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Sarah Mayer Public Comment - Group 10

From: Villalobos, David
Sent: Wednesday, May 1, 2024 5:14 PM
To: sbcob
Subject: FW: Proposed Rezoning of 560 North La Cumbre Road
Attachments: Proposed Rezoning of 560 North La Cumbre Rd 05.01.24 ltr.pdf

Importance: High

From: Debra Doria <debra@hbarchitects.com>
Sent: Wednesday, May 1, 2024 1:48 PM
To: Villalobos, David <dvillalo@countyofsb.org>
Cc: Laura Capps <lcapps@countyofsb.org>; EFriedman@SantaBarbaraCA.gov
Subject: Proposed Rezoning of 560 North La Cumbre Road
Importance: High

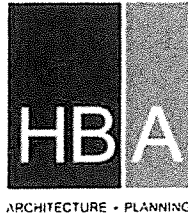
Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good afternoon, Mr. Villalobos:

The attached letter is being sent to you on behalf of Jay Blatter.

Please see the attached letter regarding the proposed rezoning of 560 North La Cumbre Road.

Thank you for your time and attention to this matter.



May 1, 2024

David Villalobos
Board Assistant Supervisor
County of Santa Barbara
Planning Commission
123 East Anapamu Street
Santa Barbara, CA 93101

Dear Mr. Villalobos:

Subject: Proposed DR-30/40 Rezoning of 560 North La Cumbre Road

My name is Jay Blatter and my wife, JoAnne, and I reside at 622 Rolling Brook Lane which is a quiet cul-de-sac with a few small single-family homes. I am a licensed architect and a founding partner of Hochhauser Blatter Architects, a 20-person architectural and planning firm based in Santa Barbara with expertise in the planning and design of multi-family residential communities.

Rolling Brook Lane is accessed by Calle Cita which is adjacent to the Hope Church property located at 560 North La Cumbre Road. I have a number of concerns and take exception with the County of Santa Barbara's (County) proposed re-zoning of this 2.95-acre parcel from an 8-R-1 inland urban area zone designation to a DR-30/40 zone. My specific concerns are as follows:

1. The proposed DR-30/40 zone could facilitate the development of 59-89 dwelling units. This scale of development would be completely out of character with the existing residential neighborhood which is primarily small single-family homes.
2. The DR-30/40 zone would allow construction of a 40-foot-tall building and with possible application of State Density Bonus Law potential concessions that could allow additional building heights of up to 51 feet.
3. Calle Cita and Rolling Brook Lane are primarily pedestrian routes that young children utilize to walk to and from Monte Vista Elementary school as well as La Colina Jr. High School. The additional vehicular traffic, especially during the morning and afternoon commuter traffic, along with potential driveway access to the site would create a serious safety risk to the children. The intersections of Calle Cita with both La Cumbre Road and Hope Avenue are already unsafe and with the additional traffic this project would create and make pedestrian crossing at these locations even more dangerous.
4. Existing parking is already deficient in the neighborhood, especially on Rolling Brook Lane. The proposed high density residential development at the Hope Church property site, regardless of on-site parking requirements would further exasperate this issue and could easily result in the residents having to park further away from their homes.

David Villalobos
Board Assistant Supervisor
County of Santa Barbara
May 1, 2024
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5. The existing Hope Church property is a highly vegetative environment with trees and a creek that supports a significant, meaningful, and diverse habitat including, but not limited to; many bird species, squirrels, rabbits, lizards, etc. This site has a significant slope and with the proposed sizeable development the substantial required grading would not only degrade but more likely to destroy this thriving ecosystem that the community values.

In closing, as an architect and planner I am not opposed to housing that is much needed in Santa Barbara, I understand the need of the County to update the housing element to comply with the State of California housing requirements, but I do not feel this is not an appropriate location for the proposed zone change. I firmly believe that with the significant number of underutilized commercial properties (not unlike the La Cumbre Plaza site) there are far more appropriate locations.

I will be sharing my insight with my neighborhood, and I will keep the County informed of all additional comments and concerns. I will be forwarding this correspondence to Laura Capps, Second District Supervisor, County of Santa Barbara, and Eric Friedman Councilmember, District 5, City of Santa Barbara.

Sincerely,



Jay Blatter, AIA

cc: Laura Capps, Second District Supervisor, County of Santa Barbara
Eric Friedman, Councilmember, District 5, City of Santa Barbara

Sarah Mayer

From: Tom Patton <tpatton@sbramada.com>
Sent: Wednesday, May 1, 2024 6:04 PM
To: sbcob
Subject: Public Comment - May 3 Board of Supervisors Rezone Hearing
Attachments: 2023-31 Housing Element Rezone Amendments.pdf

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 Lavagnino and Supervisors:

Please find attached my letter of support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update.

Sincerely,

Tom Patton, C.H.A.
General Manager/Partner
Ramada by Wyndham Santa Barbara
4770 Calle Real
Santa Barbara, CA 93110
805-964-3511 Phone
805-964-0075 Fax
www.sbramada.com

RAMADA®
BY WYNDHAM

May 1, 2024

Chair Lavagnino and Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA, 93101

RE: 2023-31 Housing Element Rezone Amendments

Dear Chair Lavagnino and Supervisors:

As a representative of Ramada by Wyndham Santa Barbara I would like to express my support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update.

Ramada by Wyndham Santa Barbara recognizes the retention, recruitment, and other workforce-related challenges that our County's current housing supply crisis creates for employers like us throughout Santa Barbara County. The proposed rezone sites will lead to much needed housing stock of various types and income levels, alleviating some of the workforce pressure felt by employers in Santa Barbara County.

As an Executive Board Member of the Santa Barbara South Coast Chamber of Commerce, I support their efforts to create an Employer Sponsored Housing Consortium, which will give local employers the opportunity to secure housing for their employees. Not only will this program ensure that a portion of the new market rate housing stock goes to the local workforce, but it also streamlines the relationship between local employers and developers, and it eliminates the employers' administrative burden associated with employer sponsored housing. That is why it is so important that the sites who have agreed to work closely with the Chamber on the development of this program be rezoned.

Currently three of the Chamber's four partner sites are included in the Planning Commission recommendation for sites to be rezoned. It would have been preferable to have all the Chamber's partner sites included; Glen Annie, San Marcos Ranch, the Caird Family Property, and the Orchard Project (Giorgi), as well as the Chamber supported Bailard Project.

The current recommended sites offer a viable path forward to reaching the County's State mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. But more can always be done. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four, as well as the Bailard Project. Thank you for your support of workforce housing, and consequentially of local employers like the Ramada by Wyndham Santa Barbara.

Sincerely,



Tom Patton, CHA
General Manager & Partner
Ramada by Wyndham Santa Barbara

RAMADA BY WYNDHAM SANTA BARBARA
4770 Calle Real
Santa Barbara, CA 93110
P 805.964.3511 F 805.964.0075
ramada.com

RAMADA
BY WYNDHAM

Sarah Mayer

From: Dan Choi <sbdchoi@hotmail.com>
Sent: Wednesday, May 1, 2024 6:57 PM
To: sbcob
Subject: Public Comment Regarding potential rezoning of Glen Annie Property

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 Supervisors,

It is unfortunate that many of us are not able to attend such an important meeting due to our jobs, but I do appreciate you allowing for public comment via email.

I understand that one of the responsibilities of your office is to find and facilitate the building of affordable housing for our growing workforce. In addition, I understand that not only is affordable housing for our growing workforce a moral obligation, but it is also a legal obligation mandated by the state along with fiscal repercussions for not doing so. I also strongly believe that your number one priority should be public safety. However, recent actions by the county suggest that public safety is being ignored in an effort to push through efforts to try and comply with state building mandates.

The following information is taken from the Goleta Ramp Metering Study put out by the Santa Barbara County Association of Governments that was produced on May 8, 2018. In this report, on page 20, it was noted in the field observations section that "Additional observations by SBCAG staff and officials have noted congestion on off-ramps in the corridor, in particular the northbound off-ramp to Storke Road/Glen Annie Road." Page 23 and 24 point out that the Glen Annie Storke/Hollister offramp received a LOS score of D for delay and F for density. In addition, on page 27, it states "The TASAS data represent the only reliable data source used by Caltrans for safety analysis. The TIMS data indicate higher numbers of fatal or injury collisions (averaging more than one collision per year) at several ramps, with the highest volume (three average per year) at the southbound on-ramp from Storke Road/Glen Annie Road." It is worth noting data from this report is all based on observations through 2015 predating much of the more recently completed housing projects on the ocean side of the 101 at Glen Annie and Hollister.

In addition, according to TIMS (Transportation Injury Mapping System) data, the intersection of Glen Annie and Cathedral Oaks, which was not studied in the Goleta Ramp Study report, is statistically one of the most, if not the most dangerous intersection on surface streets in the city of Goleta. In the last five years we have had four fatalities within a half mile of the proposed rezoning. Four fatalities!

Lastly, most disturbing is the county's proposal to move forward with the LOS (level of service) standards removed. Why would the county not want to do their due diligence, especially in such an already impacted and dangerous area as pointed out in their own study? While there is certainly pressure to comply with the state mandates, it should never be at the cost of proper planning and, most importantly, not at the cost of public safety!

The measure for most litigation are decisions made in a "reasonable" manner. Based on the information provided, even within your own report, it seems clear that should the county move forward with rezoning and

development, especially without the level of service standards, that "reasonable" legal standards are not met therefore opening up future litigation as it is clear accidents and, unfortunately, fatalities will occur. This seems even more unconscionable as there are three schools that will be directly affected by the rezoning effort. Dos Pueblos High School is located right in front of the newly proposed main entrance in the plan put forth by the Imagineglenannie development group. Brandon Elementary and Montessori school will also lie on one of the direct routes that many will take to avoid streets affected by the new traffic patterns.

Thank you for taking the time to listen and I urge you to stop the rezoning efforts at the Glen Annie property. I realize that hard decisions need to be made, but they should never be at the cost of public safety. Especially the safety of the local school age children.

