

Sheila de la Guerra

Public Comment



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From: Gelare Macon <GMacon@flowersassoc.com>
Sent: Thursday, May 2, 2024 5:42 PM
To: sbcob
Subject: BOS May 3 Rezone Hearing - Glen Annie
Attachments: 20240502053551.pdf; 23038.01M01.pdf

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On behalf of JTV, LLC, attached is their comment letter for the record.

Also attached is a memo from ATE in response to public comment.

Thank you!



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May 2, 2024

Steve Lavagnino, Chair
County of Santa Barbara Board of Supervisors
123 East Anapamu Street
Santa Barbara, CA 93101

RE: 2023-2031 Housing Element Update Rezone Amendments

Dear Chair Lavagnino and Supervisors,

We are writing to provide an informational update regarding our proposal for Glen Annie.

As we have expressed in past meetings, we believe that Glen Annie embodies a singular opportunity within the Housing Element and rezone process – one that can deliver responsible community building by providing diverse housing options, unmatched new recreational amenities, neighborhood parks, and public trails. Across the site, we will bring a mix of different housing types that is responsive to the ongoing housing crisis within the community.

A fundamental part of our proposal involves community partnerships. Since the March 19 Board Workshop, we have made significant progress in establishing these meaningful partnerships with community stakeholders, which will be realized through a rezone of the property. A brief update on each of these collaborations is provided below.

I. Santa Barbara Unified School District

We have committed 7.7-acres as a land donation to the Santa Barbara Unified School District for teacher and employee housing. This is a donation at **no cost** to the District. At the District's April 23 Board of Education meeting, the Santa Barbara School Board unanimously supported the development of a Memorandum of Understanding (MOU) agreement to accept the land donation should the site become rezoned for housing. This land donation in partnership with the County Housing Authority and City Housing Authority will generate up to **308 low and moderate-income deed restricted rental** housing units.

II. LEAP: Learn • Engage • Advocate • Partner

A formal partnership has been established with LEAP to create a new, approximately **10,000 square foot childcare facility** within the development plan. LEAP provides services to families from across Santa Barbara County, which includes year-round care for children 0 – 5. Working together, we will ensure that the childcare facility is designed, programmed, and managed to support families and children most in need.

III. Habitat for Humanity of Southern Santa Barbara County

In collaboration with Habitat Santa Barbara, we have committed to a land donation and development partnership that would enable **10 to 15 new low-income deed restricted ownership units** for low-income individuals and families. In the past 23 years, Habitat Santa

Barbara has built 22 new homes for 84 people, 50% of whom are children. The Habitat homes within Glen Annie will allow the organization to make an even greater impact.

IV. Santa Barbara South Coast Chamber of Commerce

As you have previously heard, Glen Annie has been deeply involved in the creation of the Chamber of Commerce Employer Sponsored Housing Consortium. We have a formal agreement in place with the Chamber, and upon a rezone of the property, we will serve as the pilot project for this innovative solution to provide "missing middle" housing for employees within Santa Barbara County. Glen Annie is committed to providing a **minimum of 200 units** with this program.

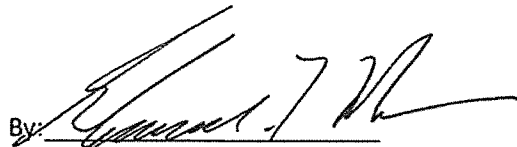
Our affordable and employer sponsored housing partnerships total up to **518 units** to serve low, moderate and middle income families. Altogether, the various components of our plan and community partnerships represent the first step in reimagining Glen Annie. Through the County's Housing Element and rezone program, we can take the next step toward this once-in-a-generation opportunity to meet the needs of the community.

Finally, we would like to express our appreciation to the entire Board, the Planning Commission, and Planning and Development staff for the considerable efforts surrounding this extensive process. Our intention is to work collaboratively with the County, our community partners, and the public to shape the next chapter for the site.

Sincerely,
JTGV LLC



By: _____
Demetrios Kyrios, Managing Member



By: _____
Edward Mehm, Managing Member

Memo

To: Gelare Macon
From: Scott Schell, ATE
cc:
Date: May 2, 2024
Re: Glen Annie Golf Course Redevelopment Project

ATE 23038.01M01

Tom Brohard and Associates submitted a VMT analysis "Brohard Analysis" for the Glen Annie Golf Course Redevelopment Project dated January 26, 2024. This memo provides initial comments from Associated Transportation Engineers "ATE" regarding the Brohard Analysis.

The Brohard Analysis assumed 2,600 multi-family units and 73 single-family units for the Project, which is significantly larger than the 983 total units assumed in the ATE calculations for the Project. Additionally, the Brohard analysis failed to use the Santa Barbara County's VMT thresholds of significance, therefore the Brohard analysis does not correctly analyze the Project's potential for significant VMT impacts. For this reason, the Brohard analysis is not relevant to the County's EEIR review. The County's VMT analysis procedures and impact thresholds are summarized in Table 1.

Table 1
Santa Barbara County VMT Thresholds of Significance

Project Type Use	Threshold for Determination of Significant VMT Impact
Residential	Project VMT exceeds a level of 15 percent below existing county VMT for home-based VMT per resident.
Employment	Project VMT exceeds a level of 15 percent below existing county VMT for home-based work VMT per employee.
Regional Retail	Project VMT results in a net increase in total VMT.
Mixed-Use Projects	Evaluate each project component independently using the applicable thresholds of significance above for each component (e.g., for a mixed-use project with residential and office uses, apply the residential and employment thresholds of significance for each component separately).
Other Land Use Types	For project types not listed above (e.g., school, sports or entertainment facility, park), the County will apply an absolute VMT threshold (e.g., total VMT or total roadway VMT) or efficiency-based VMT threshold (e.g., homebased VMT per resident, home-based work VMT per employee, or total VMT per service population). The applicable threshold will depend on the project's characteristics, including whether the project is locally or regionally serving. For projects that generally produce job-related travel (i.e., employment), the analysis can compare the project's VMT (i.e., home-based work VMT per employee) to existing county VMT. For projects that serve the region, the analysis can compare the project's total VMT to existing VMT, or compare the project's net increase in total VMT to the study area VMT