

## Deborah Lopez

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**From:** Masseybarb@aol.com  
**Sent:** Sunday, April 02, 2017 1:29 PM  
**To:** Stuart Kasdin; Kyle Richards; Michael Bennett; Roger Aceves; Paula Perotte  
**Cc:** Deborah Lopez  
**Subject:** Villages at Los Carneros Development Agreement

Mayor and Council members,

April 2, 2017

I ask that you deny all the Development Agreement changes. Recommendation A should be denied because the withholding of building permits is the only real leverage the City has to insure that the affordable housing is built in a reasonable length of time. Recommendation C should be denied because RTA knew the provisions of the Development Agreement (DA) when they bought the property. There is no good cause for relieving them of this provision. It also would further lessen the city's leverage. Recommendation D should be denied because it would deny those who bought their units in the beginning the use of this amenity. It also would further lessen the city's leverage. Recommendation E should definitely be denied because it is a major part of the projects traffic circulation and is needed as early as possible. Traffic is a big issue for this large project and the bridge was important for the approval of the project. The removal of this provision would also further lessen the city's leverage. To quote the staff report "The entire project benefits from the bridge component, not just the units being constructed by Comstock Homes."

The City may have already relieved RTA of the DA provisions on Lot 5 but that is no reason to further the mistake by doing it again. They knew the provisions of the DA when they bought Lot 9 and shouldn't be given special treatment. Attachment 6 seems to be an inappropriate action to have been taken by the City. I have reviewed the Council minutes for February, March, and April of 2016 and didn't find the Council had ever voted to approve this change. It should certainly have had public review. I have requested documents on this project in an attempt to understand what has happened but have not yet received all of them. I was told that there are a lot of documents that need to be reviewed before I get them.

Comstock's justification is that they have motivation to go forward with the affordable housing so the project will go forward. It will move forward faster when you deny the change because then there is more on the line for them. Their justification is that they have shown steady progress and were held up by the rain. The rain hasn't been a problem since the end of January and they still haven't poured the foundations. I have seen projects with foundations stopped for over a year while the developer did other projects. The City only has the leverage of the building permits to insure the affordable housing is completed in a reasonable length of time.

There is no valid reason for the City Council to change the DA for of the developers. The community is already unhappy with the developer over the removal of all the trees along the northern side of the development which gives the units unobstructed views of the mountains. Only some of the trees were to be removed and even with citizens complaints they were all removed. Now we are left with views of a wall of housing and no trust of Comstock.

Please deny Recommendations A, C, D, and E. The citizens don't want the DA changed. Please show the citizens of Goleta that you will make developers abide by their promises.

Barbara