Sincerely,
Dan Choi

Sarah Mayer

From: The Tree Amigos of Orcutt <thetreeamigosoforcutt@msn.com>
Sent: Wednesday, May 1, 2024 8:32 PM
To: sbcob
Subject: Board of Supervisors 5-3-24 Meeting
Attachments: Tree Amigos 5-3-24 Letter.pdf

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 Clerk,

Please accept the attached public comment for the 5-3-24 Board of Supervisors meeting.

Thank you,
Ryan and Teri Schwab
The Tree Amigos of Orcutt

Sent from Outlook

Dear Board of Supervisors,

At the Housing Element special meeting in Santa Maria on 4/30/24, the Board took a preliminary vote to approve Key Site 11 in the housing element. This was very disappointing in light of the fact that the developer's proposal was first received and considered for the housing element on 3/19/2024. It was approved by the Planning Commission on April 1st, a mere 13 days later. The Tree Amigos of Orcutt, a well-known stakeholder for Key Site 11, heard about this for the first time from the Orcutt Pioneer on April 21, after the fact, and only had 8 days to prepare for the hearing before the Board of Supervisors on 4/30. It is shocking that a sensitive open space in Santa Barbara County can be stripped of its environmental protections in a mere 13 days.

At the Planning Commission Meeting on 4/1 there was absolutely NO deliberation of the inclusion of Key Site 11 before the Commissioners voted for the housing element. Fourth District Commissioner Roy Reed lamented the fact that difficult decisions had to be made and they thought long and hard about the key sites before they were added to the housing element. However, in the playback of the meeting, the Tree Amigos could find NO deliberation, or weighing of the pros and cons of adding Key site 11 this late in the game. Staff, however, at the 3/19 workshop during the discussion that starts at 4:46:38 timestamp,¹ DID mention concerns about adding Key Site 11 to the housing element:

"Board Members, Supervisor Nelson, some of the proposals, we are hearing about them for the first time this evening like Key Site 11. So what we'll need to do is take a look at what's actually been proposed versus what, that is what's proposed in the housing element versus what's being proposed by the developer now and how the zoning, whether it aligns. We do have on Key Site 11, for example, a mix of commercial uses with residential. But I'm not sure it aligns with the site plan that I saw today." (4:46:38-4:47:17)

With staff just finding out on 3/19 at the workshop, and then the Planning Commission voting for it on 4/1, how was the public to know Key Site 11 was on the chopping block? They couldn't. There was no public notice of a development on Key Site 11 being considered for the housing element before the vote. In fact, the workshop wasn't even posted to YouTube until we asked about it on 4/24/24, 23 days after the vote.

There was no consideration or MENTION by Roy Reed or the Planning Commission that Key site 11 was to be considered by the Orcutt Community Plan for a permanent open space easement, or that The Sierra Club, the State Department of Fish and Game, and The Environmental Defense Center had offered letters of support to the Tree Amigos for their effort to keep it free from development and as an open space. The Planning Commission just approved it at the end of their meeting.

The Tree Amigos are requesting the Board of Supervisors remove Key Site 11 from the housing element by choosing Alternative 5. This would remove both Key Site 11 and Key Site 10 (at the bottom of the Bradley Dip) from being stripped of environmental protections. Without those key sites, the state's affordable housing requirement will still be met well over the 15% buffer. Under normal circumstances this Key Site 11, 150 apartment - mixed use development would be subject to updated LOS (levels of service) requirements, which would likely prevent it from being able to get off the ground.

The Tree Amigos of Orcutt

5/1/2024

¹ [Board of Supervisors Rezone Workshop for County Housing Element - 03/19/24 - YouTube](#)

Sarah Mayer

From: Daniel Muhr <dannymuhr805@gmail.com>
Sent: Wednesday, May 1, 2024 9:34 PM
To: sbcob
Subject: Comment from local teacher about possible development of Glen Annie Gold 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 County Supervisors,

I am angry and disappointed to hear of the proposal to rezone the Glen Annie Golf Course to a residential area with the potential of building up to 1000 new homes. I have lived in this community for 47 years and have taught at Brandon Elementary School for 17. I grew up playing in the open fields next to the little league fields which is now the Camino Real marketplace. It feels like this proposal is being rammed through with little public awareness and comment. The greed of developers is fueling this to move forward much too quickly. Please stop, ask your constituents and not just those who stand to profit from this how they feel about it, and realize that this would have a horrendous impact on the city of Goleta.

My concerns about this project are huge:

- Environmentally it would be devastating to the area. The golf course and open areas around DP serve as a wildlife corridor and many animals would be negatively affected.
- The traffic in this area is already terrible since the development of the Camino Real Shopping center and the newer housing projects surrounding it. These projects, along with the access to Isla Vista and the hundreds of cars going to the high school, create dense traffic with slow lights. Already there is often a dangerous situation getting off the freeway when school hours are approaching as the cars get piled up off the onramp onto the 101.
- Dos Pueblos High School has been a wonderful place for the students in our community to be. It is on the edge of the neighborhoods and the kids have beautiful roads to run on for cross country and track practice. The school would suddenly be surrounded by suburban sprawl and hundreds of more cars going by.
- The Goleta schools are already full, where would all these children attend elementary school?
- The beauty of Goleta is the open space. I have heard the argument for decades that the state is requiring us to build so many units by a certain date to meet housing needs. These developments usually end up in Goleta while Santa Barbara avoids most of them. I would like to see you, our County Supervisors decide to say no to development and take the state penalties for not meeting these never-ending building quotas in an effort to protect the communities and open spaces we love so much. The true value of our area is in its limited development.
- I was angered to read an article in the Newshawk that said the Santa Barbara School District is supporting these developments. Teachers and staff have never been polled or asked for feedback on these projects and our current district leadership is notorious for not building connections with our community or having any pulse on how teachers are feeling. They said there would be seven acres put aside for teacher housing. I believe low income housing models do not help people who live in a community because the caps of resale value mean that the owners never get to build equity in a community the way their neighbors do. When they decide to move, they are still forced to go to a different town and never really own a part of the town they grow to love.

Please do not allow the golf course to be rezoned. It would destroy this beautiful part of Goleta and turn it into a congested, over developed, traffic-ridden city like many in Los Angeles and Orange County. The value of our area is in its

pastoral, lightly developed, natural landscape. If you truly want to improve our community, turn the Glen Annie Golf Course into an open space and leave it untouched except for a series of trails going through.

Sincerely,
Danelle Muhr

Sarah Mayer

From: Linda Honikman <linda.honikman@gmail.com>
Sent: Wednesday, May 1, 2024 9:52 PM
To: sbcob
Subject: for May 3 County BOS Hearing - comments from Future Housing Communities
Attachments: County Upzone Scoring Grid and Final Thoughts - May 3.pdf

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 distribute and post these Scoring Grids and Final Thoughts about Upzone sites.

Thank you!
Linda Honikman
Future Housing Communities

(805) 683-0408 cell (8am-8pm PST)

SB County Potential Upzone Sites for South Coast - Scoring Grids and Final Thoughts

The case for upzoning Giorgi / Orchard now

I have tried to get as much accurate info as possible about what development teams are planning which is usually very different from the original "hoped for" percent of 50% low and 25% moderate income units. Here is a screen shot of the totals at the bottom of the spreadsheet if Giorgi and McCloskey are left out of the upzone list:

	Low Income	Mod Income	>Mod Income	Total Units
REZONE totals (from Planning Commission April 1) without Giorgi, McCloskey/Lelande	1256	554	2425	4235
REZONE totals (from Planning Commission April 1) without Giorgi, McCloskey/Lelande PLUS pend projects, vacant land, ADUs, County sites	1899	1019	4847	7765
RHNA + 15% buffer needs	2030	1208	1325	4563
RHNA shortfalls for Low and Moderate income units	-131	-189	3522	
with NO rezones for Bailard, Giorgi + McCloskey	24%	13%	62%	

Note that it appears that we will be short for the state's low and moderate income targets. I think it is important to upzone Giorgi because:

- 1) They are entitled to go forward in some fashion due to the builder's remedy and an upzone allows the Orchard Team to coordinate early with the other adjoining property owners for circulation planning, etc.
- 2) Without the upzone we lose the bigger park and 180 of the affordable units.
- 3) If you look at the scoring grids for affordability and livability on following pages, Giorgi scores quite well (in the top 3) and will provide much needed housing to a variety of family types which are not being accommodated at the other sites.
- 4) I believe there is a concern that the Orchard team might build in the Airport Zone 2. I believe Live Work units are a use allowed in Zone 2 currently but it may not be a good idea regardless. I know some airport neighbors feel that airport noise is getting worse. The team is prepared to do whatever is necessary to ensure future residents will have a livable place to live and if they don't build the Live Work units they will not lose any of their affordable units.

San Marcos Ranch parcels have the highest densities which make future livability challenging

I reported in a previous hearing that there were 85 neighbors in the San Marcos / Tatum Hollister area who agreed that the top priority related to livability in the future expanded neighborhood was reducing the density of the San Marcos area to 20 units/acre instead of the 30 to 40 units/acre. At the time I thought that 20 units/acre was the average of the other large potential upzone sites but most of the actual plans have a lower density as you can see from the grids on page 2 and 4 below. Because of the 15% buffer, if we upzone Giorgi we can also decrease San Marcos and/or Tatum a bit. The most recent upzone plans have had a big negative impact when comparing the old Tatum plan with the new Tatum plan. We heard we were getting some additional affordable units but we also got more than 200 market rate and there is no longer a good vegetation buffer between buildings and the 101. Also note that Parcel 2 of San Marcos (by County Housing Authority) will be at 44 units per acre if the 50 moderate units are added there as the staff report suggests.

