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Public Comment - Oak Creek Company

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From: Jeff Nelson

Sent: Friday, December 15, 2023 1:03 PM

To: jhartmann@countyofsb.org <jhartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>

Cc: Jason Nelson <jason@oakcreekco.com>

Subject: Housing Element Sorting

Hi Supervisors Capps and Hartmann,

As you said you were going to be conferring on this issue I wanted to advance to you, for your consideration, possible Sorting Criteria that go to the fundamentals of good community planning.

Our family is made up of long-term eastern Goleta residents & stakeholders and creators of the most respected infill neighborhoods here.

We would use Cecilia Brown as a reference on that.

We are working with the Giorgi family on their property which they have owned for generations.

We have enlisted top architects for a finely grained plan that is an opportunity to stitch together and connect much needed housing with adjacent and nearby uses- Goleta Old Town, Goleta Valley Cottage Hospital, Goleta Beach, UCSB & nearby tech companies. The property is a 5 minute walk down Hollister from the Hospital.

While we hope to meet with you both on the project I wanted to send this big picture planning thoughts now.

Thanks very much.

JEFF NELSON

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Sarah Mayer

From: Jeff Nelson <jeff@jeffnelsonlaw.com>
Sent: Monday, January 8, 2024 1:22 PM
To: sbcob
Cc: Jason Nelson; Laura Capps; Joan Hartmann
Subject: Fw: Agenda Item 4 - Housing Element
Attachments: Possible Housing Element Site Sorting Criteria.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 Supervisors,

Here are some quick comments on this Agenda Item for your consideration.

- Below is an email and attachment that I sent to Supervisor Capps and Hartmann about selection criteria, as they said they were going to be working on this at the last Housing Element hearing. I do not believe that the County is well served by tilting the selection process towards the non-economic parts of a project (more affordable parks and childcare) over fundamentals of community planning.
- Development decisions are all about trade-offs. If the County is requiring 30 to 40 units per acre of housing, where are all of the new parks, trails, and other non-economic attributes supposed to be located? That pushes up the effective density of all of the rest of the plan. The ultimate goal is to create housing that will create a great place to live and will succeed in the market place.
- If site candidates are induced to over-promise non-economic parts of the project, how can you be sure that the project will actually be built?
- We successfully implemented a Workforce Housing project in the highly esteemed Tree Farm project in eastern Goleta. It was restricted to local workers and had limited appreciation allowed on each sale. These elements will find a market but it is not for everyone as people are not getting in to the opportunity to have meaningful housing appreciation. We look forward to exploring this issue further on the project we are working on now.

We request that you give due consideration to fundamentals of good planning. That is what we were hoping to identify on our attachment.

Thank you.

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Santa Barbara County Housing Element

Possible Criteria for Hierarchy of Best Housing Sites, South County

- Appears coherent on a Community Planning Map. Development near existing main roads and not leap frog development. Inside the Urban-Rural boundary line.
- Impact on area-wide and neighborhood traffic
- Health and safety – fire evacuation and high fire zone maps analysis
- Public opposition level
- Has urban services, Goleta Water District entitlements and Goleta Sanitary District main trunk lines and capacity.
- Is the project finely grained so that it is not overwhelming the market with one particular segment?
- What is lost or replaced with the new use?
- Permit status (SB330 Application)
- Promotes local economy
- Locals connection
- Chance that it will actually get developed based on track record of development team