Marcos Growers)	33.4	AG-1-5	Nursery/Agriculture	No	Adjacent to Hollister, 1/4 mile to Turnpike	<ul style="list-style-type: none"> * < 1/2 mile to Turnpike and Magnolia Shopping Centers * San Marcos HS and El Camino Elementary 		
4. Lane Family	13.4	AG-1-5	Residential/Agriculture	No	< 1/4 mile to Hollister	<ul style="list-style-type: none"> * < 1/2 mile to Turnpike and Magnolia Shopping Centers * San Marcos HS and El Camino Elementary 		
5. McCloskey	6.9	AG-1-5	Residential/Agriculture	No	Adjacent to Hollister	<ul style="list-style-type: none"> * < 1/2 mile to Turnpike and Magnolia Shopping Centers * San Marcos HS and El Camino Elementary 		
6. Tamm (SBHS)	23.9	DR-3.3	Vacant	Slopes, oaks	Adjacent to Hollister	<ul style="list-style-type: none"> * < 1/2 mile to Turnpike and Magnolia Shopping Centers * San Marcos HS and El Camino Elementary 	Approximately 15 developable acres	
7. Turnpike Center	9.9	SC	Shopping center	No	Adjacent to Hollister and Turnpike	<ul style="list-style-type: none"> * Shopping and jobs on site, across from San Marcos HS * < 1/2 mile to El Camino School 		
8. MTD	18.0	DR-20, AG-1-5	Vacant	No	Adjacent to Calle Real	<ul style="list-style-type: none"> * 1/4 mile to Turnpike Center and San Marcos HS * Adjacent to County Campus and Community Center * < 1/2 mile to In-N-Out Burger and IHOP 		
9. Caird	15.9	AG-1-10	Agriculture	Airport Approach Zone, creek	1/2 mile to Hollister	<ul style="list-style-type: none"> * 1/2 mile to shopping and jobs on Hollister * 3/4 mile to Goleta Old Town 	Protected by new policies	
10. Grogg/Silva/Russell	85.4	AG-1-10	Agriculture	Airport Approach Zone	Adjacent to Hollister	<ul style="list-style-type: none"> * Adjacent to shopping and jobs on Hollister * 1/4 mile to Goleta Old Town 	Protected by new policies	
11. Rowe	4.0	R-1-R	Residential/Orchard	Some oaks	1/4 mile to Hollister	<ul style="list-style-type: none"> * 1 mile to Calle Real Center * < 1/2 mile to Kellogg School 	Development proposed	
12. Polster	4.8	DR-1.8	Residential	Oaks	1/4 mile to Calle Real	<ul style="list-style-type: none"> * 1 mile to Calle Real Center * 1 mile to Hollister and Patterson Intersection * < 1/2 mile to Foothill and Kellogg Elementary Schools 		
13. Cobb	4.3	R-1-R	Residential	No	1/3 mile to Calle Real, 1/2 mile to Hollister	<ul style="list-style-type: none"> * 1 1/2 miles to Calle Real Center * 1 mile to Hollister/Patterson Intersection * < 1 mile to Mountain View, Foothill and Kellogg Elementary Schools 		
14. Tusta	5.9	R-1-R	Residential/Orchard	No	1/3 mile to Calle Real, 1/2 mile to Hollister	<ul style="list-style-type: none"> * 1 1/2 miles to Calle Real Center * 1 mile to Hollister/Patterson Intersection * < 1 mile to Mountain View, Foothill and Kellogg Elementary Schools 		
15. Lane	3.4	10-3-R	Fruit Stand/Agriculture	No	Adjacent to Hollister	<ul style="list-style-type: none"> * 1/2 mile to El Camino School and San Marcos HS * Across Hollister from Magnolia Center and 3/4 mile from Turnpike Center 		
16. Bishop/Protestant Episcopal	3.0	DR-4.6	Church	No	Adjacent to Hollister	<ul style="list-style-type: none"> * 1/2 mile to El Camino School and San Marcos HS * Across Hollister from Magnolia Center and 3/4 mile from Turnpike Center 		
17. Salvation Army	3.1	DR-4.6	Church	No	Adjacent to Hollister	<ul style="list-style-type: none"> * Across the street from Turnpike Center * Across the street from San Marcos HS, 1/4 mile to El Camino School 		
18. Yes	0.8	15-R-1	Vacant	No	Adjacent to Hollister	<ul style="list-style-type: none"> * 1/4 mile to Turnpike Center * across the street from San Marcos HS * < 1/4 mile to Page Center and sports fields 		

Notes:

Sites 1 through 6 are the sites proposed in the Draft Housing Element.
 Sites 7 through 21 are the alternative sites presented to the Urban Neighborhood Council in Nov. 2003.
 Sites 22 through 23 are sites suggested by the public.
 All sites are within the designated urban area boundary.
 All sites are within the boundaries or sphere of influence of municipal water and sewer services.

Bottom Up Planning

-
- ✦ Rule 1- Infill first
 - ✦ Consistent treatment for this vs. other parallel property in the Community Plan.
 - ✦ Exhaustive process with neighbors.
 - ✦ Done by trusted locals.
 - ✦ Do one great project first.
 - ✦This is that first great project.

Who

-
- ✦ **Cavalettos** were the original PANA neighbors
 - ✦ They have been great stewards of the land.
 - ✦ For 7 years they have worked with **Jeff Nelson**, Who ushered 96 adjacent homes to life dealing with neighborhood concerns.
 - ✦ He, too developed a community in this area he lives in- in Eastern Goleta.
 - ✦ **Robin Donaldson**, who has great BAR experience, has, for four years helped shape the community and find the right density through design.

Cavaletto Property History

- ✦ Their family there from the beginning...
- ✦ The whole neighborhood grew up around them.
- ✦ 1979- They gave up Residential zoning for tree farm per County direction
- ✦ 1997-P&D “Come back in 3-5 years”
- ✦ 2000- Oct. Neighbors say yes to housing
- ✦ 2001-2003 “Provide more housing”
- ✦ 2003- 2004 “Wait for Housing Element”

New people can create deep roots here,
As the Cavaletto family has done

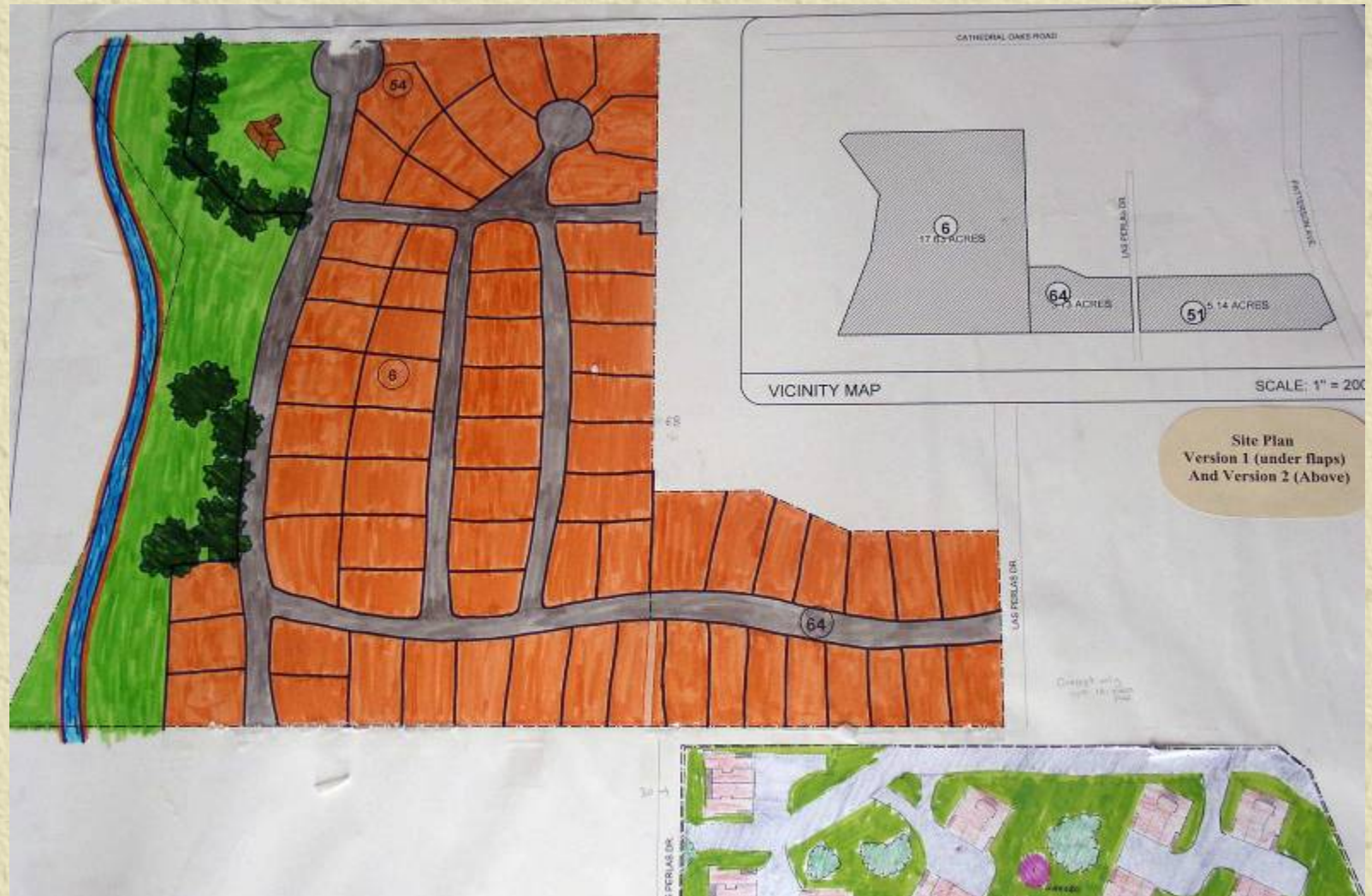
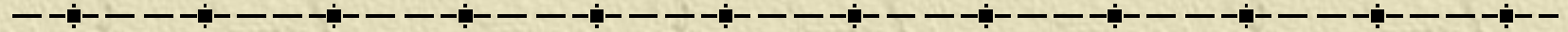


The Cavaletto family is ready for new neighbors



Plan 1

Year 2000- 85 to 140 units (with 2nd units)



A Word about Density

- ✦ Neighbors' density is 3.3 to 6.0 units per ac.
- ✦ *Apples to apples* comparisons...
 - ◆ 3.3 plus standard affordable is 3.9 per acres.
 - ◆ 4.25 plus affordable proposed is 5.5 per acre.
 - ◆ 2nd units are additional, we hope to plan in 20.
- ✦ These are modest densities by objective planning standards.