SB County Potential Upzone Sites for South Coast Scoring Grid May 3, 2024 Hearing (1/3)

	Size in Acres	Current Zoning	Proposed Zoning	Density in units/acre	Livability Subtotal	Affordability Subtotal	Overall Score
Glen Annie	94.7 ac	AG-II-40	DR 20/25	10.6 u/ac	17	6	23
Giorgi	64.8 ac	AG-I-10	DR 30/40	18 u/ac	15	5	20
Caird/Ekwill	99.5 ac	AG-I-10	DR 20/25 +AG-I-10	8.2 u/ac	15	5	20
San Marcos Growers 1 & 2	33.07	AG-I-5	DR 30/40	29 u/ac to 44 u/ac	9	3	12
St Vincent's East & West	49.05 ac	DR-1 & DR-4.6	DR 20/30	3.6 u/ac	8	4	12
Tatum	23 ac	DR-20 + 10-E-1	DR 20/30	24 u/ac if upzoned	8	3	11
Montessori	11.4 ac	AG-I-5	DR 12.3, DR 30/40, REC	17.3 u/ac	8	3	11
St. Athanasius	20.56 ac	AG-I-10	DR 30/40	15 u/ac	6	5	11
Bailard	6.98		DR 20/30	26 u/ac if upzoned	?	?	?
Van Wingerden 1 & 2	24.78	AG-I-5, AG-1-10	DR 20/30	16.8 u/ac	?	?	?
Hope Church	2.95 ac	8-R-1	DR 20/25 +AG-I-10	17 u/ac	?	?	?
Scott	9.38 ac	AG-I-10	DR 30/40	26 u/ac	?	?	?
Friendship Manor	1.2 ac	from SR H20	DR 20/25	30 u/ac	?	?	?
McCloskey / Lelande	6.95	AG-I-5	DR 30/40	29 u/ac	?	?	?

Note: Data is incomplete so this is for rough comparison purposes only, FutureHousingSB@gmail.com

Future Steps

- We definitely need an overall neighborhood plan for south of 101, north of Hollister and between Turnpike and the 217, especially since sections of the Eastern Goleta Valley Plan have been ignored.
- We need to encourage the County and perhaps SB Foundation to help us set up a County Affordable Housing Trust Fund similar to what the City of SB has been able to do.
- I hope we can work together with the Chamber and tenant groups on getting more housing security for those younger workers. They deserve a chance to earn equity or at least have a permanent reasonable rent. A program for non-profits and small business employees that mirrors the Chamber's master lease and consortium programs is worth considering.

Here are the specific factors used for the Affordability and Livability scores on the previous page:

SB County Potential Upzone Sites for South Coast Scoring Grid - May 3, 2024 Hearing (2/3)

	AFFORDABILITY FACTORS								
	Low Income *	Moderate Income *	> Mod Income *	Total Units *	Afford % (Low + Moderate only, < 120% AMI)	Pts for Low+ Moderate % +Perm.	Pts for >Mod if local, employer help	Pts for Sale Units	Afford. Subtotal
Glen Annie	210	108	682	1000	21% Low + 11% Mod	3	2	1	6
Giorgi/Orchard	264	120	787	1171	23% Low +10% M	3	1	1	5
Caird/Ekwill	250	50	700	1000	25% Low + 5% Mod	3	1	1	5
San Marcos Growers 1 & 2	200	50	746	996	20% Low + 5% Mod	2	1		3
St Vincent's East & West	175	0	0	175	100% low	4	0		4
Tatum	110	27	408	545	20% Low + 5% mod	2	1		3
Montessori	20	20	157	197	10% Low + 10% Mod	2	1		3
St. Athanasius	150	75	75	300	if 50/25/25%	4	1		5
Bailard	41	0	141	182	23% Low	2	?		?
Van Wingerden 1 & 2	208	104	104	416	if 50/25/25%	?	?		?
Hope Church	25	13	12	50	if 50/25/25%	?	0		?
Scott	0	125	125	246	If 50% Mod	?	0		?
Friendship Manor	18	9	9	36	if 50/25/25%	?	0		?
McCloskey / Lelande	0	100	100	200	If 50% Mod	?	0		?
* Blue font = numbers of units planned by development teams									

SB County Potential Upzone Sites for South Coast Scoring Grid - May 3, 2024 Hearing (3/3)

	LIVABILITY FACTORS										
	density in units/acre	Density / Open Space Pts	Public Trails, views, quality trees & landscapes	Amenities for residents only, mtg. space, parks & rec	Amenities for public (tot lot, dog park, pool, com garden daycare...)	Traffic, Circulation: delays, noise, fire, air quality	Parking control adequate for unit size & guests	Close to services, bus, school, jobs, walkable bikeable	Unit variety: live work, >2 story w/ elevators, 3 to 4 BR, townhouse sADUs, condos	Quality architecture and site design vision	Livability Subtotal
Glen Annie	10.6 u/ac	4	3	?	4	-2	1	1	3	3	17
Giorgi	18 u/ac	2	1	?	4	-2	1	2	4	3	15
Caird/Ekwill	8.2 u/ac	3	3	?	2	-2	1	3	2	3	15
San Marcos Growers 1 & 2	30 u/ac for both 44 u/ac for parcel 2 if 50 mod are added there	1	2	4	1	-2	-2	3	1	1	9
St Vincent's East & West	3.6 u/ac	3	2	1	0	-1	?	1	1	1	8
Tatum	24 u/ac after upzone	1	2	3	1	-2	-2	3	1	1	8
Montessori	17.3 u/ac	2	1	2	1	-2	-2	2	2	2	8
St. Athanasius	15 u/ac	2	1	1	?	-2	?	2	1	1	6
Bailard	26 u/ac IF upzoned	1									?
Van Wingerden 1 & 2	16.8 u/ac	2									?
Hope Church	17 u/ac	3									?
Scott	26 u/ac	1									?
Friendship Manor	30 u/ac	0									?
McCloskey / Lelande	29 u/acre	1	?	?	?	?	?	?	?	?	?

Not enough information about livability factors to score these projects under the gray line.

A final thank you to the many people who have been working for months on components of County planning and affordable housing developments. I like to think the worst is over (surely!!).

- Linda Honikman, FutureHousingSB@gmail.com

Sarah Mayer

From: Emily Kossel <emilyroze@hotmail.com>
Sent: Thursday, May 2, 2024 1:23 AM
To: sbcob
Subject: NO to Proposed Development Goleta, El Encanto Heights

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.

Hello Supervisors.

I am writing to express my deep concern about the rezoning of Glen Annie Golf course, adding many units of housing. I urge you to vote "No" on this proposal, with an upcoming vote tomorrow, Friday May 3rd, 2024.

I've been a resident of Goleta since 2001, living in El Encanto Heights for 23 years, a grateful homeowner for the past 9 years.

It seems incredibly unfair that 75% of the county's proposed new housing is being built on parcels directly abutting the City of Goleta, so the impacts would be dramatic in terms of traffic flow, strains on the existing infrastructure, services, and quality of life for Goleta residents. Fire concerns are also of great importance to me, having dealt with loss of pets, electricity, and so many evacuations over the years.

Even more alarming is the proposal to remove "level of service" standards, which are part of the Circulation Element of the County's General Plan, but specifically for the housing rezone sites. This would unleash a nightmare of dangerous intersections, increased hazards for pedestrians, bikers and drivers and heavy congestion on the 101 highway off- and on-ramps.

I have a child at Brandon School, who will soon attend DP. The commute to Dos Pueblos High School is already heavily congested, as is the Hollister-Storke intersection. The proximity of the new housing to DPHS would make the Alameda intersection and routes to school a dangerous commute. Cathedral Oaks was not built for this volume of traffic. In addition, hundreds of housing units proposed by the City of Goleta are in the same neighborhood, using the same roads and intersections. This is not good planning.

I am shocked that the County would even consider waiving the required mitigation. By supporting this proposal, the developer is not required to document the financial hardships and project infeasibility resulting from inadequate mitigation. This is dishonest, unethical and grossly bad planning.

This rezoning will put immense strain on this Goleta neighborhood. One set of neighbors should not bear a disproportionate share of the burdens of housing development, particularly when mitigations are being waived, the General Plan is not followed, and the burden is excessive and unreasonable.

I am also concerned about the threat of fire that we have dealt with for many years. We have been fortunate to have several consecutive rainy seasons, but that certainly doesn't mean the fires won't return. Green spaces like parks and the golf course aide greatly as a buffer between the brushy hills and our homes. Many insurance providers have dropped previously-insured homes near the hills from coverage. And the cost of homeowner's insurance, if even available, grows or even doubles year over year. This development could have devastating effects on the safety and viability of the El Encanto Heights neighborhood, and Goleta as a whole.

I am not against housing development, but believe that we need affordable housing with consideration for safety, traffic congestion, infrastructure, and quality of life and a strict adherence to the “levels of service” standards in the General Plan. Please drop this proposal.

Thank you!
Emily Kossel
805-452-4161

Sarah Mayer

From: Emily Kossel <emilyroze@hotmail.com>
Sent: Thursday, May 2, 2024 1:23 AM
To: sbcob
Subject: NO to Proposed Development Goleta, El Encanto Heights

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.

Hello Supervisors.

I am writing to express my deep concern about the rezoning of Glen Annie Golf course, adding many units of housing. I urge you to vote "No" on this proposal, with an upcoming vote tomorrow, Friday May 3rd, 2024.

I've been a resident of Goleta since 2001, living in El Encanto Heights for 23 years, a grateful homeowner for the past 9 years.

It seems incredibly unfair that 75% of the county's proposed new housing is being built on parcels directly abutting the City of Goleta, so the impacts would be dramatic in terms of traffic flow, strains on the existing infrastructure, services, and quality of life for Goleta residents. Fire concerns are also of great importance to me, having dealt with loss of pets, electricity, and so many evacuations over the years.

Even more alarming is the proposal to remove "level of service" standards, which are part of the Circulation Element of the County's General Plan, but specifically for the housing rezone sites. This would unleash a nightmare of dangerous intersections, increased hazards for pedestrians, bikers and drivers and heavy congestion on the 101 highway off- and on-ramps.

I have a child at Brandon School, who will soon attend DP. The commute to Dos Pueblos High School is already heavily congested, as is the Hollister-Storke intersection. The proximity of the new housing to DPHS would make the Alameda intersection and routes to school a dangerous commute. Cathedral Oaks was not built for this volume of traffic. In addition, hundreds of housing units proposed by the City of Goleta are in the same neighborhood, using the same roads and intersections. This is not good planning.

