

Sheila de la Guerra

Public Comment



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From: Morgan Krapes <mkrapes@flowersassoc.com>
Sent: Monday, December 4, 2023 4:14 PM
To: sbcob
Cc: Gelare Macon
Subject: Public Comment, 12/5/23 Board of Supervisors Hearing, Departmental Agenda-
Planning & Development, Item 3
Attachments: Housing Element Comment Letter_Glen Annie_12.4.23.pdf

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Please see attached comment letter.

Thank you,



FLOWERS & ASSOCIATES, INC.

Morgan Krapes-Kiah
Public Agency Coordinator
115 West Canon Perdido Street
Santa Barbara, CA 93101
www.flowersassoc.com
805.966.2224 Ext. 100

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December 4, 2023

Das Williams, Chair
County of Santa Barbara Board of Supervisors
123 East Anapamu Street
Santa Barbara, CA 93101

RE: 2023-2031 Housing Element Update

Dear Chair Williams and Supervisors,

On behalf of JTGV LLC, the ownership entity of Glen Annie Golf Course, we are writing to express our appreciation to the Board of Supervisors, the Planning Commission, and Planning and Development staff for the considerable efforts to advance the 2023-2031 Housing Element. The adoption hearings represent a major milestone in the multi-faceted process to create the framework for long-term solutions to the County's housing crisis.

As the Housing Element moves towards adoption, we want to take this opportunity to share our vision to reimagine Glen Annie. Although a thorough site-specific analysis will be undertaken in the forthcoming rezone process, we are pleased to offer pertinent information in advance of this discussion.

Since last year when JTGV LLC was first approached by County staff about developing housing at Glen Annie, we have listened to many community voices. In addition to meeting the state's demand for housing, we understand that it is critically important to incorporate public parks, recreation, and open spaces, which are essential to building community and providing opportunities for new and existing residents. With approximately 175 acres, Glen Annie embodies a singular opportunity within the Housing Element – one that can deliver responsible community building by providing unmatched new recreational amenities, neighborhood parks, trails, and diverse housing options.

Since the last revised draft of the Housing Element, the County has reduced the estimated housing capacity and density at Glen Annie from 1,536 to 1,000 new units, or approximately one-third of the initial allocation. We support this reduction because it allows us to appropriately utilize much of the land for public use and the density will be more compatible with the nature and character of the surrounding neighborhoods.

Currently, we are working with various experts in site planning, design, and traffic management to advance a detailed conceptual plan. Across the site, we believe there is an opportunity to introduce a mix of different housing typologies that will be carefully placed on the property to create a fully, integrated living community with abundant recreational facilities, accessible open space, and an environmentally-sensitive site design.

In the upcoming 2024 rezone process, we understand that the County's consideration of properties will take a holistic approach to address both current and future community needs. At Glen Annie, the

ensuing principles guide our visioning process, which are aimed to support the overarching goals of the Housing Element:


- I. **Creating new public recreation opportunities.** Aligned with the suggestions from the Santa Barbara Park Commission and County Riding and Hiking Trails Advisory Committee (CRAHTAC), we believe that Glen Annie has the potential to serve as a valuable resource in the County's efforts to balance the requirements of both its Housing Element and the Countywide Recreation Master Plan. Anticipating population growth during the upcoming eight-year housing cycle, there will be a need for new recreational amenities to satisfy the demands of existing and incoming residents. Spanning 175 acres, Glen Annie has the capacity to provide significant public benefits through a diverse range of recreational and community-centric features which have been expressed by local residents and organizations.
- II. **Increasing access to open space and trails.** Much like the increasing need for public recreation, enhanced accessibility to open space and public trails holds significant importance. The natural contours of the hills and landscape on the Glen Annie property naturally facilitate the establishment of new public trails and tranquil open spaces that foster a connection with nature. Our conceptual plan will aim to leverage these environmental attributes, unlocking broader public access to the property and enriching the community by reaching a larger audience than is currently served.
- III. **Creating diverse housing opportunities.** At its core, the Housing Element requires new and diverse housing types that are accessible to all segments of our community. Our vision for the residential portion of the project will include a mix of for-rent and for-sale residences at a variety of sizes and affordability levels. Currently, we are in consultation with affordable housing groups and local employers to determine the greatest need within our community and will tailor our affordable and workforce housing program in response to the demand.
- IV. **Enhancing sustainability and site restoration.** The vision for Glen Annie includes the restoration of some of its important habitat areas. Over time, the hillsides and areas of the property have been significantly altered to accommodate the golf course. Our goal is to restore these hillsides back to their native landscape, fostering biodiversity and much-needed habitat for local wildlife. Finally, our plan will emphasize low water usage and preserving existing oak trees to ensure a sustainable environment where play and nature coexist harmoniously.
- V. **Preserving active agricultural uses.** We deeply appreciate the intent to preserve existing agricultural land as much as possible. While Glen Annie is currently listed in an agricultural zone, the County previously granted permission to convert the property to a golf course, which has operated for more than 30 years. Since that time, the property has not been in agricultural use and it is not possible to return the property to viable agricultural use. The new Housing Element offers a rare chance to add a meaningful supply of housing and community benefits at Glen Annie while reducing the need to rezone the County's active agricultural land.

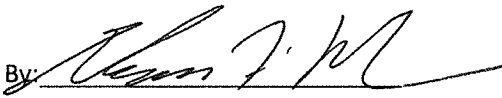
The County's Housing Element and rezone program offers a once-in-a-generation opportunity to create a sustainable future for Glen Annie. Our goal is to work collaboratively with the County and the public to shape the next chapter for the site. In the coming months, we look forward to engaging in this public conversation with the County and the broader community regarding this important objective.

Glen Annie can be much more than just another residential subdivision; it can be a true community resource for its residents and neighbors. Together, we believe that Glen Annie will be a cornerstone project for the County that creates new housing and recreation and public spaces for all.

We thank you for the opportunity to comment on this comprehensive Housing Element process.

Sincerely,
JTGV LLC

By: 
Demetrios Kyrios, Managing Member

By: 
Edward Mehm, Managing Member