In 2000 we said- creative housing solutions
are happening, like 2nd Units by Design...



2nd Unit by Design-Main home
Near UC Davis



Plan 3

2001 85- 140 units (w/2nd units)



Larger lot Homes-Vintage Ranch



Plan in Neighborhood 2001

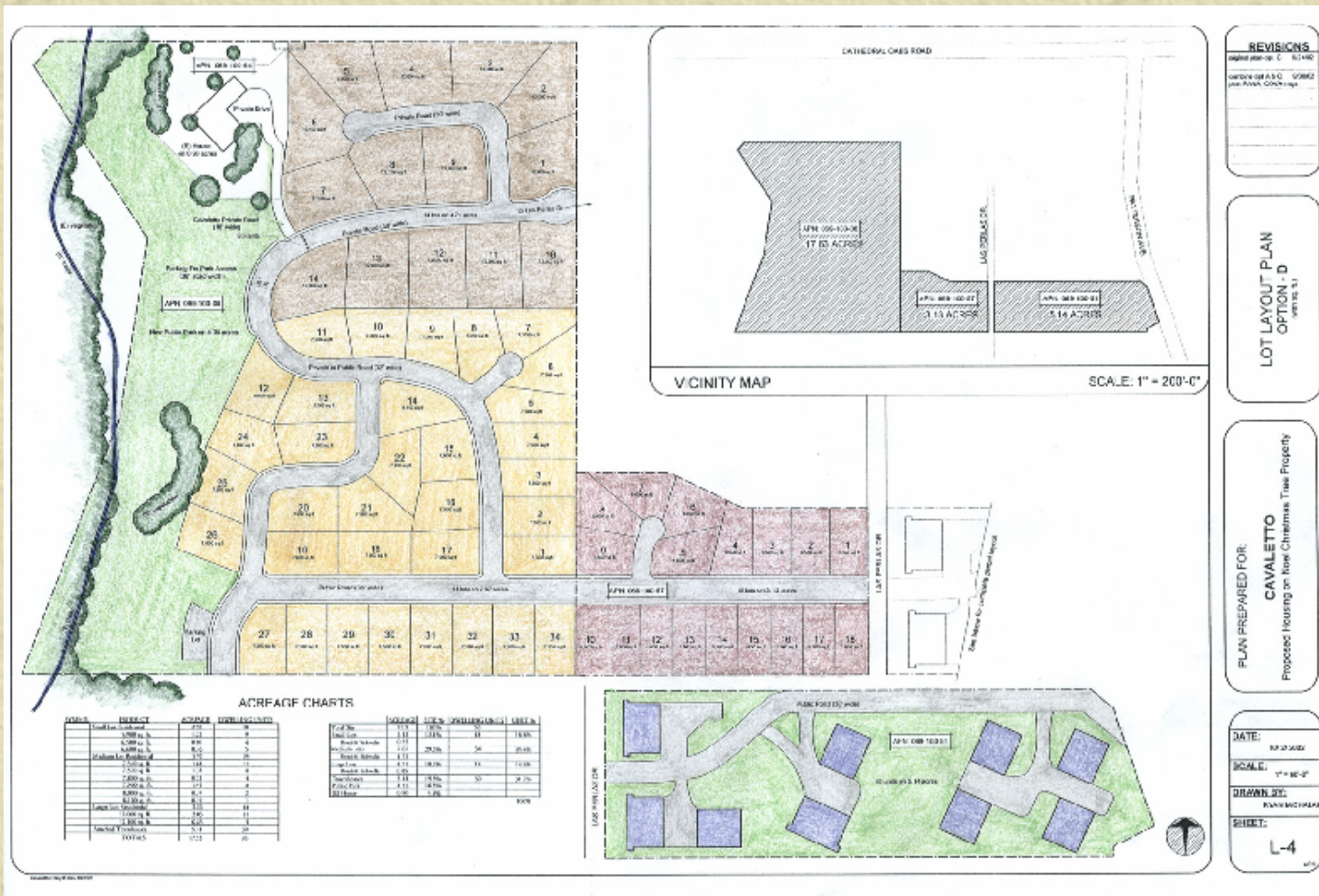


Naturalized Park Plan, w/ County Bike Bridge and Path



2002-Site Plan 6

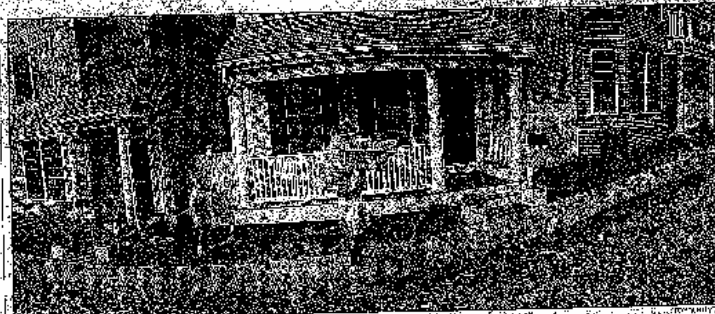
96 units (plus 2nd units?)



Neighborhood Dialogue- Smart Growth

LIFESTYLE 15 Ways to Fix the Suburbs

Most of us actually know what we want in a neighborhood, we just don't know how to get it, because developers have been building the suburbs for 50 years. Here's how to get our communities back on track.



Morning day at Kaitlands, the neotraditional suburb in Maryland where houses are close to the street and to each other.

FOR THE FIRST TIME, NEELSON OF RUTGERS University has been using the tool of objective quality happiness. When a developer comes into a community, he's seeking permission to create another Pompano on the site of an old Co Kait took, the town's planning commission Neelson to survey to pinholes and describe if that's what they'd normally like things he's found.

■ Everybody will call for a green open space in the middle of the place. They will put the major community buildings along the plaza, then group the houses on relatively narrow streets. Ninety-nine percent don't want streets that are more than

two lanes wide. At the edge of the village they'll open space.

■ With two working groups, (and a lot) Pick a lot more sense. You don't want to move that big lawn.

■ "Bxale" here is a fundamental, developmental, spiritual response to nature. It can show them how to build a multi-family housing or office park, they're missing a small, traditional neighborhood is what people want. They don't know how to get it.

Well, if we're they don't mind at them, have? you mean a "small, traditional neighborhood", in your, however, but they're actually closer to it. The purpose of the new urbanism is that people can have the kind of neighborhood they like. Architects know how to design them. They're missing the political will to understand the history of 50 years of design that's wrong way... and the implication of a less simple of...

Plan 13

134 units- 2003



Oct. 2003 Plan w/ Examples of Structures

Proposed Housing - Noel Christmas Tree Farm Property

This version 134 Housing Units:

Four Housing Types -

- 32 Townhomes
- 30 Small Lot Homes
- 57 Medium - Small Lot Homes
- 15 Larger Lot Homes
- = 134 Total Housing Units

Other Features:

- Creekside Public Park
- New Road Link to Patterson Avenue
- Barn - Homeowners Community Center

Jeff Nelson
October 23, 2003

Housing Examples



A Barn-

Had been proposed for a community center

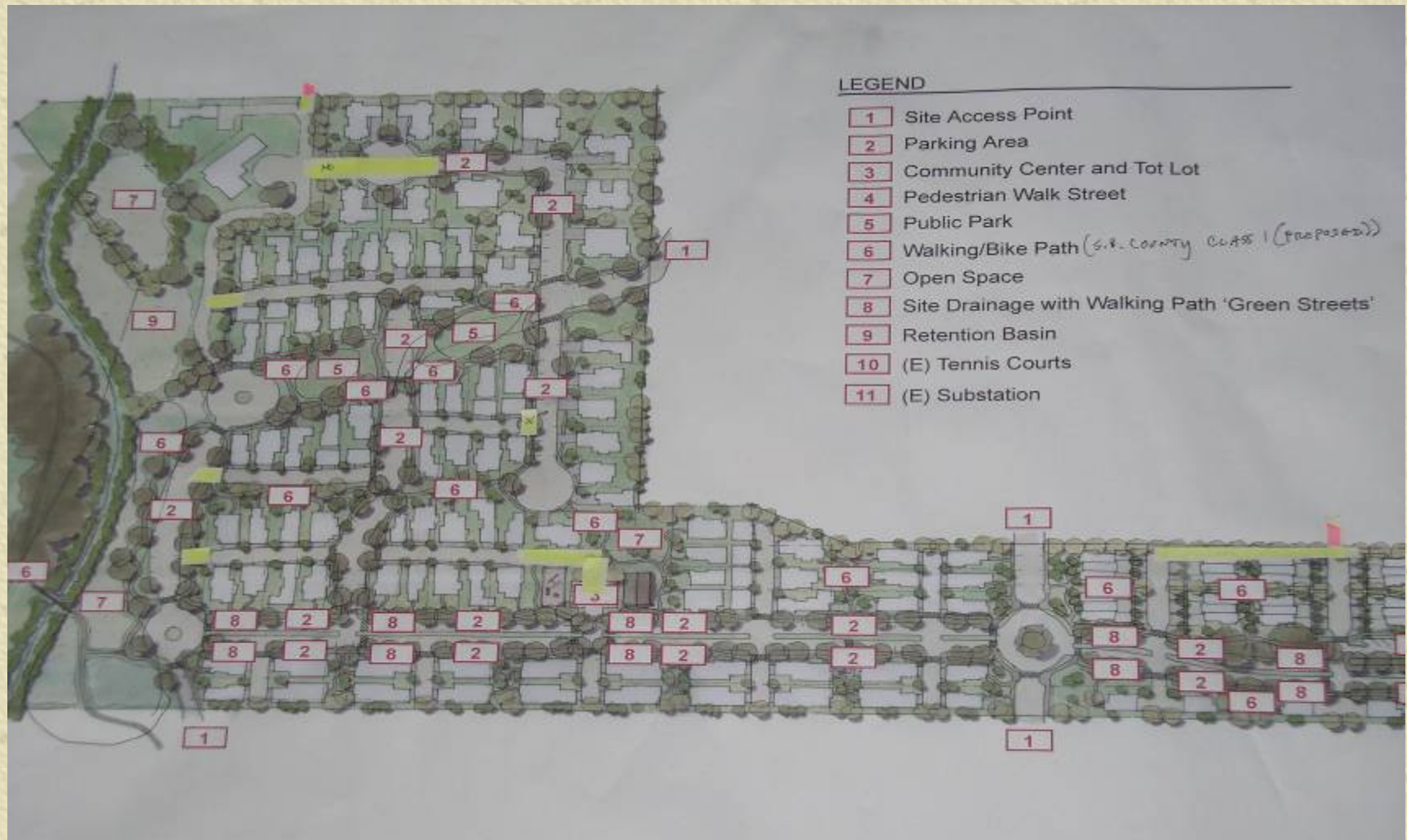


Site Plan 2003 in Neighborhood



Plan 15- 2004

Robin Donaldson- another fresh look



Tree Farm Infill Housing

County of Santa Barbara, California



Tree Farm Infill Housing

County of Santa Barbara, California



SPECIFIC PLAN PROCESS

- BAR CHARRETTE (Oct. 2002)
- Neighborhood meetings
- Site sectors (neighborhood response)
- extensive site analysis has been done
- analysis far exceeds any to date.
- SDRC review (2001 & 2006)