I am shocked that the County would even consider waiving the required mitigation. By supporting this proposal, the developer is not required to document the financial hardships and project infeasibility resulting from inadequate mitigation. This is dishonest, unethical and grossly bad planning.

This rezoning will put immense strain on this Goleta neighborhood. One set of neighbors should not bear a disproportionate share of the burdens of housing development, particularly when mitigations are being waived, the General Plan is not followed, and the burden is excessive and unreasonable.

I am also concerned about the threat of fire that we have dealt with for many years. We have been fortunate to have several consecutive rainy seasons, but that certainly doesn't mean the fires won't return. Green spaces like parks and the golf course aide greatly as a buffer between the brushy hills and our homes. Many insurance providers have dropped previously-insured homes near the hills from coverage. And the cost of homeowner's insurance, if even available, grows or even doubles year over year. This development could have devastating effects on the safety and viability of the El Encanto Heights neighborhood, and Goleta as a whole.

I am not against housing development, but believe that we need affordable housing with consideration for safety, traffic congestion, infrastructure, and quality of life and a strict adherence to the “levels of service” standards in the General Plan. Please drop this proposal.

Thank you!
Emily Kossel
805-452-4161

Sarah Mayer

From: H Robertson <heathrob27@gmail.com>
Sent: Thursday, May 2, 2024 8:15 AM
To: sbcob
Subject: Rezoning of Glen 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 Supervisors,

I oppose the rezoning and development of the Glen Annie Golf Course without proper safety and planning first.

As a resident of Goleta, I would be deeply disappointed if this project is rushed through without following the general plan.

Thank you,
Heather Robertson

--

Heather W. Robertson
452 Daytona Dr.
Goleta, CA 93117

heathrob27@gmail.com

Sarah Mayer

From: Mindy Fogg <mindyf@carpinteriaca.gov>
Sent: Thursday, May 2, 2024 9:15 AM
To: Sarah Mayer; sbcob
Cc: Nick Bobroff; Plowman, Lisa; Tuttle, Alex; PAD LRP Housing Element
Subject: City of Carpinteria Letter to the Board of Supervisors
Attachments: Carpinteria Letter to BOS_05.02.24.pdf

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.

Hi Sarah,

Please find enclosed our letter to the Board of Supervisors for the Housing Element Rezones item on the May 3, 2024 hearing agenda.

Thank you,



Mindy Fogg (*she/her*)
Community Development Department
City of Carpinteria
5775 Carpinteria Ave, Carpinteria, CA 93013
Direct Line: (805) 755-4408 | mindyf@carpinteriaca.gov
CarpinteriaCA.gov

CITY of CARPINTERIA, CALIFORNIA



May 2, 2024

Chair Lavagnino and Honorable Supervisors
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

Via email to the Clerk of the Board: sbcob@countyofsb.org

Re: Comments on the 2023-2031 Housing Element Update Rezone Amendments

Dear Chair Lavagnino and Honorable Supervisors:

Thank you for the opportunity to comment on Santa Barbara County's ("County") proposed Housing Element Rezone Amendments. As you know, the City of Carpinteria ("City") has been closely following and participating in the County's Housing Element Update process (see previous letters attached). We recognize and understand the challenges you face in having to update and implement your Housing Element in a way that satisfies the current regional housing needs assessment ("RHNA") allocations and meets the new California Department of Housing and Community Development's ("HCD") standards. We are grappling with many of the same difficulties. But unlike the County's jurisdiction, our city is located entirely within the California Coastal Zone ("Coastal Zone"). Accordingly, we are providing for high-density affordable coastal housing within the Urban/Rural Boundary in order to meet RHNA allocations and affirmatively further fair housing along the South Coast. You have the option to avoid the Coastal Zone entirely and, more importantly, to avoid redesignation of coastal Rural Area to coastal Urban Area -- an effort that would undoubtedly be costly and time consuming for County staff with no certainty of final certification by the California Coastal Commission.

In particular, and as described in detail in our enclosed letters, we continue to not support the potential "up-zoning" of three coastal candidate sites in Carpinteria Valley known as the Bailard pending project, Van Wingerden 1, and Van Wingerden 2.

The County Planning Commission, with astute observations from Commissioner Cooney, saw the importance of removing the Bailard pending project from the recommended list of zoning and Comprehensive Plan amendments. We strongly support that recommendation. While we recognize that Bailard is a pending "Builder's Remedy" project, it is still far from approvable under the California Coastal Act ("Coastal Act"). Pursuant to Government Code section 65589.5, subdivision (e), nothing in the Housing Accountability Act, including the Builder's Remedy, relieves the County (or the developer) from complying with the Coastal Act. Until the Bailard application is revised to better harmonize the proposed urban development with Coastal Act policies, the County need not allocate public funds to

facilitate a rezone and Comprehensive Plan / Local Coastal Program (“LCP”) Amendment in support of the project.

Similarly, we believe that the zoning and LCP amendments needed for the Van Wingerden sites are not approvable under the Coastal Act. Provided here is a brief summary of the points we’ve made in previous letters with regard to the Bailard and Van Wingerden sites:

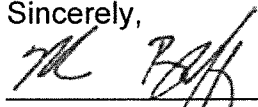
- The project sites support productive agriculture adjacent to other productive *coastal* agricultural lands.
 - Numerous County and City LCP Policies require Agricultural Buffers and protection of agricultural lands/operations from urban development.
 - The Coastal Act requires that the County consider and utilize all non-agricultural sites and sites within existing developed and urban areas prior to rezoning any agricultural land for other development (Pub. Resources Code Secs. 30241(d); and 30250(a)).
- The sites are located outside the Urban/Rural Boundary (“Boundary”) within the coastal zone.
 - Any rezones would require relocation of the Boundary, which defeats the Boundary’s entire purpose of containing urban development.
 - The County’s Agricultural Element has policies that require maintaining a stable Boundary, protecting agricultural lands, and minimizing expansion of urban development into active agricultural areas when other options are available. (Most of the policies are conspicuously absent from Attachment 17 of the Board Letter).
 - The Coastal Act requires minimization of conflicts between coastal agriculture and urban uses by “establishing stable boundaries separating urban and rural areas” (Pub. Resources Code Sec. 30241(a)).
 - County and City land use and resource protection plans have long been based on having a firm Boundary between the incorporated area and the rural areas of Carpinteria Valley.
- Development of these sites would require annexation to services, which would trigger policies set by the Local Agency Formation Commission (LAFCO) that discourage conversion of agricultural lands.
- Conversion of the sites from agricultural to urban use would result in unnecessary significant and unmitigable environmental impacts as disclosed in the Final Environmental Impact Report (EIR) prepared for the rezones.
- Findings for approval provided in Attachment 1 to the Board Letter cannot reasonably be made. In particular:

- Finding 4.2.2 regarding consistency with the Comprehensive Plan, the LCP, the requirements of State planning and zoning laws, and other County Codes is unsubstantiated.
- Finding 4.2.3 asserts that these coastal rezones "...foster infill development, and site new residential development near existing services, utilities, and public transit." This statement is at variance with the actual setting for these sites.
- The County could achieve RHNA credit on one or more of these coastal sites without any rezone or Comprehensive Plan / LCP Amendment if it facilitated an agreement with the landowner(s) to develop Farmworker Housing (i.e., truly affordable and greatly needed workforce housing near jobs) as allowed with a simple Coastal Development Permit under the existing County regulations (Article II, Section 35-144P).

Based on the facts listed above and the details we've provided in our previous letters, we believe it would be very difficult to attain Coastal Commission certification for the three Carpinteria Valley rezone sites. As stated in staff's Board Letter, "If the Coastal Commission denies certification, State housing element law (i.e., No Net Loss Law) may require that the County identify and rezone additional sites within six months to fully accommodate its RHNA plus the 15 percent buffer." Not only would the rezoning of additional south county sites likely require another lengthy public process and supplemental EIR, it would require allocating more staff time and resources that could be better spent on other public services.

Therefore, we respectfully request that the Bailard pending project site remain off of the selected rezone list and that the two Van Wingerden sites be removed from your selection. If you have any questions, please contact Mindy Fogg, Principal Planner, at 805-755-4408 or at mindyf@carpinteriaca.gov. We thank you for taking the time to consider our comments.

Sincerely,



Nick Bobroff, Director
Community Development Department

Enclosures:

1. City Letter to County Planning Commission dated March 28, 2024
2. City Letter to County on Draft Housing Element dated August 29, 2023
3. City Letter to County on Draft Housing Element dated February 28, 2023

Cc. Lisa Plowman, Planning Director (lplowman@countyofsb.org)
Alex Tuttle, Long Range Division Deputy Director (atuttle@countyofsb.org)
County Long Range Planning Division (housingelement@countyofsb.org)

CITY of CARPINTERIA, CALIFORNIA



Enclosure 1 – City of Carpinteria
Letter to County Planning
Commission

March 28, 2024

Chair Martinez and Honorable Commissioners
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

Via email to Hearing Support: dvillalo@countyofsb.org

Re: Comments on the Proposed Rezones and the 2023-2031 Housing Element Update Program Environmental Impact Report, 23EIR-00004

Dear Chair Martinez and Honorable Members of the Planning Commission:

The City of Carpinteria ("City") has been closely following the County's Housing Element Update process. We appreciate the challenges faced by the County and other local jurisdictions, ourselves included, in updating and implementing our Housing Elements in a way that satisfies our respective regional housing needs assessment ("RHNA") allocations and meets the California Department of Housing and Community Development's ("HCD") standards.

