

CAVALETTO TREE FARM RESIDENTIAL HOUSING PROJECT

- 01GPA-00000-00009 (General Plan Amendment)
- 01RZN-00000-00015 (Rezone)
- 08DVP-00000-00012 (Development Plan)
- 09TRM-00000-00001 (Vesting Tract Map)
- 09RDN-00000-00001 (Road Naming)

**SANTA BARBARA COUNTY
BOARD OF SUPERVISORS**

June 26, 2012

Project Vicinity



Zoning History

- U Zoning adopted by Ord. 762 Oct. 11, 1954
- A-I-X Interim Zoning adopted by Ord. 812 Feb. 20, 1956
- A-I-X Permanent Zoning adopted by Ord. 828 May 14, 1956
- 10-R-1 on APNs 069-100-006, 54, DR-3 on APNs 069-100-51, 57, 71-RZ- 8, adopted by Ord. 2193 May 10, 1971
- A-I-X on APNs 069-100-006, 54, adopted by Ord. 3131 Nov. 11, 1979
- AG-I-5 South Coast West Consistency Rezone from Ord. 661 zoning to Article III, 83-RZ-28 adopted by Ord. 3429 Feb 6, 1984

2006 Initiation

Board initiated a General Plan Amendment and Rezone back to residential in 2006 deeming the project in the public interest:

- 165 units total:
 - 110 market rate units
 - 20 Detached 2nd units (affordable by design)
 - 33 affordable units (22 workforce, 11 moderate income)
 - in lieu fees to satisfy low and very low income housing requirements
- The initiated project also included a 2-3 acre public park