Tree Farm Infill Housing

County of Santa Barbara, California



SPECIFIC PLAN PROCESS

- BAR CHARRETTE (Oct. 2002)
- Neighborhood meetings
- Site sectors (neighborhood response)
- extensive site analysis has been done
- analysis far exceeds any to date.
- SDRC review (2001 & 2006)

Overall Planning Goals:

- Neighborhood Compatibility
- Create a New Neighborhood
pedestrian oriented
- Maximize density (per SB County)
- As much Affordable as possible
- “affordable by design” & lot efficiency
- Range of Housing Types
570 SF Affordable Studio (universal)
to 3,200 SF SFD on 12,500 sf lot.

Table of Contents

- Introduction
- Regional Map
- Neighborhood Automobile/Traffic Circulation
- Watershed Management and Topography
- Illustrative Site Plan
- Traffic/Circulation
- Open Space
- Site Section at Patterson Avenue
- Planning Sectors
- Site Plan Index
- Project Area Calculations
- Parking by Sector
- Attached Housing
- Small Lot Subdivision
- Existing Site Conditions
- Similar Projects



SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

 SHUBIN + DONALDSON ARCHITECTS INC.

Introduction

This property was originally zoned residential. In 1979, the Cavalettos requested a rezone to Agricultural to comply with County regulations requiring agricultural zoning in order to direct market Christmas trees. The Cavalettos seek to return to the zoning they once had. They intend to remain living on the site.

The Goleta Community Plan has identified this property as an infill parcel. The current General Plan acknowledges that this property does not have the same potential for long term agricultural preservation as other large, agricultural blocks of land designated in the Goleta Community Plan.

Housing directly surrounds the site on three sides except on the west where it is bounded by San Jose Creek and then more housing beyond the creek to the west. The property is approximately 26 acres.

This proposal consists of a variety of housing types that include single family residences to affordable quadplex and triplex units. The project proposes to create a generous amount of open green space, with residences connected to circulation spines by walk streets, alleyways as well as traditional roadways and driveways.



JUNE 07, 2006

Tree Farm Infill Housing

 SHUBIN + DONALDSON ARCHITECTS INC.

Regional Map



LEGEND

- Project Site
- Green Belt
- Coastal Zone
- Goleta Community Plan
- City of Goleta
- Inner Rural Zone
- Commercial Core
- Road / Highway
- Bike Path
- Railroad
- L Library
- H Highway
- A Recreation
- H Hospital
- A Airport
- S Shopping
- S School
- 1 Maravilla Senior Center
- 2 Elks Lodge
- 3 Best Western
- 4 Holiday Inn
- City of Goleta / Santa Barbara County Border
- Watershed

SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Aerial Photograph

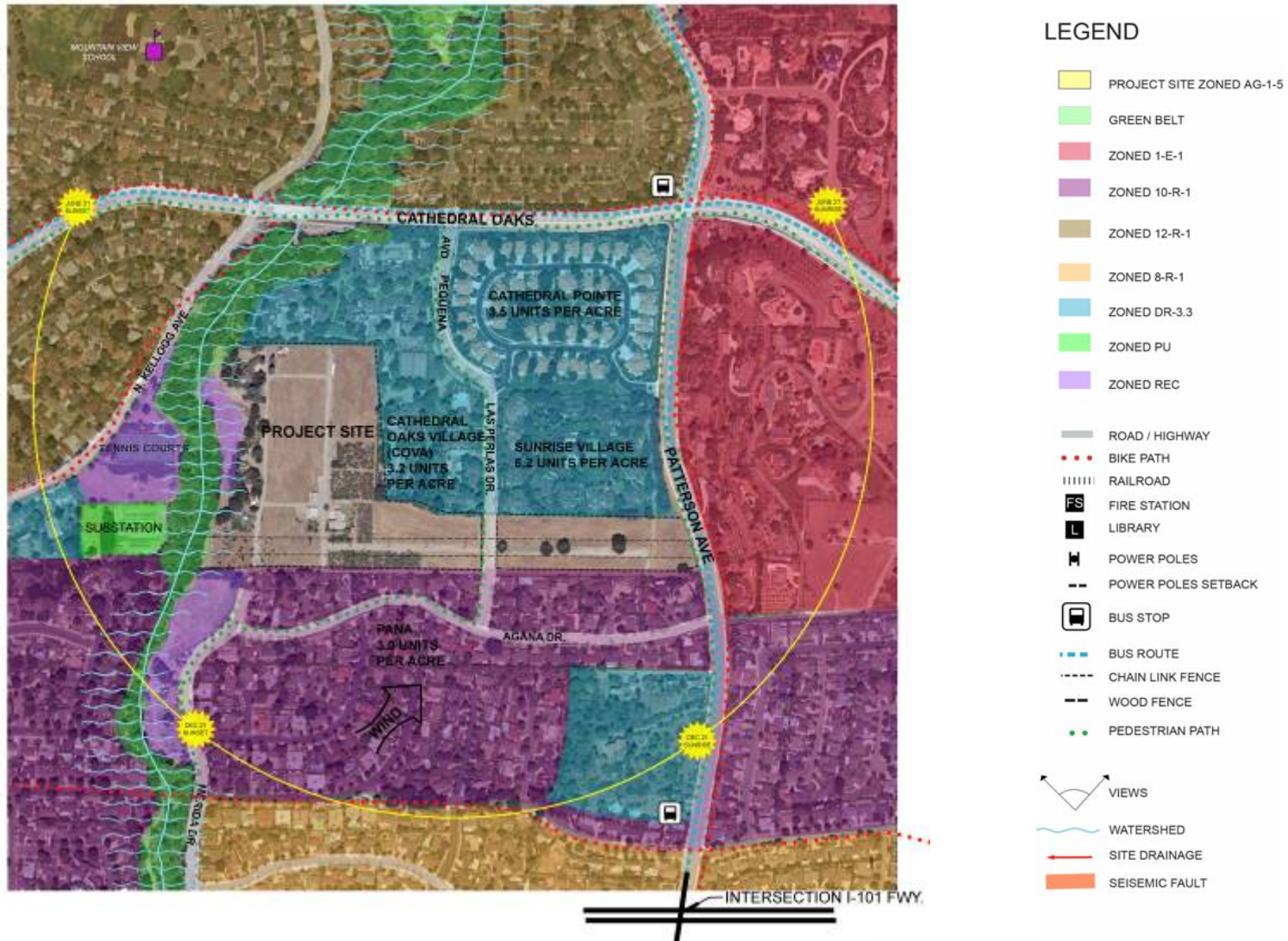


SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

 SHUBIN + DONALDSON ARCHITECTS INC.