However, we continue to object to the rezoning of candidate sites in Carpinteria Valley that we believe would be in direct conflict with local and State law. As discussed in more detail in our previous letters dated February 28th and August 28th of 2023 (attached), given that these are productive agricultural sites located outside the urban-rural boundary and within the California Coastal Zone ("Coastal Zone"), conversion to high density urban development would be grossly inconsistent with Resource Protection policies of the California Coastal Act ("Coastal Act") as well as the specific goals, policies and regulations of the County and City's respective Local Coastal Programs ("LCPs"). Since conversion of these sites into residential development would also require annexation into the Carpinteria Sanitary District, it appears the rezoning of these sites would also be in conflict with several policies set by the Local Agency Formation Commission (LAFCO) to discourage conversion of prime agricultural lands. Moreover, inclusion of these rezone sites would result in numerous Class I (i.e., significant and unavoidable) environmental impacts, the severity of which can easily be substantially reduced or avoided entirely by simply selecting a project alternative that excludes these sites from further consideration. Due to these policy inconsistencies and readily available less impactful alternatives, the Planning Commission cannot make the required findings in Staff Report Attachment A for the Carpinteria-adjacent rezone sites.

Agricultural Site Rezones: Van Wingerden 1 and 2

The Planning Commission Staff Report for the County's Housing Element rezone sites and Program Environmental Impact Report ("PEIR") notes that to rezone the Van Wingerden 1 and 2 sites to high-density residential and remain in compliance with the County Land Use and Development Code and Coastal Zoning Ordinance, the Urban/Rural Boundary ("Boundary") would need to be moved such that these two sites are added to the Urban Area. While this strategy may appease some County policies, it defeats the Urban/Rural Boundary's entire purpose of containing urban development. Moving the Boundary ignores the land resources policies of the Coastal Act that are expressly intended to establish and preserve "stable boundaries separating urban and rural areas" (Pub. Resources Code Sec. 30241(a)). Given that there are numerous other rezone site options in the South County already within the Urban/Rural Boundary, the County must consider and utilize all non-agricultural sites and sites within existing developed and urban areas prior to rezoning any agricultural land for other development (Pub. Resources Code Secs. 30241(d); and 30250(a)).

Additionally, rezoning the Van Wingerden 1 and 2 sites contradicts agricultural protection policies in the County's Comprehensive Plan. One of the fundamental goals of the Land Use Element is to preserve both prime and non-prime soils for agricultural use (noted in PEIR Page 3.10-14). The Agricultural Element outlines several policies that require protection of agricultural land, including Policy I.F, which includes maintaining a stable Urban/Rural Boundary to protect agricultural soils. Eliminating agricultural sites for housing also conflicts with Policy III.A, that states: "expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available." The County's own "Balancing Act" interactive website prepared for the Housing Element demonstrates that such sufficient sites located within existing urban areas of the unincorporated South Coast are available to meet the County's RHNA. The County's Coastal Land Use Plan (Policy 8-3) and Coastal Zoning Ordinance (Section 35-64) also contain specific criteria for conversion of agricultural lands to a non-agricultural zone district, which neither of the Van Wingerden sites meet. Nor has the County provided the necessary determination of agricultural viability and economic feasibility required by the Coastal Act (Pub. Resources Code Sec. 30241.5) to support such conversion of agricultural lands. Thus, moving the Urban/Rural Boundary to accommodate high-density residential use on agriculturally-zoned land when the County maintains other possible rezone sites is not consistent with the County's local land use regulations or the California Coastal Act.

The City does, however, acknowledge that the "Van Wingerden 2" site could *potentially* be a suitable site for conversion to housing for agricultural employees and/or farmworkers. However, a zoning change from AG-I to Design Residential would not be necessary to accommodate such a project at this site. As stated on pg. 4-9 of the PEIR, the Van Wingerden sites "were included because the property owner may partner with a local non-profit housing organization to redevelop the sites for farmworker and/or lower-income housing." Under the County's Coastal Zoning Ordinance, a farmworker housing complex may be permitted in the AG-I zone with a Coastal Development Permit (CDP; Article II, Section 35-144P). Such an approach would avoid the above-summarized policy inconsistency issues resulting from the contemplated rezone, and more importantly, would

provide critically-needed housing expressly dedicated to agricultural employees and farmworkers. Thus, we recommend that the County and/or property owner pursue the existing and available CDP option before initiating an unwarranted spot zone.

Upzoning the Bailard Site

The Bailard site (as well as the Van Wingerden sites discussed above) sits on the City-County boundary and, as noted in the City's General Plan/Coastal Land Use Plan ("GP/CLUP"), is within the City's planning area. Our Land Use Element "strongly favors a firm urban/rural boundary between the incorporated area... and the rural areas of Carpinteria Valley" (Carpinteria GP/CLUP Page 17). The City strives to maintain a low-density buffer between the City's denser urban neighborhoods and the rural agricultural land in the unincorporated Valley— this is core to our identity as a small beach town (GP/CLUP Objective LU-3) and to discourage the gradual encroachment of urban development into the surrounding agricultural areas of the Valley. The Bailard site's current 3-E-1 zoning optimally meets this purpose, and aligns with Land Use policies for the City's planning area. Allowing the densest residential zoning in the Carpinteria Valley to be placed on this Urban/Rural Boundary site contradicts both the Land Use policies and character that City and County residents deeply value. Many of the same policy inconsistency issues raised above for the Van Wingerden 1 and 2 sites relative to defeating the purpose of a stable Urban/Rural Boundary apply equally to this site. The City is also concerned that future residents of the Bailard and Van Wingerden sites would place a substantial and unmitigated burden on the City's infrastructure and services, while solely benefitting the County's RHNA allocation.

In addition, the Commission should not recommend a rezone of the Bailard site because, as stated on page 14 of the Planning Commission Staff Report, an adjacent 2.5-acre parcel would also need to be moved into the Urban Area to maintain County CLUP consistency for a Bailard site rezone. As this parcel could not be rezoned with the Housing Element sites, it would create a single parcel with 3-E-1 zoning isolated from other rural residential-zoned sites. This contrived zoning scenario does not reflect good planning practice.

Project Alternatives Considerations

As noted above and in our attached letters from 2023, the Bailard and Van Wingerden 1 and 2 rezone sites support productive agriculture in the Coastal Zone near or adjacent to other productive agricultural properties. Therefore, we believe your Commission should not recommend these sites for rezoning. As stated on pg. 4-9 of the PEIR: "The California Coastal Act requires that the California Coastal Commission (CCC) approve (i.e., certify) rezones in the Coastal Zone. This requirement combined with regulatory barriers makes the construction of housing units on these agricultural parcels unlikely by 2031." We request that your Commission consider only non-coastal sites at this time for the implementation of Program 1 (Adequate Sites for RHNA and Monitoring of No Net Loss) within the housing cycle timeframe. A non-coastal alternative could easily be considered

and adopted without further change to the PEIR. Such an alternative would be feasible based on the County's "Balancing Act" tool and project objectives. Moreover, it would greatly reduce significant environmental impacts as compared to the proposed project in the PEIR, thereby reducing the County's mitigation requirements and resolving the numerous policy inconsistencies noted above.

However, should you wish to select only from those alternatives already described in the PEIR for the sake of expediency, we would urge you to recommend the "Sustainable Communities" project alternative that eliminated the Van Wingerden Sites.

Planning Commission Findings

Due to the above-described inconsistencies with the Coastal Act, County CLUP, Carpinteria Planning Area policies, and LAFCO policies, as well as the extensive Class I impacts identified in the PEIR for the proposed project, the City concludes that several of the required findings for approval provided in Attachment A to the Planning Commission Staff Report cannot be made to approve the proposed amendments to the County's Comprehensive Plan, Development Code, and Zoning Map. Findings 4.1.2 and 4.2.2 speak to consistency with the Comprehensive Plan, the CLUP, the requirements of State planning and zoning laws, and other County Codes. As demonstrated above, rezoning the Bailard and two Van Wingerden sites is in direct conflict with multiple Coastal Act and Comprehensive Plan policies related to the protection of agricultural land and the Urban-Rural Boundary. Findings 4.1.3 and 4.2.3 state "the [rezones are] consistent with good zoning and planning practices." Expanding the Urban-Rural Boundary specifically to permit three high-density residential sites at this Boundary negates the aim of such a delineation, breaks up the rural and agricultural land uses within the Carpinteria Valley, akin to several isolated spot zones. To ensure these findings can be properly made, the City urges the County to remove Van Wingerden Sites 1 and 2 and the Bailard site from the rezone list.

Our staff would be happy to meet and discuss our concerns and comments on the Housing Element Update and PEIR with County staff. If you would like to set up such a meeting, please contact Mindy Fogg, Principal Planner, at 805-755-4408 or at mindyf@carpinteriaca.gov. We thank you for taking the time to consider and address our comments.

Sincerely,



Nick Bobroff, Director
Community Development Department

Enclosures:

City Letter to County on Draft Housing Element dated February 28, 2023
City Letter to County on Draft Housing Element dated August 29, 2023

Cc. Lisa Plowman, Planning Director (lplowman@countyofsb.org)
Alex Tuttle, Long Range Division Deputy Director (atuttle@countyofsb.org)
County Long Range Planning Division (housingelement@countyofsb.org)

CITY of CAR

Enclosure 2 – City of Carpinteria
Letter to County on HE
August 28, 2023



August 28, 2023

VIA EMAIL: HOUSINGELEMENT@COUNTYOFSB.ORG

Board of Supervisors
County of Santa Barbara
c/o Jessi Steele, Long Range Planning Division

Re: Santa Barbra County Draft 2023 – 2031 Housing Element Update

Dear Chair Williams and Honorable Members of the Board of Supervisors:

The City of Carpinteria (City) has been closely following the Santa Barbara County (County) Housing Element Update process. We appreciate the challenges faced by the County and other local jurisdictions, ourselves included, in crafting a Housing Element Update that satisfies our respective regional housing needs assessment (RHNA) allocations and meets the California Department of Housing and Community Development's (HCD) high bar for certification. We recognize the need for all areas of the County to share in meeting regional housing needs and that difficult decisions must be made concerning where and how to accommodate needed housing in a manner that affirmatively furthers fair housing.

The City Council submits this letter as a follow up to our February 28, 2023 letter (attached) wherein we requested modifications to the proposed housing sites in the Carpinteria Valley and a County commitment to implement policies and programs aimed at preventing displacement and promoting affordable housing. Since our last letter, we have been pleased to see the County move forward with the recent adoption of a just-cause residential eviction ordinance as an important step toward protecting tenants and helping to preserve the South County affordable rental housing stock.

