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Attorneys At Law

PAUL A. GRAZIANO\*†  
JOHN H. PARKE  
BRADLEY E. LUNDGREN  
JAMES M. SWEENEY

DAVID E. GRAFF\*  
JOSEPH R. BILLINGS  
IAN L. ELSENHEIMER

CHARLES D. KIMBELL  
CHRISTOPHER E. HAHN  
TIMOTHY R. DEAKYNE  
OF COUNSEL

GEORGE H. ALLEN  
(1921-2010)

\*Certified Specialist: Estate Planning,  
Trust and Probate Law  
†Certified Specialist: Taxation Law  
The State Bar of California  
Board of Legal Specialization

kkimbell@aklaw.net

October 31, 2019

Members of Goleta City Council  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

**Re: General Plan Amendment to City's Housing Element**

Ladies and Gentlemen:

I support Hersel Mikaelian and am writing to summarize the key points in his letter of October 31, 2019, regarding senior care housing.

Goleta is woefully deficient in providing for senior care housing. After a careful review, it appears that Goleta only has about 250 beds for assisted senior care housing within the City limits. This is entirely due to zoning limitations.

The current pending zoning ordinance attempts to enable more senior care housing by permitting it in residential zones. That is a good step forward, for it is entirely logical to allow seniors to live a residential zone along with everyone else.

To remedy the situation, the pending zoning ordinance and general plan amendment will allow senior care housing in residential zones with a conditional use permit; however, it restricts the location of large senior care facilities (with more than 6 residents) to being 300 feet apart.

We strongly urge you to modify that 300 foot spacing requirement to allow large senior care facilities to exist within the 300 foot spacing area so long as approved by a conditional use permit. This will enable the possibility of larger senior care facilities in the few remaining places in Goleta where they could be built.

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Mr. Mikaelian has a four and a half acre property with water and all utilities installed and allocated to it in a residential zone. This is one of the few areas in Goleta where senior care housing could feasibly be implemented. It is in a neighborhood with churches, an athletic club, the library, the Elks Lodge and Fairview Gardens all located in amongst single family zoned neighborhoods.

By removing or allowing exceptions to the 300 foot spacing requirement, you will enable the possibility of more senior care facilities in the residential zones. It is only fair and right to allow seniors to live in those zones where they lived for so many years prior to needing assisted care.

Very truly yours,

ALLEN & KIMBELL, LLP

By   
Charles D. Kimbell

CDK/dob

cc: Hersel Mikaelian

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