Neighborhood Automobile and Traffic Circulation With Site Analysis

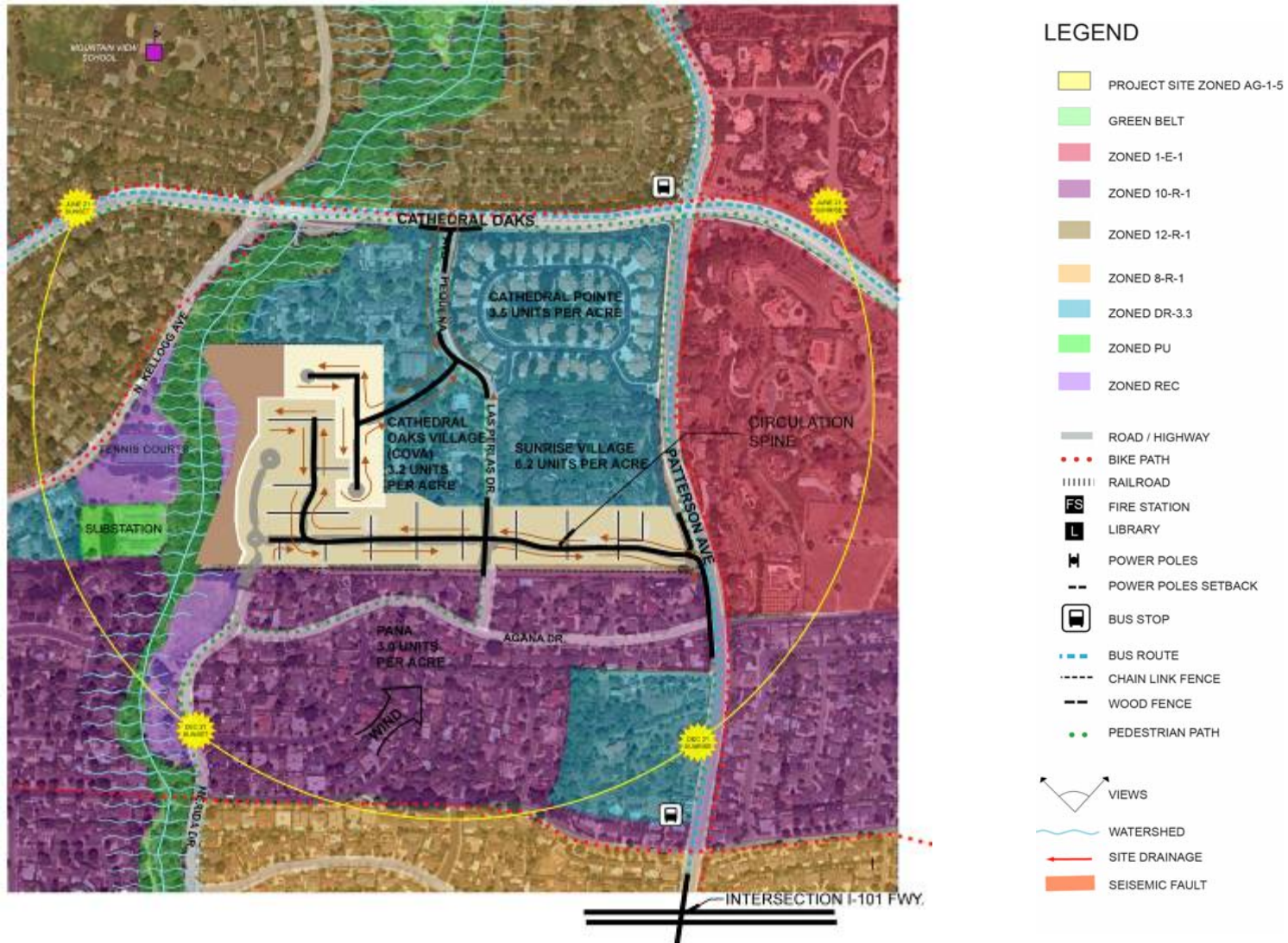


SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Neighborhood Automobile and Traffic Circulation With Site Analysis

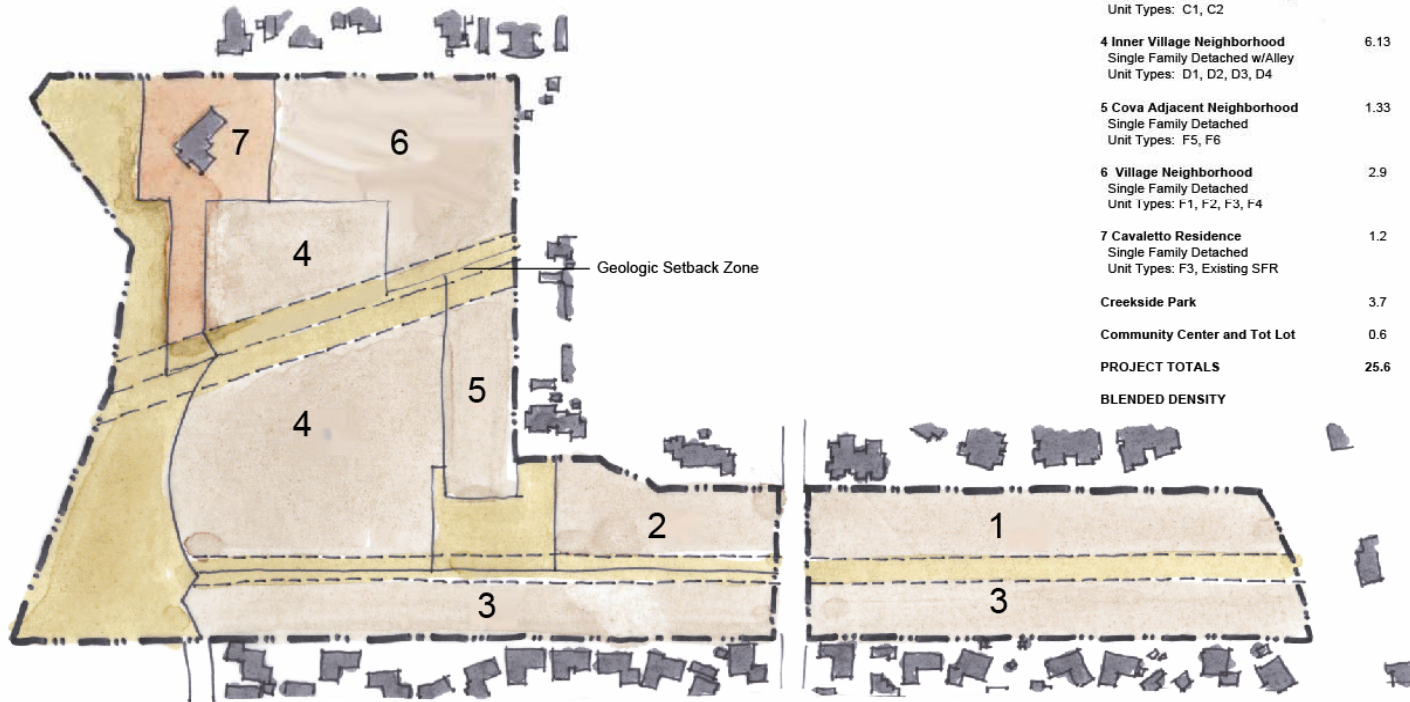


SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

SHUBIN + DONALDSON ARCHITECTS INC.

Planning Sectors



Sectors	Acres	Units	W/Second Units	Unit/Acre
1 Patterson Adjacent Neighborhood Triplex and Quadplex Units Unit Types: T3, Q4	3.47	45	-	12.97
2 Las Perlas Adjacent Neighborhood Single Family Detached w/Alley Unit Type: D1, D2	1.93	13	4	8.81
3 Pana Adjacent Neighborhood Single Family Detached w/Alley Unit Types: C1, C2	4.34	26	-	5.99
4 Inner Village Neighborhood Single Family Detached w/Alley Unit Types: D1, D2, D3, D4	6.13	46	11	9.30
5 Cova Adjacent Neighborhood Single Family Detached Unit Types: F5, F6	1.33	7	-	5.26
6 Village Neighborhood Single Family Detached Unit Types: F1, F2, F3, F4	2.9	12	5	5.86
7 Cavaletto Residence Single Family Detached Unit Types: F3, Existing SFR	1.2	2	-	1.67
Creekside Park	3.7	-	-	-
Community Center and Tot Lot	0.6	-	-	-
PROJECT TOTALS	25.6	151	20	-
BLENDED DENSITY				6.68

SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

 SHUBIN + DONALDSON ARCHITECTS INC.

Site Plan



SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

8+0 SHUBIN + DONALDSON ARCHITECTS INC.

Traffic/Circulation

Community Benefits

- vehicular circulation is directed to the main arterial, Patterson Avenue, although it remains possible to reach Agana Drive at the middle and southeast edge of the site.
- the regular single family lots have their own exit through Avenida Pequena. This is not available to the other areas of the development.
- emergency access can be provided in the geologic set back zone.
- a private drive will connect the existing single family residence to the new neighborhood.
- the bike route from the south is continued over a proposed bridge and to the tennis courts and N. Kellogg Avenue. routes also connect to Patterson Avenue on the west. a bike route can be developed connecting the existing tennis courts to the west and Las Perlas Drive.

Neighborhood Benefits

- sidewalks extend along Las Perlas Drive and along all streets throughout the project site. walkstreets will be provided throughout the project independent of vehicular traffic patterns.
- off street parking is located between Patterson Avenue and Las Perlas Drive. on street parking is provided along the remaining streets defined by landscaped bumpouts and parkways.
- public parking is provided at the public open space adjacent to San Jose Creek on both sides of the street.
- except for the single family lots located in to the north west of the site all vehicles enter garages or carports from alleyways.



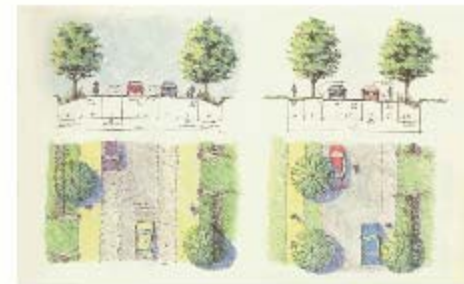
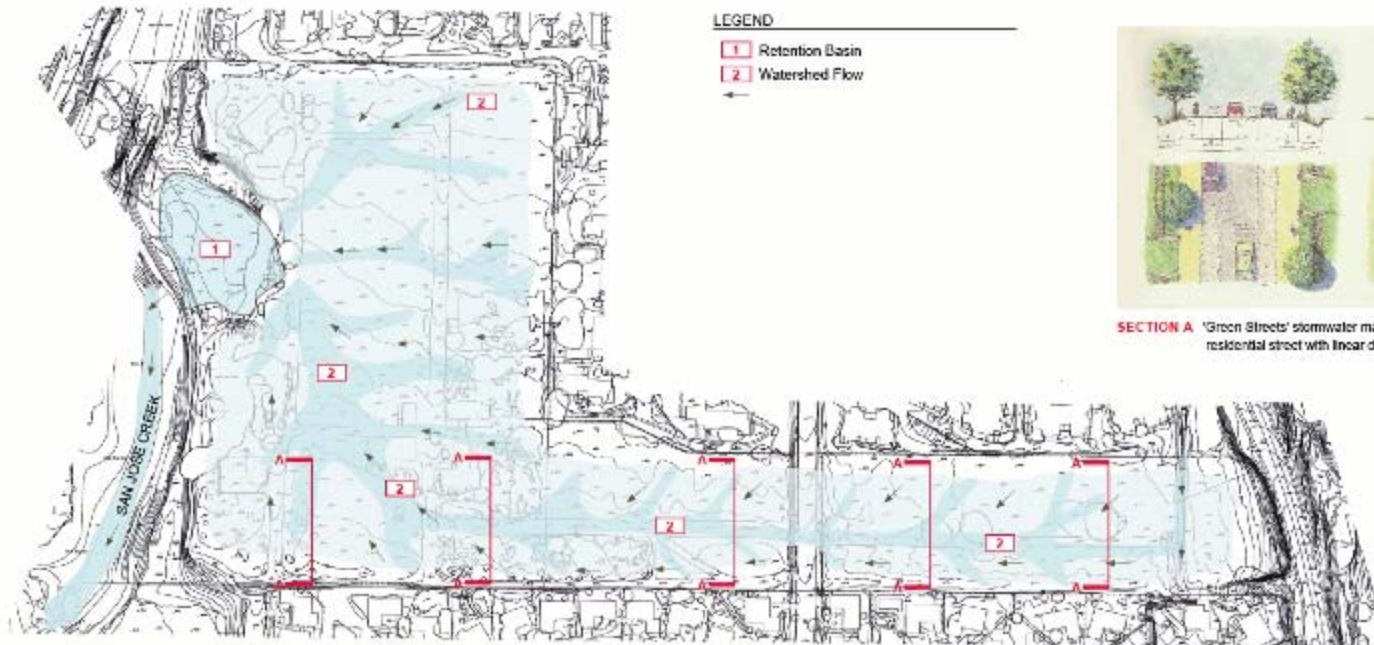
SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Watershed Management and Topography