We remain disheartened, however, to see that the County has not made changes to its inventory of potential rezone sites as requested by the City. Namely, the County still identifies the "Van Wingerden 1" potential rezone site and the "Bailard" pending housing project moving forward, despite the fact that these sites are inconsistent with the County's Comprehensive Plan Agricultural Element Policies, the County's Coastal Land Use Plan, and the California Coastal Act, which call for the preservation of coastal agricultural lands.

Wise planning practices call for higher residential densities to occur within or immediately adjacent to the urban core. County and City land use policies and the Coastal Act support these practices. Yet, the Van Wingerden 1 and Bailard sites contradict these fundamental principles by proposing the highest densities found in the Carpinteria Valley on agricultural lands at the very edge of the City, outside the urban-

rural boundary, at significant distance from the urban core, with no immediate access to pedestrian, bicycle and public transit routes, and not within reasonable walking distance to grocery shopping and other necessities and conveniences of daily living.

Again, we encourage the County to focus its Housing Element Update rezones on infill development sites located within existing urban and suburban areas throughout the South County. These infill development sites are more likely to be found consistent with California Coastal Act resource protection policies and will promote more desirable residential development near existing job centers and services.

Although the bar remains high to convert agricultural uses, the City believes that the "Van Wingerden 2" site may be an appropriate site to meet the goals of the Coastal Act and County Housing Element Policy 1.3. This site deserves continued consideration given its location along a major transit route, adjacent to existing urban development, and apparent adequate ingress/egress.

The City Council also wishes to address concerning comments regarding the proposed Bailard Avenue Multifamily Housing Project. At the February 2023 County Planning Commission Concept Review Hearing, comments were made indicating the developer intends to resubmit the project under an SB 330 Preliminary Application as a "Builder's Remedy" project pursuant to the Housing Accountability Act. Additional comments were made suggesting the inability of the County to deny or modify the project due to the invocation of the "Builder's Remedy" provisions.

The City asserts that these comments misstate the applicable law. Pursuant to Government Code section 65589.5, subdivision (e), nothing in the Housing Accountability Act, including the Builder's Remedy, relieves the County from complying with the California Coastal Act or the California Environmental Quality Act. Rather, the Housing Accountability Act, like other state housing laws, must be harmonized with the Coastal Act to the maximum extent feasible. The Bailard Avenue Multifamily Housing Project is located entirely within the coastal zone and thus subject to the County's certified Coastal Land Use Plan (CLUP) and Local Coastal Program (LCP). Therefore, the County must still apply any provisions of the County's CLUP and LCP to the Bailard Avenue Multifamily Housing Project. The City Council respectfully urges the County to acknowledge that it will process the Bailard Avenue Multifamily Housing Project consistent with its certified CLUP and LCP along with all applicable California Coastal Act policies and conduct a thorough environmental review under the California Environmental Quality Act.


The City Council requests that the County collaborate with the City as it moves forward with the rezoning of potential sites and consideration of proposed projects in the vicinity of the City. Collaboration with the City regarding appropriate mitigation measures for development impacts (e.g., traffic, parks, coastal resources, etc.) that will occur as a result of these high density residential projects is critical to ensure that new and existing development have access to the public resources that make the Carpinteria Valley a desirable place to live and work. These mitigation measures are necessary to ensure

that implementation of the County's Housing Element Update achieves the dual goals of affirmatively furthering fair housing and protecting coastal resources.

Thank you in advance for your consideration of this request.

Sincerely,


Councilmember Mónica J. Solórzano


Councilmember Wade T. Nomura


Councilmember Roy Lee

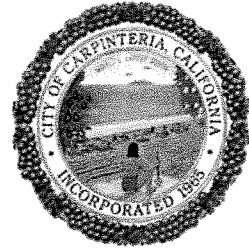

Vice Mayor Natalia Alarcon


Mayor Al Clark

Cc: County Clerk of the Board (sbcob@countyofsb.org)
Alia Vosburg, County Development Review Division (avosburg@countyofsb.org)
Barbara Carey, California Coastal Commission (barbara.carey@coastal.ca.gov)

CITY of CA

Enclosure 3 – City of Carpinteria
Letter to County on HE
February 28, 2023



February 28, 2023

Board of Supervisors
County of Santa Barbara
c/o Jessi Steele, Long Range Planning Division Via email: housingelement@countyofsb.org

Re: Santa Barbra County Draft 2023 – 2031 Housing Element Update

Dear Chair Williams and Honorable Members of the Board of Supervisors:

The City of Carpinteria has been closely following the County Housing Element Update process. We appreciate the challenges faced by the County and other local jurisdictions, ourselves included, in crafting a Housing Element Update that satisfies our respective regional housing needs assessment (RHNA) allocations and meets HCD's high bar for certification. We recognize the need for all areas of the County to share in meeting regional housing needs and that difficult decisions must be made concerning where and how to accommodate needed housing.

The City of Carpinteria City Council offers these comments on the Draft 2023 – 2031 Santa Barbara County Housing Element in the spirit of interagency cooperation and collaboration on housing policies that best serve the Carpinteria Valley and its residents. In consideration of the need to provide the state-mandated housing and, in particular, affordable housing, in southern Santa Barbara County, we are requesting two items:

- Modifications to the proposed housing sites in the Carpinteria Valley; and
- County commitment to implement policies and programs aimed at preventing displacement and promoting affordable housing.

Proposed Housing Sites in the Carpinteria Valley

Agriculture remains an important element of the Carpinteria Valley's identity and economic base, and the desire to protect and preserve the Valley's agricultural heritage going forward is critical. State Housing Element Law requirements to plan for adequate housing sites do not take precedence over the Resource Protection policies of the California Coastal Act ("Coastal Act") and as embodied in the policies and regulations of County and City's respective Local Coastal Programs ("LCPs"). Guidance from the Coastal Commission on this issue cites the need to instead harmonize State Housing laws with Coastal Act policies.

The County's Draft Housing Element fails to adequately take into account the Resource Protection policies of the Coastal Act, including Coastal Act policies embodied in the County's LCP, with regard to protection of Agricultural Resources. Numerous County and City LCP Policies address Agricultural Buffers and the need to protect agricultural lands/operations from urban residential development (see, e.g., County Article II, Section 35-144O- Agricultural Buffers, Appendix H: Agricultural Buffer Implementation Guidelines and Santa Barbara County Right to Farm Ordinance).

Our position that high density urban development is not appropriate for rural agricultural areas along the City's edges is further supported by numerous adopted policies found in both the County's and City's respective certified LCPs, including but not limited to:

County Comprehensive Plan Agricultural Element Policy and California Coastal Act § 30241. *The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:*

- *By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses.*
- *By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.*
- *By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.*
- *By developing available lands not suited for agriculture prior to the conversion of agricultural lands.*
- *By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*
- *By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.*

City Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

California Coastal Act § 30250. *(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

Specifically, in the Carpinteria Valley, sites identified as the “Van Wingerden 1” potential rezone site and the “Bailard” pending housing project, should be eliminated because of impacts to coastal agricultural lands. Wise planning practices call for higher residential densities to occur within or immediately adjacent to the urban core. City and County land use policies and the Coastal Act support these practices. These two sites contradict this fundamental principle by proposing the highest densities found in the Carpinteria Valley at the very edge of the City, outside the urban-rural boundary, at significant distance from the urban core, with no immediate access to pedestrian, bicycle and public transit routes, and not within reasonable walking distance to grocery shopping and other necessities and conveniences of daily living.

We also do not believe that these sites have the potential to meet state regulations for conversion of agricultural land/use to residential use. The Coastal Act section 30242 expressly identifies that lands suitable for agricultural use shall not be converted to other uses unless continued agricultural use is not feasible or such conversion would preserve prime agricultural land or concentrate development within a developed area. Consistent with this Coastal Act policy, the City is closely scrutinizing potential rezones of agricultural lands within the City to avoid conversion of other agricultural land within the Carpinteria Valley and to concentrate residential development within its urban boundaries. However, the City Council firmly believes that the County and the Coastal Commission cannot make these findings for the Van Wingerden 1 and Bailard sites for the reasons stated above.

While the bar remains high for consideration of conversion of agricultural use and land, the City believes the “Van Wingerden 2” site may appropriately be considered given its location situated along a major transit route, its adjacency to existing urban development on two sides, and what appears to be adequate ingress/egress opportunity.

Lastly, we continue to urge the County to explore and identify additional potential sites for infill development opportunities throughout the unincorporated South County’s urbanized and suburban areas. More specifically, the County should be identifying and prioritizing underutilized commercial, office, residential, and governmental properties within these urban areas rather than relying so heavily on “greenfield” development opportunities on agricultural lands outside of the urban-rural boundary. In addition to having a better chance for being found consistent with Coastal Act resource protection policies, such infill opportunities that are closer to job centers could have a more meaningful impact on achieving a regional jobs-housing balance and reducing vehicle miles traveled, as encouraged by Draft County Housing Element Policy 1.3.

Request for Policies and Programs aimed at preventing displacement and promoting affordable housing

We have a common interest in helping to ensure the availability of housing for workers in the agricultural, service and hospitality industries because these are important parts of the regional economy and wages are typically too low to keep pace with housing markets. Housing markets in attractive coastal areas, like Carpinteria, are heavily influenced by factors other than supply, such as demand for vacation rentals and second homes. These factors we expect will continue to contribute to escalating housing prices despite planned growth in supply.

As such, promoting growth and relying on development purported to be “affordable by design” will not be sufficient to meet the housing needs of the region. Government interventions will be required in order to provide housing that is available and that is affordable to many people that work in the City and in the Carpinteria Valley. We urge the County to join the City in developing measures to address this such as:


- Prioritize production of rental housing units over ownership units;
- Prioritize housing for agricultural and service workers;
- Adopt inclusionary requirements to achieve an amount of lower income rent restricted units significantly greater than provided for in state laws;
- Prohibit vacation rentals for multi-family residential housing built in the Carpinteria Valley, including prohibitions on corporate and limited liability company ownership models;
- Establish a vacancy tax and/or other measures to ensure second home use contributes to affordable housing development and preservation;
- Enact rent stabilization on multi-family rental housing; and
- Establish no-cause eviction prohibition regulations beyond state law requirements.


