



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: March 6, 2012
Placement: Set Hearing on 3/06/12
for 3/20/12
Estimated Tme: 45 min. on 3/20/2012
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D. 568-2085
Director(s)
Contact Info: Alice McCurdy, 568-2518

SUBJECT: **Set Hearing to Consider Housing Authority of Santa Barbara County Pescadero
Lofts Apartment Project**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

On March 6, 2012, set a hearing for March 20, 2012 to consider the Housing Authority of Santa Barbara County Pescadero Lofts Apartment project, Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041. The project site is located at 761 Camino Pescadero in Isla Vista, 3rd Supervisorial District. The applications involve AP No. 075-020-005.

On March 20, 2012, your Board's action should include the following:

1. Make the findings for the project specified in Attachment A of Attachment 1 of this Board Agenda Letter, including CEQA findings;
2. After considering the previously certified EIR for the Isla Vista Master Plan (03-EIR-08), determine pursuant to Public Resources Code sections 21090(b) and 21166 and CEQA Guideline section 15162 that, as reflected in the CEQA findings in Attachment A of Attachment 1 to the Board Letter, no subsequent EIR or Negative Declaration shall be prepared for this project;
3. Approve a text amendment to the Article II Coastal Zoning Ordinance to establish the SR-H-30 zone density and limit rezones to this zone district to projects meeting certain affordable housing criteria; and approve an amendment to the land use designation of the Coastal Land Use Plan map for APN 075-020-005 from RES-20 to RES-30 and an amendment to the zoning map for the

subject parcel from SR-H-20 to SR-H-30 (draft resolution and ordinance amendment included in Attachment 3 of the Board Agenda Letter); and

2. Approve the project (Case Nos. 11DVP-00000-00004 and 11CDP-00000-00041) subject to the conditions included in Attachment 4 of the Board Agenda Letter.

Summary Text:

On February 1, 2012, the County Planning Commission reviewed this housing project and voted 5 to 0 to recommend that your Board take the above actions on the project. A copy of the Planning Commission's action letter is included as Attachment 1 to this board letter. As part of the action taken by the Planning Commission, the Commission recommended that a waiver of development impact fees be granted consistent with an incentive request by the applicant under the provisions of the State Density Bonus Program. The Planning Commission recommends that all of the development impact fees be waived under a single incentive. P&D staff recommends that your Board consider each impact fee as a separate incentive. The applicant is entitled to two additional incentives, in addition to the incentive request for reduced setbacks associated with the project. Thus, staff recommends that no more than two development impact fees should be waived as an incentive pursuant to the State Density Bonus Program. There is a conflict between two state statutes: AB1600 and State Density Bonus. AB1600 limits the amount of any fee to the actual prorated cost of the improvements identified in the Capital Improvement Plan to serve the development, and the County is prohibited from requiring future applicants to fund the shortfall from this project. As a practical matter, the County cannot waive the transportation fee for a particular applicant unless the County makes up the shortfall from some other funding source. As such, the two incentives for fee waivers would be applied to the Parks fees (\$142,771) and Public Administration fees (\$43,744).

Background:

The Isla Vista Master Plan (IVMP) was adopted by the Board of Supervisors on August 21, 2007. The Isla Vista Master Plan area is located wholly within the Coastal Zone and legislative amendments to the Local Coastal Plans, such as the IVMP, are thus under the jurisdiction of the California Coastal Commission. The IVMP is currently pending before the Coastal Commission. The subject parcel is proposed to be rezoned to Mixed Residential-30 (30 units per acre) under the IVMP.

The applicant is requesting a rezone of the subject parcel from SR-H-20 to SR-H-30 in order to accommodate the density envisioned for this site without having to wait for certification of the IVMP by the California Coastal Commission. The project consists of a 100% affordable housing project targeting Isla Vista residents who are homeless or who are living in substandard housing. As such, it represents a project which is beneficial to the Isla Vista community and to the County as a whole.

In order to meet the intent of full affordability of the higher density zoning in the interim before the IVMP is certified by the Coastal Commission, the project includes language in the zoning text amendment to Article II to limit the SR-H-30 zone district to housing development projects that are fully affordable. This would ensure that any other project wishing to take advantage of the higher density before the IVMP is certified would be providing 100% affordable units.

Fiscal and Facilities Impacts:

Costs to process this application are fully reimbursed by the applicant per the department's adopted fee schedule. Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, South Division on Page D-314 of the adopted 2011-2012 fiscal year budget. There are no facilities impacts.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on March 20, 2012. The notice shall appear in the Santa Barbara Daily Sound. The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention: David Villalobos.

Attachments:

- Attachment 1: County Planning Commission Action Letter
- Attachment 2: County Planning Commission Staff Report, dated January 13, 2012
- Attachment 3: Draft Board Resolution and Ordinance Amendment
- Attachment 4: Conditions of Approval

Authored by: Alex Tuttle, 884-6844