- the site gently slopes away from the northeast corner predominantly to the south and toward San Jose creek along the western boundary.
- the proposed topography will remain similar to the existing topography
- the existing creek bed will remain as part of the new open space/public park



SECTION A 'Green Streets' stormwater management diagram residential street with linear detention basin

SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

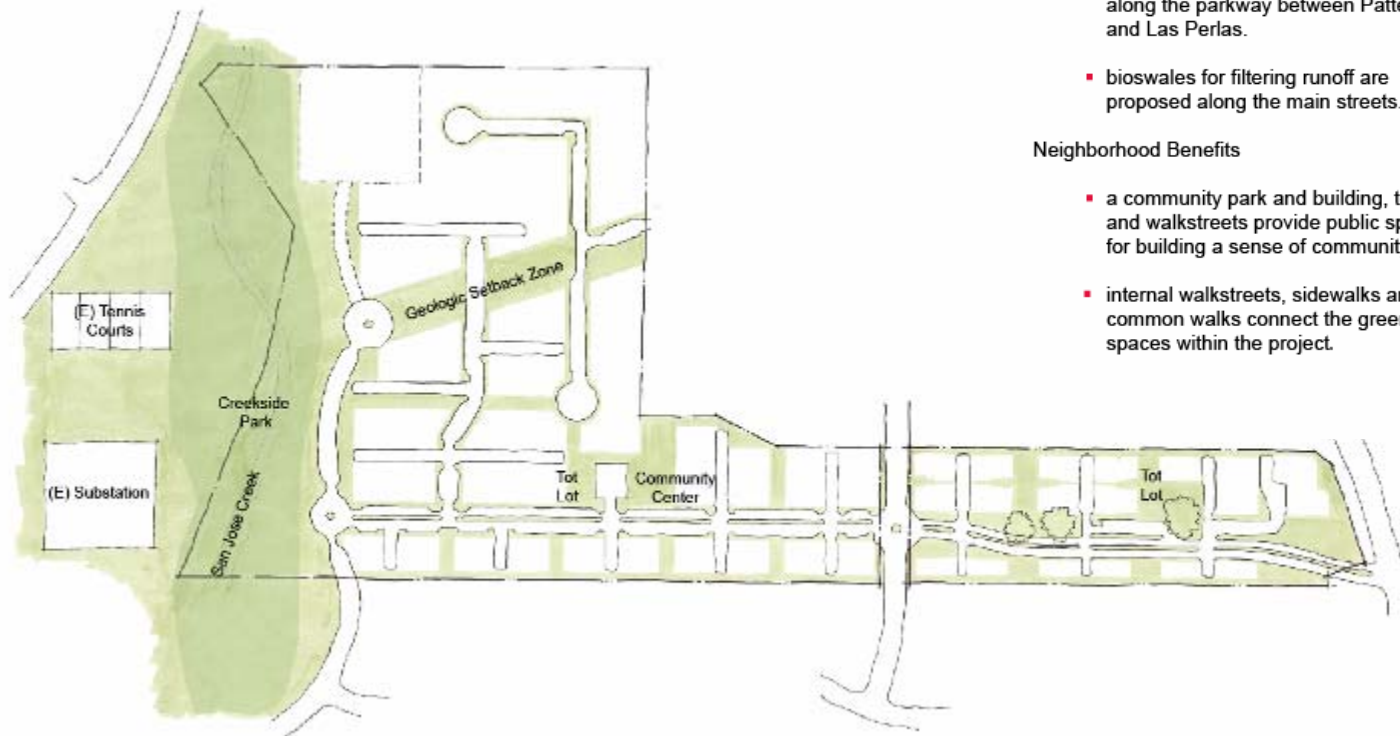
Open Space

Community Benefits

- the new park created on Merida Drive is approximately 4 acres. it connects the North Kellogg Avenue tennis courts with Patterson Avenue and Agana Drive.
- the linear park created at the geologic setback zone is 100' wide. this links the neighbors along Avenida Pequena and Las Perlas to San Jose Creek and the recreational activities associated with it.
- a second linear greenspace is proposed along the parkway between Patterson Ave. and Las Perlas.
- bioswales for filtering runoff are proposed along the main streets.

Neighborhood Benefits

- a community park and building, tot lots, and walkstreets provide public space for building a sense of community
- internal walkstreets, sidewalks and common walks connect the green spaces within the project.



SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Site Section at Patterson Avenue

- the entry street has bioswale drainage in the median as well as street trees and sidewalks as per 'Green Streets' stormwater management guidelines
- a bike route connects Patterson Avenue to the new creekside park and to north Kellogg Avenue.
- the proposed housing is sympathetic to the existing neighborhood context
- attached housing units adjacent to the north property line are similar in height and massing and scale to the existing single family residences.
- common walkways connect the project residents to the tot lot, walk streets and open green spaces.
- single family housing on the south property line reflect the size, mass and scale of the adjacent one story single family residences

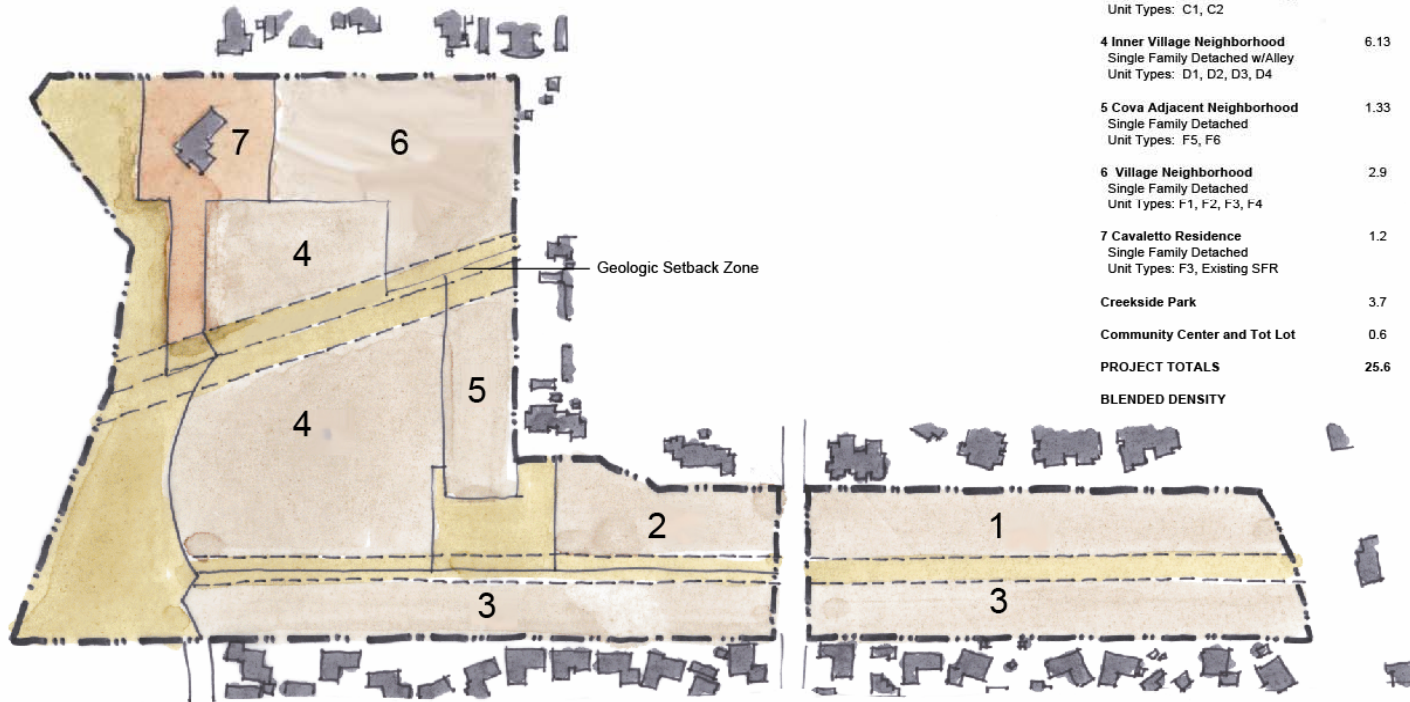


SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Planning Sectors



Sectors	Acres	Units	W/Second Units	Unit/Acre
1 Patterson Adjacent Neighborhood Triplex and Quadplex Units Unit Types: T3, Q4	3.47	45	-	12.97
2 Las Perlas Adjacent Neighborhood Single Family Detached w/Alley Unit Type: D1, D2	1.93	13	4	8.81
3 Pana Adjacent Neighborhood Single Family Detached w/Alley Unit Types: C1, C2	4.34	26	-	5.99
4 Inner Village Neighborhood Single Family Detached w/Alley Unit Types: D1, D2, D3, D4	6.13	46	11	9.30
5 Cova Adjacent Neighborhood Single Family Detached Unit Types: F5, F6	1.33	7	-	5.26
6 Village Neighborhood Single Family Detached Unit Types: F1, F2, F3, F4	2.9	12	5	5.86
7 Cavaletto Residence Single Family Detached Unit Types: F3, Existing SFR	1.2	2	-	1.67
Creekside Park	3.7	-	-	-
Community Center and Tot Lot	0.6	-	-	-
PROJECT TOTALS	25.6	151	20	-
BLENDED DENSITY				6.68