The City included each of the above measures in its Annual Work Plan and plans to incorporate these measures in our Housing Element to advance the City’s evidence to prevent displacement of existing residents and provide affordable housing for South County essential workers. The County should incorporate similar measures in its Housing Element policies and programs to ensure that the County and City move forward collaboratively to advance truly affordable housing policies within the Carpinteria Valley.


Lastly, we are seeking a commitment from the County to collaborate with the City to determine appropriate mitigation for development impacts, (e.g., traffic, parks, etc.) that will occur in the City as a result of these higher residential densities occurring outside the City limits, and to require these to be addressed as a part of project development approval. Such mitigation is critical to ensure that new and existing development have access to the public resources that make south Santa Barbara County a desirable place to live and work.

Thank you in advance for your consideration of this request.

Sincerely,


Councilmember Mónica J. Solórzano


Councilmember Wade T. Nomura


Councilmember Roy Lee


Vice Mayor Natalia Alarcon


Mayor Al Clark

Cc: sbcob@countyofsb.org

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, May 2, 2024 9:25 AM
To: sbcob
Subject: FW: Reminder: Board Hearings on Proposed Housing Element Rezones

From: Adel Moufarrej <abmmoufarrej@gmail.com>
Sent: Wednesday, May 1, 2024 11:06 PM
To: PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Re: Reminder: Board Hearings on Proposed Housing Element 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.

Gentlemen,
Can Eminent Domain Law apply on More Mesa Land?
Than You,
Adel

On Tue, Apr 23, 2024 at 9:13 AM Adel Moufarrej <abmmoufarrej@gmail.com> wrote:

Gentlemen,
Mora Mesa land has all the elements to be a famous public park and go down in the tourism book of California as a major touristic scene to be visited by tourists.

On Tue, Apr 23, 2024 at 7:38 AM County of Santa Barbara <housingelement@countyofsb.org> wrote:

Reminder: Board Hearings on Proposed Housing Element Rezones



one
COUNTY
one
FUTURE

**PLANNING &
DEVELOPMENT**
LONG RANGE PLANNING
DIVISION



REMINDER: Housing Element Update Board of Supervisors Hearings to Select Rezone Sites April 30 & May 3

Tues. Apr. 30, 2024 at the Santa Maria Betteravia Center hearing room at 511 E. Lakeside Pkwy, Santa Maria and **Fri. May. 3, 2024** at the Board of Supervisors Hearing Room at 105 E. Anapamu, Santa Barbara (entrance on Anacapa St.): **Board Hearings on Proposed Rezones** to comply with State Regional Housing Needs Allocation (RHNA). Hearings will be streamed live. To watch the hearing and/or participate virtually click [here](#) and view the agenda for instructions. The public is welcome to comment on either day. **The board letter (staff report) will be available here on Thurs. April 25.**

The County released the **Final Program Environmental Impact Report (EIR)** for the 2023-2031 HEU. The Final Program EIR analyzes the potential impacts associated with the implementation of the HEU's goals, policies, and programs, including the potential rezone program. It includes all responses to comments received during the public comment period

(Dec. 20, 2023-Feb. 9, 2024). The County received over 100 comments via email and during public hearings. You will find comments and responses in Chapter 9 of the Final Program EIR. Go to our [website](#) for more information and links to the documents.

RECORDATORIO: Actualización del Elemento de Vivienda Audiencias de la Junta de Supervisores para seleccionar sitios de rezonificación el 30 de abril y el 3 de mayo

Martes 30 de abril de 2024 en el Centro de Santa María Betteravia y el **lunes** (sala de audiencias en 511 E. Lakeside Pkwy, Santa María), y **viernes 3 de mayo de 2024** en la Sala de Audiencias de la Junta de Supervisores (105 E. Anacapa, Santa Bárbara, entrada en Anapamu St.): Se llevara acabo **Audiencias de la Junta de Supervisores sobre las rezonificaciones** propuestas para cumplir con la Asignación de Necesidades de Vivienda Regional Estatal (RHNA). Las audiencias seran trasmitidas en vivo. Vea la audiencia y participe virtualmente [aquí](#). El público es bienvenido a comentar cualquier día.

El informe del personal estará disponible aquí el jueves 25 de abril.

El 19 de marzo de 2024, el Condado ha publicado el Informe de **Impacto Ambiental (EIR) del Programa Final** para el HEU 2023-2031. El EIR del Programa Final analiza los impactos potenciales asociados con la implementación de los objetivos, políticas y programas del HEU, incluido el posible programa de rezonificación. Incluye todas las respuestas a los comentarios recibidos durante el período de comentarios públicos (del 20 de diciembre de 2023 al 9 de febrero de 2024). El Condado recibió más de 100 comentarios por correo electrónico y durante audiencias públicas. Encontrará

comentarios y respuestas en el Capítulo 9 del EIR del Programa Final. Vaya a nuestro sitio [aquí](#) para obtener más información y enlaces a los documentos.

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105 E Anapamu St
Santa Barbara, CA | 93101 US

This email was sent to abmmoufarrej@gmail.com.
To continue receiving our emails, add us to your address book.



Sarah Mayer

From: Anne Pazier <santabarbaragiftbaskets@hotmail.com>
Sent: Thursday, May 2, 2024 9:30 AM
To: sbcob
Subject: Public Comment - May 3 Board of Supervisors Rezone Hearing
Attachments: SBGB Letter of Support County Rezones.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.

Dear Chair Lavagnino and Supervisors:

As the Owner of Santa Barbara Gift Baskets, I would like to express my support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update. Santa Barbara Gift Baskets recognizes the retention, recruitment, and other workforce-related challenges that our County's current housing supply crisis creates for employers like us throughout Santa Barbara County. The proposed rezone sites will lead to much needed housing stock of various types and income levels, alleviating some of the workforce pressure felt by employers in Santa Barbara County.

As Chair of the Board of Directors of the Santa Barbara South Coast Chamber of Commerce, I support their efforts to create an Employer Sponsored Housing Consortium, which will give local employers the opportunity to secure housing for their employees. Not only will this program ensure that a portion of the new market rate housing stock goes to the local workforce, but it also streamlines the relationship between local employers and developers, and it eliminates the employers' administrative burden associated with employer sponsored housing. That is why it is so important that the sites who have agreed to work closely with the Chamber on the development of this program be rezoned.

Currently three of the Chamber's four partner sites are included in the Planning Commission recommendation for sites to be rezoned. While it would have been preferable to have all the Chamber's partner sites included, I support the Planning Commission recommendation. Currently included is the Chamber's pilot project – Glen Annie, San Marcos Ranch, and the Caird Family Property.

The current recommended sites offer a viable path forward to reaching the County's State mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four. Thank you for your support of workforce housing, and consequentially of local employers like Santa Barbara Gift Baskets.

Sincerely,

Anne Pazier

Owner- Santa Barbara Gift Baskets

Shop (805) 952-9002

Cell (805) 689-7561

230 Magnolia Ave.

Old Town Goleta, CA 93117

www.santabarbaragiftbaskets.com

@sbgiftbaskets

<https://g.page/r/Cabz4IEwViaXEBE/review>

Santa Barbara



GIFT BASKETS

May 2, 2024

Chair Lavagnino and Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA, 93101



GIFT BASKETS

RE: 2023-31 Housing Element Rezone Amendments

Dear Chair Lavagnino and Supervisors:

As the Owner of Santa Barbara Gift Baskets, I would like to express my support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update. Santa Barbara Gift Baskets recognizes the retention, recruitment, and other workforce-related challenges that our County's current housing supply crisis creates for employers like us throughout Santa Barbara County. The proposed rezone sites will lead to much needed housing stock of various types and income levels, alleviating some of the workforce pressure felt by employers in Santa Barbara County.

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The current recommended sites offer a viable path forward to reaching the County's State mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four. Thank you for your support of workforce housing, and consequentially of local employers like Santa Barbara Gift Baskets.

Sincerely,

Anne Pazier
Owner
Santa Barbara Gift Baskets

Sarah Mayer

From: Irene Pattenaude <ipattenaude1@gmail.com>
Sent: Thursday, May 2, 2024 9:44 AM
To: sbcob
Subject: Proposed Glen Annie Golf Course Rezone for Housing

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 Board of Supervisors of the County of Santa Barbara,



ReplyForward

Add reaction

I hope this letter will be given to the supervisors before the Friday, May 3rd meeting. I am extremely upset about the proposed exemption of Housing Element Rezone projects from being subject to the terms of the County's transportation/circulation element. How can you even consider doing this? Do you not care about the people who live in this area? Obviously, none of you live in this area, so it won't affect you. Just wait until you want to go to Costco, then you will experience the traffic situation first hand. How about trying to travel down Cathedral Oaks at 8:10 on a Monday, Wednesday, or Friday by Dos Pueblos High School now, before all the housing construction. **There are multiple students riding their electric bikes without helmets on Cathedral Oaks every day and now you are going to add at least 1,000 more cars to an already dangerous situation.** All you seem to care about is the State of California and their requirements. We elected you to look out for our interests, but none of you seem to be doing that.

I have included a copy of my previous concerns below in case you didn't read it the first time. I would like to take this opportunity to voice my objection and strong concern regarding the proposed housing development at Glen Annie Golf Course. The following are my reasons for objecting to this proposed development:

1. Traffic - I live west of Dos Pueblos High School and the traffic in the morning and afternoon as a result of students and parents coming to the high school is already too dense. You are proposing hundreds of additional units which will impact the already difficult traffic situation. According to your plan, two of the outlets of the proposed development feed onto Cathedral Oaks at or very near the high school. I cannot imagine what it will be like if that happens. Currently, someone traveling on Glen Annie to the freeway has to sit through two lights for the highway traffic to go before they are allowed to cross the overpass. I understand this is for safety reasons on the freeway, but just think how the housing development will affect this. Don't forget that the City of Goleta is proposing a housing development on Calle Real by the 7-11 which will also impact the traffic situation.