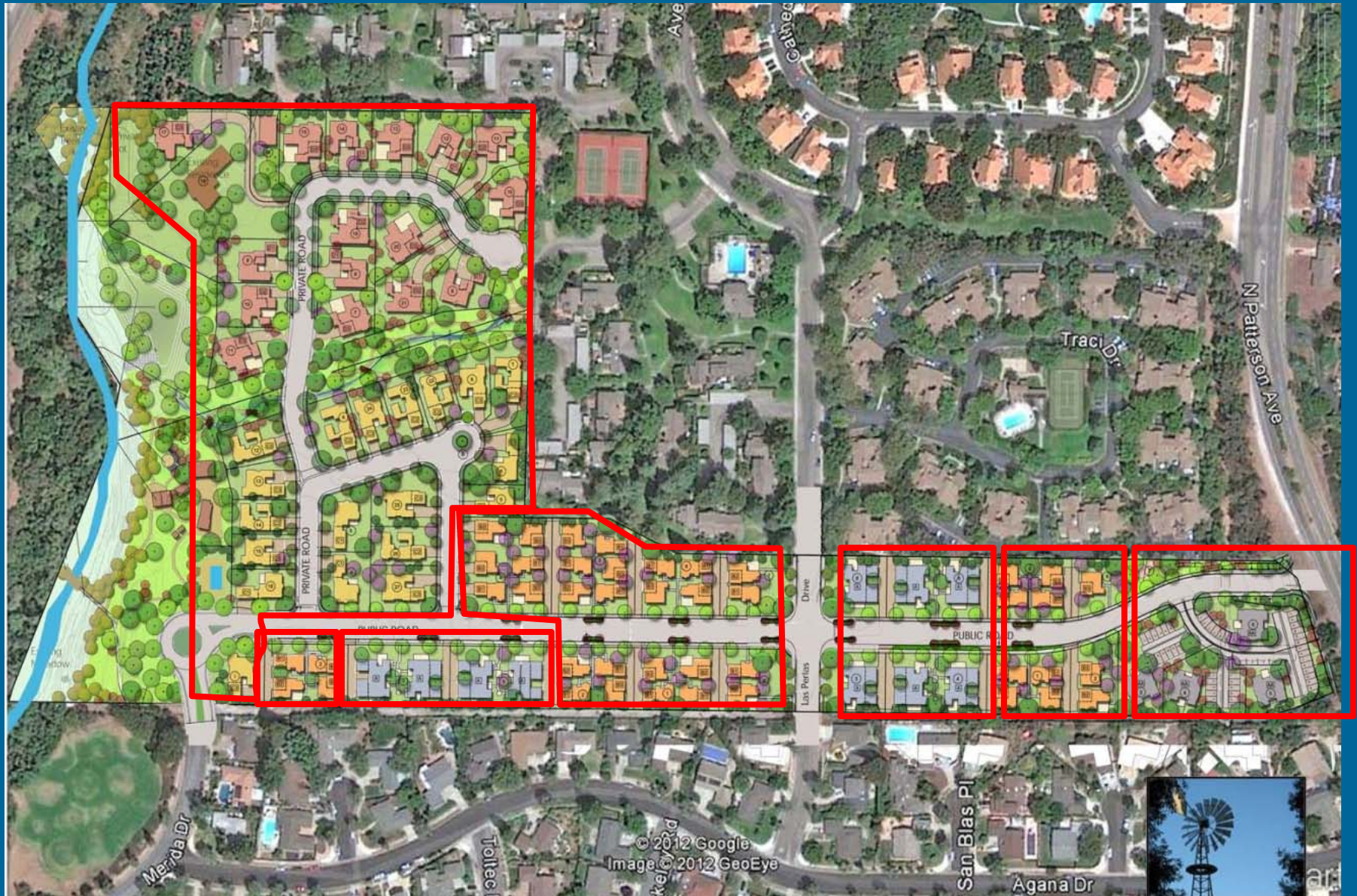
Project Description

- Amend land use designation from A-I-5 to RES-4.6 (4.6 units per acre)
- Rezone from AG-I-5 to DR-4.6
- Develop 135 units in five housing types
 - 80 detached sfds
 - 54 attached units, including 24 condominium apartment units
 - Retain existing Cavaletto residence

Apartment Units (24 total)

- 8 very low income rental units – satisfies County's and SDBP affordable housing requirements
- 16 for-sale units
 - Measuring 925 square feet
 - Starting sales price based on County's workforce housing formula
 - Income eligibility requirements for first time buyers (120-200% AMI)
 - 2.5% annual appreciation in conflict with income eligibility