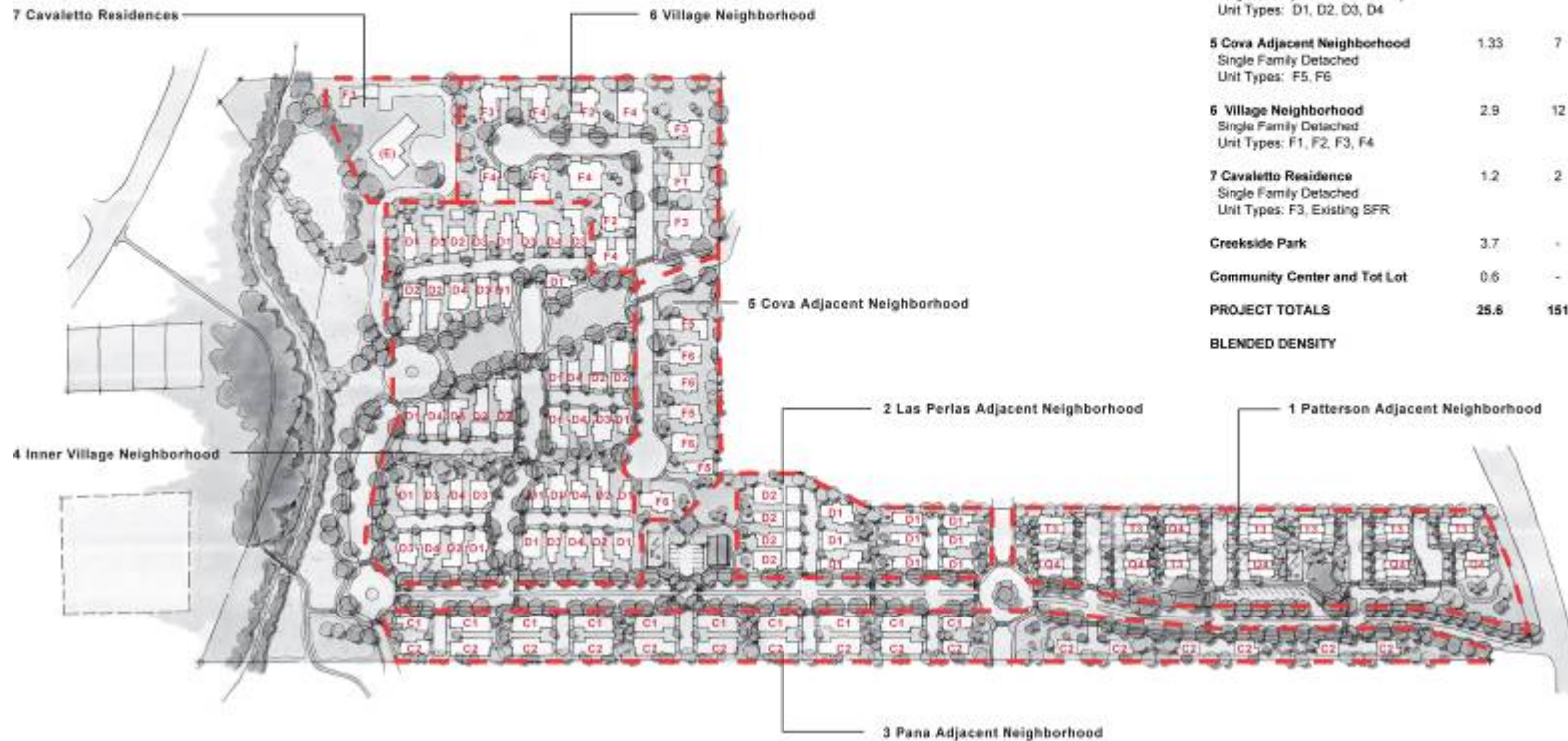
SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

 SHUBIN + DONALDSON ARCHITECTS INC.

Site Plan Index

Sectors	Acres	Units	W/Second Units	Unit/Acre
1 Patterson Adjacent Neighborhood Triplex and Quadplex Units Unit Types: T3, Q4	3.47	45	-	12.97
2 Las Perlas Adjacent Neighborhood Single Family Detached w/Alley Unit Type: D1, D2	1.93	13	4	8.81
3 Pana Adjacent Neighborhood Single Family Detached w/Alley Unit Types: C1, C2	4.34	28	-	5.99
4 Inner Village Neighborhood Single Family Detached w/Alley Unit Types: D1, D2, D3, D4	6.13	46	11	9.30
5 Cova Adjacent Neighborhood Single Family Detached Unit Types: F5, F6	1.33	7	-	5.28
6 Village Neighborhood Single Family Detached Unit Types: F1, F2, F3, F4	2.9	12	5	5.85
7 Cavaletto Residence Single Family Detached Unit Types: F3, Existing SFR	1.2	2	-	1.67
Creekside Park	3.7	-	-	-
Community Center and Tot Lot	0.6	-	-	-
PROJECT TOTALS	25.6	151	20	-
BLENDED DENSITY				6.68



SCALE: N.T.S.
JUNE 07, 2006

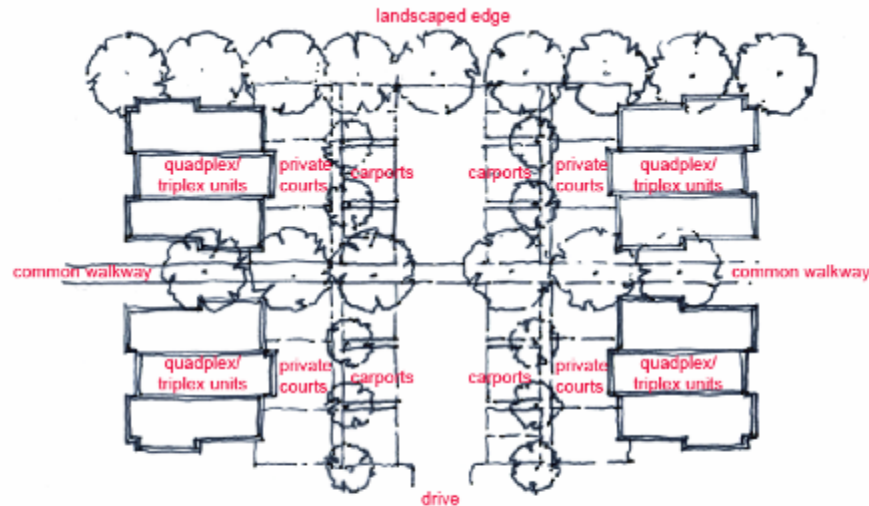
Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Parking by Sector

Sectors	Unit Type	Unit Count	Unit Parking Calcs.	Unit Parking Req'd.	Unit Parking Provided	Guest Parking Calcs.	Guest Parking Req'd.	Guest Parking Provided	Total Parking Req'd.	Total Parking Provided
1 Patterson Adjacent Neighborhood										
Triplex Units	A1 - 2bd I 1.5 ba	7	2 spaces/unit	14	14					
	A2 - 2bd I 1.5 ba	14	2 spaces/unit	28	28					
Quadplex Units	A1 - 2bd I 1.5 ba	6	2 spaces/unit	12	12					
	A2 - 2b I 1.5 ba	6	2 spaces/unit	12	12					
	A3 - 1bd I 1 ba	6	1space/unit	6	6					
	A4 - 1bd I 1 ba	6	1 space/unit	6	6	1 space/5 units	9			
Sector 1 Totals		45		78	78		9	26	87	104
2 Las Perlas Adjacent Neighborhood										
Single Family Detached w/Alley	D1 - 2bd I 2.5 ba I study	9	2 spaces/unit	18	18					
	D2 - D1 w/R.S.U.	4	2 spaces/unit + 1/RSU	12	12	1 space/5 units	3			
Sector 2 Totals		13		30	30		3	9	33	39
3 Pana Adjacent Neighborhood										
Single Family Detached w/Alley	C1 - 3 bd I 3.5 ba I study	22	2.5 spaces/unit	55	55					
	C2 - 2 bd I 2.5 ba I study	4	2 spaces/unit	8	8	1 space/5units	5			
Sector 3 Totals		26		63	63		5	35	68	98
4 Inner Village Neighborhood										
Single Family Detached w/Alley	D1 - 2bd I 2.5 ba I study	14	2 spaces/unit	28	28					
	D2 - D1 w/R.S.U.	11	2 spaces/unit + 1/RSU	33	33					
	D3 - 3 bd I 3.5 ba I study	12	2.5 spaces/unit	30	30					
	D4 - 2 bd I 2.5 ba I study	9	2 spaces/unit	18	18	1 space/5units	9			
Sector 4 Totals		46		109	109		9	24	118	133
5 Cova Adjacent Neighborhood										
Single Family Detached	F5 - 2bd I 2.5 ba I study	3	2 spaces/unit	6	6					
	F6 - 3bd I 3.5 ba I study	4	2.5 spaces/unit	10	10	1 space/5units	1			
Sector 5 Totals		7		16	16		1	8	17	24
6 Village Neighborhood										
Single Family Detached	F1 - 2 bd I 2ba I study	4	2 spaces/unit	8	8					
	F2 - 3 bd I 3.5 ba I study	2	2.5 spaces/unit	5	5					
	F3 - 4 bd I 3.5 ba I study	1	2.5 spaces/unit	3	3					
	F2 w/R.S.U.	5	2 spaces/unit + 1/RSU	18	18	1 space/5units	2			
Sector 6 Totals		12		34	34		2	4	36	38
7 Cavaletto Residence										
Single Family Detached	F3 - 4 bd I 3.5 ba I study	1	2.5 spaces/unit	3	3					
	(E) single family res.	1	2 spaces/unit	2	2	1 space/5 units	0			
Sector 7 Totals		2		5	5		0	1	5	6
Community Center and Tot Lot	3000 sq. ft.	1	1 space/300 sq. ft.	10	10				10	10
PROJECT TOTALS				345	345		29	107	374	452

Attached Housing



PLAN diagram showing relationship of units to private courts and common walkways



View of Attached Walk Street Housing from Common Walkway

Unit Types T3, Q4

- two and three bedroom townhouse-type apartments with attached private courts.
- provides opportunity for stacked one bedroom apartments with accessible units on ground floor.
- immediately adjacent carport(s) for convenient access; locked storage cabinets.

Community Benefits

- provides shared open space and common walk streets for garden environment.
- creates tot lot on site for families.
- interior landscaped walkway connects common open spaces.
- Patterson Avenue adjacent apartments with immediate access for vehicles and low neighborhood impact.
- site closest to bus route; it is also on the bike route.

Neighborhood Benefits

- entry street designed as boulevard with bikeway, median, parkways and sidewalks. (no parking)
- neighborhood immediately to the north has a higher density (6.2) than other surrounding neighborhoods. 15' landscaped edge along north property line.
- buffer of single family housing next to existing single family housing to the south. 15' landscaped edge along property line.