2. Emergency Services - With all of this added traffic, I am very worried about the ability of our emergency service vehicles to get to this area. What will happen if there is an evacuation order due to wildfire???

3. Water - Just because we have been blessed with a good year of rain, does not guarantee that water will be available if there is another drought. Water rates will go up and water will be scarce. How can you or the Goleta Water District justify all of these additional houses and all of the water they will use. Again, don't forget what the City of Goleta is proposing on Calle Real.

4. Sewage Services - I have not seen any reports by Goleta West Sanitary District regarding these proposals. Years ago, the Goleta West Sanitary District said that they would not be able to accommodate the extra sewage services necessary when the Bishop Ranch Development was proposed. I don't see how anything could have changed in that regard.

5. Fire Break - Glen Annie Golf Course provides the existing neighborhood with a fire break in the event of a wildfire. By developing the area with more housing, the fire break disappears. Also, fire insurance may become very difficult to attain if insurance companies see this as increasing our chance of a wildfire making its way down to the Cathedral Oaks area.

6. Kenwood Village and Heritage Ridge have both been proposed by the City of Goleta. How do we know the potential impacts of these developments that have already been approved. Wouldn't it be wiser to wait until these areas have been developed before considering the proposed zoning changes?

7. Open Space - Glen Annie offers the residents of this area a natural setting where there is an abundance of flora and fauna. By building housing on this property, the County is taking this away from current residents. Goleta is the "Goodland" and we need to preserve the nature that remains.

For these reasons, I strongly oppose the proposed rezoning of the Glen Annie Golf Course for housing units.

Thank you for your time and consideration.

Irene Pattenaude



ReplyForward

Add reaction

Sarah Mayer

From: Mark Schneidman <markschneidman@gmail.com>
Sent: Thursday, May 2, 2024 10:03 AM
To: sbcob; Supervisor Das Williams; Laura Capps; Joan Hartmann; Bob Nelson; Steve Lavagnino
Subject: Building Units in Noleta

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.

Hi All,

I live on San Simeon Drive, 'Noleta'.

While I'm not an expert, I understand that part of your job is to meet the housing goals that the State is pushing, as well as adhere to the County's Housing Element.

We are all struggling with existing traffic/density, as well as limits on water and electricity.

I'm hoping you can avoid the extremely high-density that is possible.

Another issue would be to open San Simeon Drive to Turnpike Road, which currently is not a through-street.

Doing this would have an extremely negative impact on the 450 homes located between Hollister and the 101, and between South San Marcos Road and Lassen Drive. We are essentially a cul-de-sac community with access only from South San Marcos Road, Walnut and Lassen. Nobody drives into this community/area to drive-through to get somewhere else.

If we are to become neighbors to 1, 2 or 3 new developments on our 'doorstep', please don't open our neighborhood/area to through-traffic.

Years ago I spoke to someone at County Traffic and they said because a traffic light exists at Turnpike and Hollister, and other one just a couple of blocks North on Turnpike Road, it would not be feasible to add another traffic light on the corner of Turnpike and the existing dog-leg/dead-end of San Simeon.

Thank you,

Mark Schneidman, GRI
REALTOR
MarkSchneidman@gmail.com
Cell/Text 805-452-2428

Listen to Real Estate Talk Radio: <http://blog.radiorealestate.com>

"Goodness is the only investment
that never fails"

Berkshire Hathaway HomeServices California Properties
3868 State St
Santa Barbara, CA 93105

Sarah Mayer

From: H Robertson <heathrob27@gmail.com>
Sent: Thursday, May 2, 2024 8:46 AM
To: Supervisor Das Williams; Bob Nelson; Joan Hartmann; Laura Capps; sbcob; Steve Lavagnino
Subject: Rezoning of Glen 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 Supervisors,

I am against the rezoning and development of the Glen Annie Golf Course without proper traffic and safety considerations. This is why we have a County General Plan.

As much as we need housing, we depend on you all to approve a well thought out plan in order to protect our safety and preserve our quality of life.

Thank you,
Heather Robertson

--

Heather W. Robertson
452 Daytona Dr.
Goleta, CA 93117

heathrob27@gmail.com

Sarah Mayer

From: Cindy <ccoffeysbch@aol.com>
Sent: Thursday, May 2, 2024 12:11 PM
To: sbcob; laura@lauracapps.com
Subject: REZONE VOTE

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 Ms. Capps - the other day at Sungate Ranch you neglected to answer the question as to why the Giorgi project was removed from the upzone list. So I will get my information from other sources and the way most of us see it that live in the Turnpike to Patterson corridor - it would simply be a **dereliction of duty** for you and the other supervisors to exclude this project ready property that accomodates much more of what the state is requesting than the disaster that you are all about to dump into our existing neighborhood. The same goes for the Planning dept and the Mayor of Goleta who should be on board with offering more, not less, affordable housing. Do your job and part of that job is to maintain the peace of life that we who already live here have worked hard for. It really leaves one wondering.

regards,
Cindy Coffey
San Simeon Dr.

Sarah Mayer

From: Dustin Hoiseth <Dustin@SBSCChamber.com>
Sent: Thursday, May 2, 2024 1:42 PM
To: sbcob
Cc: mcohen@sbadventureco.com; kim@sbadventureco.com; Kristen Miller
Subject: Public Comment Michael Cohen SB Adventure Company - BoS May 3 Rezone Hearing
Attachments: Letter of Support_County Rezones_Santa Barbara Adventure Company.pdf

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 the attached public comment for the May 3 Board of Supervisors Rezone hearing, on behalf of Michael Cohen and Santa Barbara Adventure Company.

Dear Chair Lavagnino and Supervisors:

As the President, and owner, of Santa Barbara Adventure Company I would like to express my support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update.

Santa Barbara Adventure Company recognizes the retention, recruitment, and other workforce-related challenges that our County's current housing supply crisis creates for employers like us throughout Santa Barbara County. Housing is the #1 issue my hiring team faces – we have an exceptional caliber of out of state applicants yearly who can't accept job offers with our company due to a lack and inability to secure reasonable housing. The proposed rezoned sites will lead to much needed housing stock of various types and income levels, alleviating some of the workforce pressure felt by employers in Santa Barbara County.

Furthermore, as a Board Member of the Santa Barbara South Coast Chamber of Commerce, I support their efforts to create an Employer Sponsored Housing Consortium, which will give local employers the opportunity to secure housing for their employees. Not only will this program ensure that a portion of the new market rate housing stock goes to the local workforce, but it also streamlines the relationship between local employers and developers, and it eliminates the employers' administrative burden associated with employer sponsored housing. That is why it is so important that the sites who have agreed to work closely with the Chamber on the development of this program be rezoned.

Currently three of the Chamber's four partner sites are included in the Planning Commission recommendation for sites to be rezoned. It would have been preferable to have all the Chamber's partner sites included; Glen Annie, San Marcos Ranch, the Caird Family Property, and the Orchard Project (Giorgi), as well as the Chamber supported Bailard Project.

The current recommended sites offer a viable path forward to reaching the County's State mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. But more can always be done. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four, as well as the Bailard Project. Thank you for your support of workforce housing, and consequentially of local employers like Santa Barbara Adventure Company. Help us create and maintain a robust workforce to keep Santa Barbara County thriving.

Sincerely,

Michael Cohen
President
Santa Barbara Adventure Company

DUSTIN HOISETH | Public Policy Manager
SANTA BARBARA SOUTH COAST CHAMBER OF COMMERCE

Thursday, May 2nd



Chair Lavagnino and Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA, 93101

RE: 2023-31 Housing Element Rezone Amendments

Dear Chair Lavagnino and Supervisors:

As the President, and owner, of Santa Barbara Adventure Company I would like to express my support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update.

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The current recommended sites offer a viable path forward to reaching the County's State mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. But more can always be done. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four, as well as the Bailard Project. Thank you for your support of workforce housing, and consequentially of local employers like Santa Barbara Adventure Company. Help us create and maintain a robust workforce to keep Santa Barbara County thriving.

Sincerely,

Michael Cohen
President
Santa Barbara Adventure Company



Sarah Mayer

From: Joanne Fults <joannefults@gmail.com>
Sent: Thursday, May 2, 2024 2:34 PM
To: sbcob; Joanne Fults
Subject: DO NOT REZONE OF SAN MARCOS GROWER'S PROPERTY

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 County Supervisors

Thank you for your time and consideration.

Many of us are perplexed and in disbelief that the County Planning Staff solicited the owners of prime agricultural sites for the RHNA State Housing Element. These lands are recognized in California as being Prime Farmland and Unique Farmland.

The Government Code 65589.5 (c) states: The Legislature also recognizes that premature and unnecessary development of Agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the State. Furthermore, it is the policy of the State that development should be guided away from Agricultural Lands. But here we are; San Marcos Growers, Caird, Giorgi and others are being rezoned and the State of California clearly states to stay away from Agricultural Lands. Hold off on these agricultural rezones until someone can come up with a full explanation of the laws for Agricultural lands and their Development.

Please do not rezone San Marcos Growers at this time. Most of the buildings will be apartments and above moderate apartments at that.

It doesn't help the moderate income worker. So much is done for the low income workers in this area, but little is done for "in the middle." And quite frankly, the "middle" is getting tired of it.

The other concern is four large construction projects in our area along San Marcos Pass Road and San Simeon corridor. You want us to endure 10 years of construction?

Tatum, San Marcos Ranch, Montessori, and the HUD Proposal. Really you want the homeowners in this area to go through 10 years or more of constant noise, pollution, pounding, dust, etc etc. It's just too much. Tatum and Montessori is enough for now. DO NOT REZONE San Marcos Growers Sites. Giorgi is more conducive to what our area needs. It's well thought out and considers all levels of income.

Sincerely,

Jerry and Joanne Fults
5033 San Julio Ave.