SCALE: N.T.S.
JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Small Lot Subdivision

Unit Types D1, D2, D3, D4

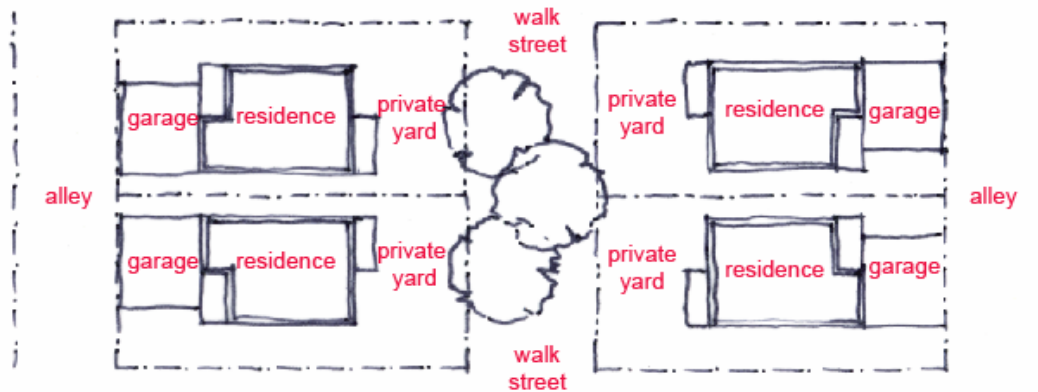
- typical lot size 40 x 80' (3200 sf).
- single family house with attached garage.
- can vary in square footage (sf) from 1200 sf in high transition areas to 2500 + sf in an area with a higher density.

Community Benefits

- garage accessed from enhanced alley or drive.
- front door accessed from alley or walk street.
- walk streets provide additional public open spaces.
- creates a more affordable single family house by defining smaller private yards.

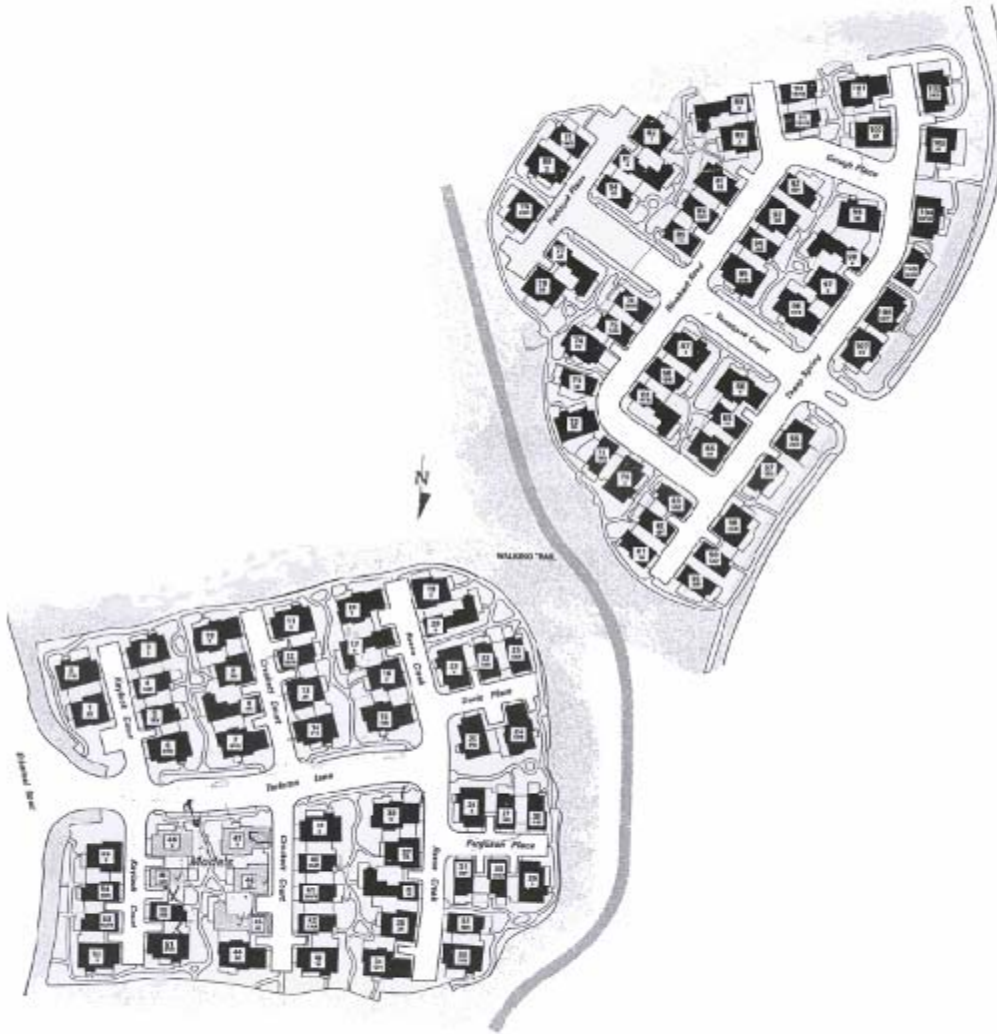
Neighborhood context

- selected properties can have residential second unit (rsu).
- uncovered parking area available on site for all possible rsu.
- off street parking provided along through streets. use of alleys creates fewer curb cuts and allows for more parking spaces.



PLAN diagram showing relationship of residential units to alley, private yards and walk streets

Similar Projects



SCALE: N.T.S.
JUNE 07, 2006

Walk Street Housing Type
Ladera Ranch,
Orange County, CA



Tree Farm Infill Housing

 SHUBIN + DONALDSON ARCHITECTS INC.

Similar Projects



Walk Street Housing Type
Ladera Ranch
Orange County, California

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

JUNE 07, 2006

Similar Projects



SCALE: N.T.S.
JUNE 07, 2006

Walk Street Housing Type
Ladera Ranch
Orange County, California

Tree Farm Infill Housing

 **SHUBIN + DONALDSON ARCHITECTS INC.**

Similar Projects



Walk Street Housing Type
Ladera Ranch
Orange County, California

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

SCALE: N.T.S.
JUNE 07, 2006

Existing Site Conditions



View from Geologic Setback Zone



View from Utility Easement Looking East



View from Utility Easement at Las Perlas Drive Looking West

JUNE 07, 2006

Tree Farm Infill Housing

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Project Area Calculations

NET AREA BY FLOOR											
UNIT TYPE	DESCRIPTION	UNIT COUNT	FLOOR 1	FLOOR 2	FLOOR 3	R.S.U.	TOTAL LIVING NET AREA	GARAGE	TOTAL NET AREA	TOTAL BUILDING FOOTPRINT	TOTAL NET AREA BY SECTOR
SECTOR 1 - PATTERSON ADJACENT NEIGHBORHOOD											
T-3	Triplex Units	7	1,722							1,894	
A1	2 story unit (end) - 2bd 1.5ba	7	574	574	-	-	1,148	-	1,148		8,036
A2	2 story unit w/attic space (middle) - 2bd 1.5ba	14	574	574	238	-	1,386	-	1,386		19,404
Q-4	Quadplex Units	6	1,722							1,894	
A1	2 story unit (end) - 2bd 1.5ba	6	574	-	-	-	574	-	574		3,444
A2	2 story unit w/attic space (middle) - 2bd 1.5ba	6	574	574	238	-	1,386	-	1,386		8,316
A3	1 bd 1 ba 1-story unit (down)	6	570	-	-	-	570	-	570		3,420
A4	1 bd 1 ba 1-story unit (up)	6	800	-	-	-	800	-	800		3,600
SECTOR 1 SUBTOTALS		45	3,466	1,722	-	-	5,664	-	5,664	24,622	46,220
SECTOR 2 - LAS PERLAS ADJACENT NEIGHBORHOOD											
Single Family Detached w/Alley											
D1	2 story - 2 bedroom 2.5 bath study	9	900	700	-	-	1,600	400	2,000	1,430	18,000
D2	D1 w/residential second unit	4	900	700	-	600	2,200	400	2,600	1,430	10,400
SECTOR 2 SUBTOTALS		13	1,800	1,400	200	600	3,800	800	4,600	18,590	28,400
SECTOR 3 - PANA ADJACENT NEIGHBORHOOD											
Single Family Detached w/Alley											
C1	2 story unit - 3bd 3.5ba study	22	1,500	600	-	-	2,100	400	2,500	2,090	55,000
C2	1 story unit - 2bd 2.5ba study	4	1,400	-	-	-	1,400	400	1,800	1,980	7,200
SECTOR 3 SUBTOTALS		26	2,900	600	-	-	3,500	800	4,300	53,990	62,200
SECTOR 4 - INNER VILLAGE NEIGHBORHOOD											
Single Family Detached w/Alley											
D1	2 story unit - 2 bedroom 2.5 bath study	14	900	700	-	-	1,600	400	2,000	1,430	28,000
D2	D1 w/ residential second unit	11	900	700	-	600	2,200	400	2,600	1,430	28,600
D3	2 story unit - 3 bedroom 3.5 bath study	12	1,100	800	-	-	1,900	400	2,300	1,650	27,600
D4	3 story unit - 2 bedroom 2.5 bath study	9	800	800	600	-	2,200	400	2,600	1,320	23,400
SECTOR 4 SUBTOTALS		46	3,700	3,000	600	600	7,900	1,600	9,500	67,430	107,600
SECTOR 5 - COVA ADJACENT NEIGHBORHOOD											
Single Family Detached											
F5	1 story unit - 2 bedroom 2.5 bath study	3	1,900	-	-	-	1,900	400	2,300	2,530	6,800
F6	2 story unit - 3 bedroom 3.5 bath study	4	1,800	800	-	-	2,600	400	3,000	2,420	12,000
SECTOR 5 SUBTOTALS		7	3,700	800	-	-	4,500	800	5,300	17,270	18,900
SECTOR 6 - VILLAGE NEIGHBORHOOD											
Single Family Detached											
F1	1 story unit - 2 bedroom 2 bath study	4	2,100	-	-	-	2,100	400	2,500	2,750	10,000
F2	2 story unit - 3 bedroom 3.5 bath study	2	1,800	1,000	-	-	2,800	600	3,400	2,640	6,800
F3	2 story unit - 4 bedroom 3.5 bath study	1	1,800	1,400	-	-	3,200	600	3,800	2,640	3,800
F4	F2 w/residential second unit	5	1,800	1,000	-	600	3,400	600	4,000	2,640	20,000
SECTOR 6 SUBTOTALS		12	7,500	3,400	-	600	11,500	2,200	13,700	32,120	40,600
SECTOR 7 - CAVALETTO RESIDENCES											
Single Family Detached											
F3	2 story unit - 4 bedroom 3.5 bath study	1	1,800	1,400	-	-	3,200	400	3,600	2,420	3,600
(E)	Existing Single Family Residence	1	1,800	1,400	-	-	3,200	600	3,800	2,640	3,600
SECTOR 7 SUBTOTALS		2	3,600	2,800	-	-	6,400	1,000	7,400	4,620	7,400
UNIT COUNT SUBTOTAL		151									
R.S.U. COUNT SUBTOTAL		20									
PROJECT TOTALS		171	26,666	13,722	600	1,800	43,264	7,200	50,464	218,552	311,320
OPEN AREA REQUIRED		(40%)GROSS LOT AREA = (40%)25.6 ACRES = (40%)1,115,136 SQ. FT. = 446,054 SQ. FT.									40% OF LOT AREA
OPEN AREA PROVIDED		GROSS LOT AREA - TOTAL BUILDING FOOTPRINT = 1,115,136 SQ. FT. - 230,092 SQ. FT. = 885,044 SQ. FT.									79% OF LOT AREA

Current Site Plan in Neighborhood



Agriculture

-
- ✦ Montecito, San Roque, Goleta- All had agricultural uses on the land once
 - ✦ The County's Ag is healthy, in rural areas, \$950 Million of Ag. Sales; Tree Farm- \$00.
 - ✦ Per Ag. Expert George Goodall-Ag. is done for this property, not to return.
 - ✦ The parallel infill property was approved by the County & built years ago.
 - ✦ **The X-Mass Tree farm is dead, was a Christmas Tree farm, while alive, really "Ag."**

The Community Plan

- ✦ There is an existing plan that, on balance, says yes to housing here.
- ✦ Four Identified Isolated ag. Parcels- were the next to go residential (including this).
- ✦ One of the 4 was approved in 1998- **this is next.**
- ✦ Housing -job balance mandates more housing.
- ✦ The community plan contemplates rezones.
- ✦ The Housing Element requires South Coast housing too.
- ✦ **You can't meet housing numbers without this.**

Visioning – General Plan Update

-
- ✦ “Visioning” happened 5 years after the community said in- fill housing is appropriate here.
 - ✦ Most other parcels are in disconnected areas
 - ✦ **You will never get this much detailed property consideration in an updated GP.**
 - ✦ There have been 24 GP change window times since this was brought to the County.
 - ✦ This is real housing and an ideal process
 - ✦ Where is “Visioning” in the law, in the identified process?
 - ✦ Delay is just delay for delay sake.

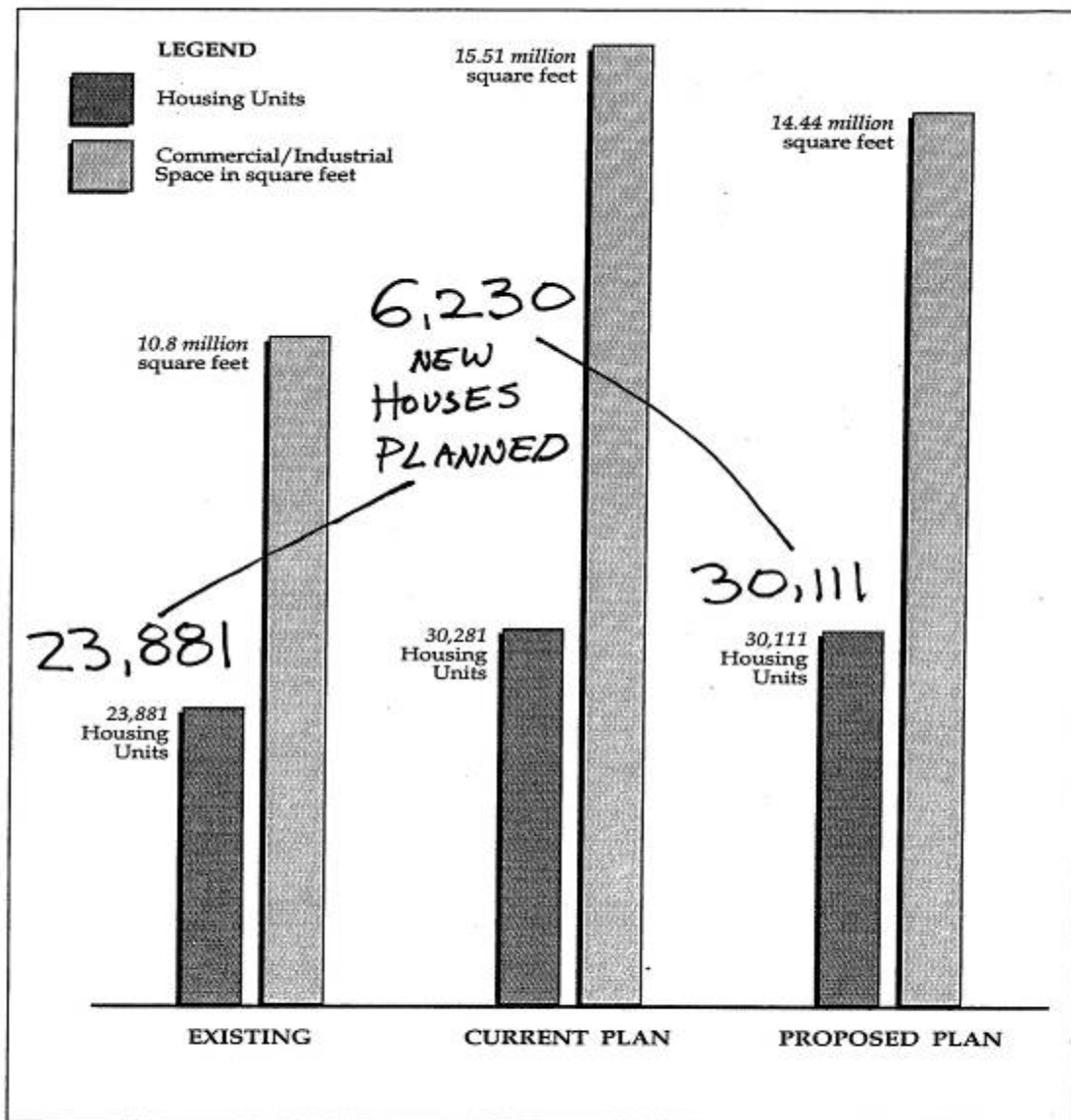
Fair Process, Due Process

-
- ✦ Neighbors approved housing here in Oct. 2000
 - ✦ No one has worked with any neighbors to sell smart growth- infill like us....anywhere.
 - ✦ Seventeen plans of fine tuning.
 - ✦ The equivalent property in the GP is built.
 - ✦ It is not fair to do a *Catch 22* on us:
 - ◆ You must satisfy every neighbor and.....
 - ◆ Provide denser housing than neighbors want.
 - ✦ **We have done the best balancing possible.**
 - ✦ **We have sought quality & moderate density**

Housing Is Required in This Area

This Provides Excellent Housing

- ✦ The GP in 1993- 6230 new units planned
- ✦ Some 360 built so far, in 13 years?
- ✦ Housing is well behind jobs creation
- ✦ Freeways- full of workers going north and south
 - ◆ 25,000 daily commuters
- ✦ This is a great mixture of housing types
- ✦ It balances compatibility and housing



OGDEN
 ■■■■■

Existing, Existing Plan Buildout and Proposed Plan Buildout
 In Terms of Housing and Commercial/Industrial Space

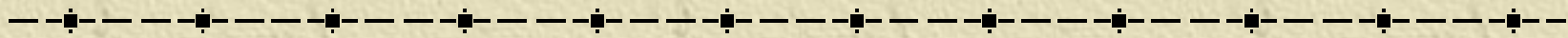
FIGURE

III-7

Affordable Housing

-
- ✦ In 2001 when this was filed 5%-10% was required.
 - ✦ This is 10% in lieu and 30% on site (compared to the # of market units)
 - ✦ This would be a good project to show the State that the County can take positive action on housing.

What is the Precedent of Allowing this to Proceed



- ✦ If you find others like this- approve them to.
- ✦ Next large private property in order for housing.
- ✦ Density consistent with the neighborhood.
- ✦ Owner still living in the new community.
- ✦ Spent six years working with neighbors.
- ✦ Previously had housing approved on the property.
- ✦ Voluntarily gave up zoning before for use that no longer exists.
- ✦ Create new road and bike path circulation links.
- ✦ There are no equivalents.....unfortunately.

Process going forward

-
- ✦ Joint PC & BAR meeting?
 - ✦ Environmental review
 - ✦ Hearings on all companion applications
 - ✦ Hopefully approval, construction and...
 - ✦ ...People having new homes to live in.

When is the time right...

For Housing on this Site....

- ✦ It Could have been in 1970
- ✦ It Could have been in 1998
- ✦ It Could have been in 2002
- ✦ It will not stop being infill
- ✦ In the middle of the Urban Boundary
- ✦ Would 2010 be better?
- ✦ What would the density be then?

The Time is Now
To Allow this to proceed



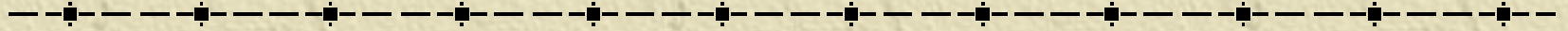
Tree Farm Infill Housing

-
- ✦ Neighbors working with neighbors toward good infill housing- 6 1/2 years and counting...
 - ✦ Providing for multiple housing segments
 - ✦ Enhancing a fine neighborhood
 - ✦ Walk to the new creek-side park
 - ✦ Bike to school.
 - ✦ Tree Farm.....
 - ✦ ***You can grow roots here.***

Thank You



End Slide



© Jeff Nelson 2006

Architecture- slides 38-64 by Robin Donaldson
Cavaletto Home pictures by Larry Cavaletto