SITE PLAN



PHASING PLAN



PHASING PLAN



PHASING PLAN



PHASING PLAN



PHASING PLAN



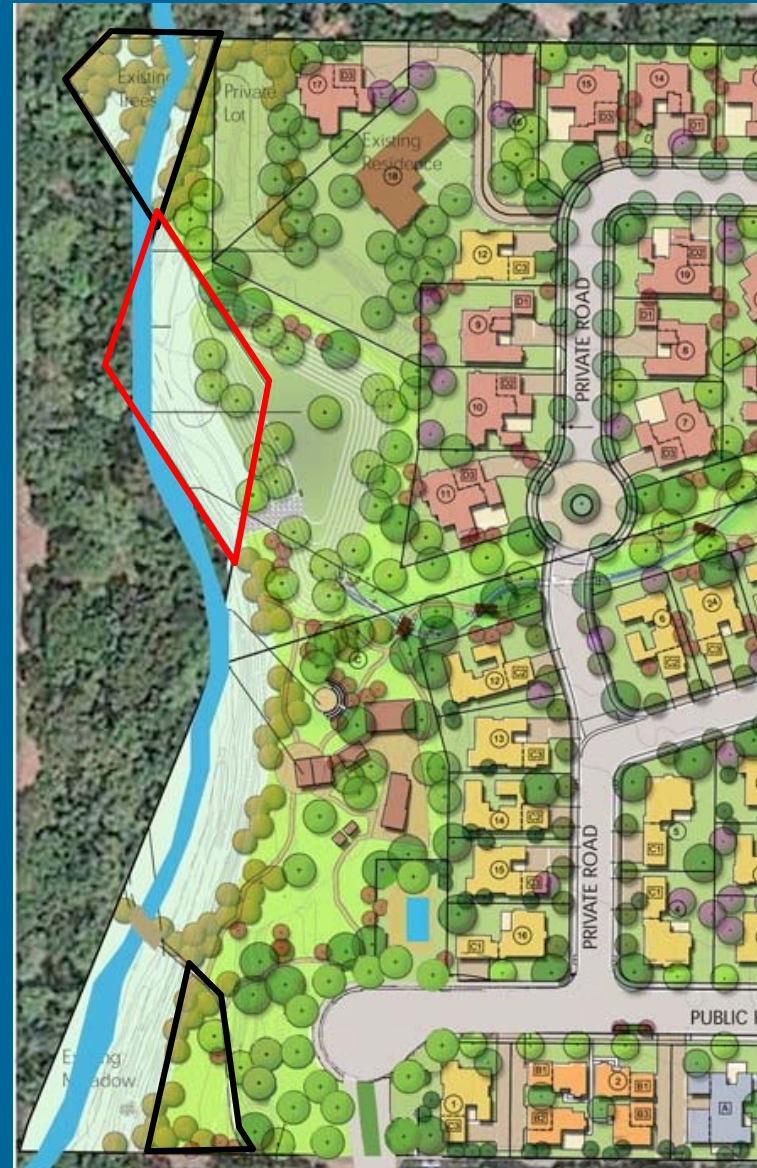
PHASE 5
18 UNITS

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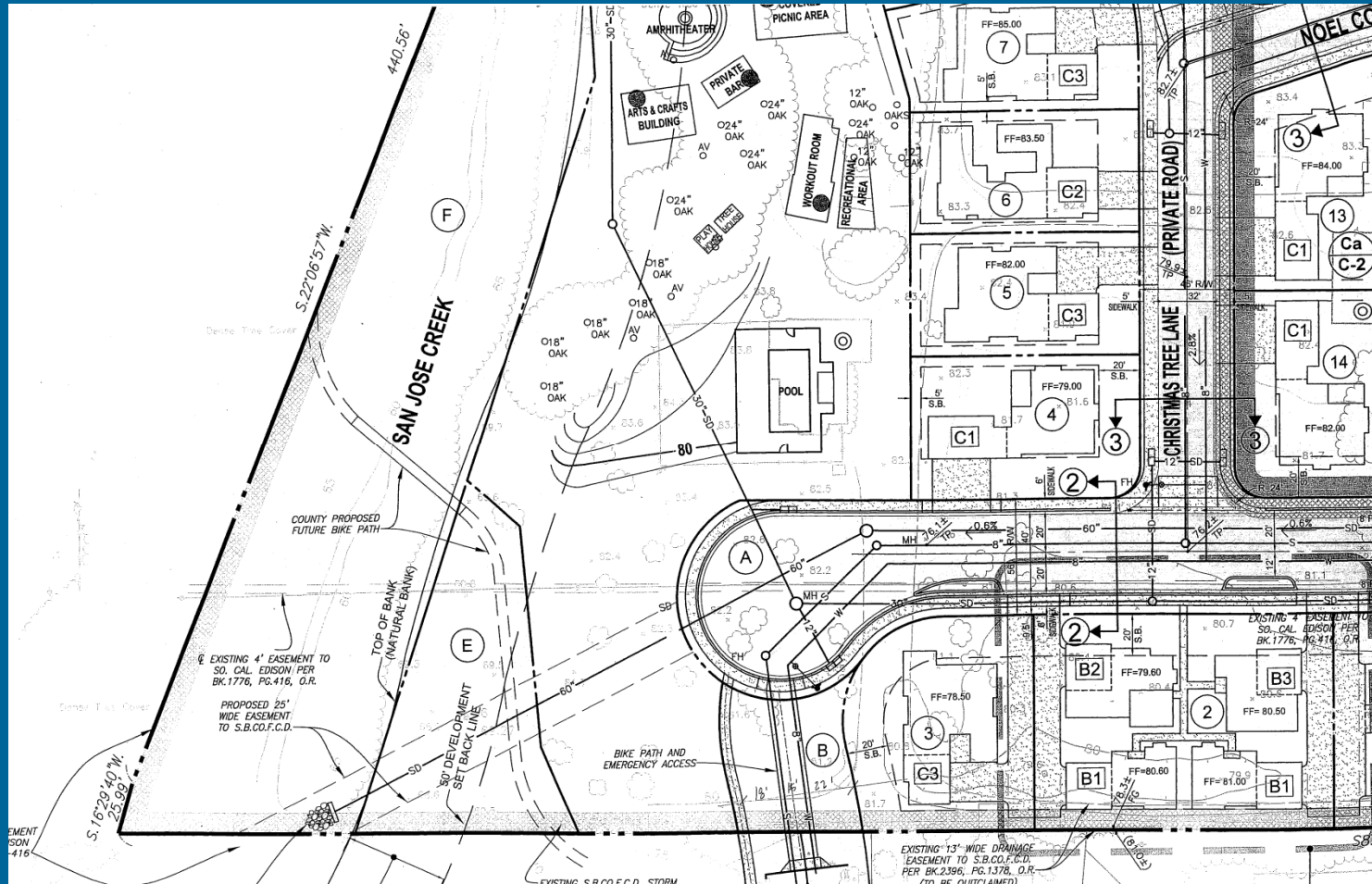


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Land Exchange



Access to Bike Bridge from Public Park



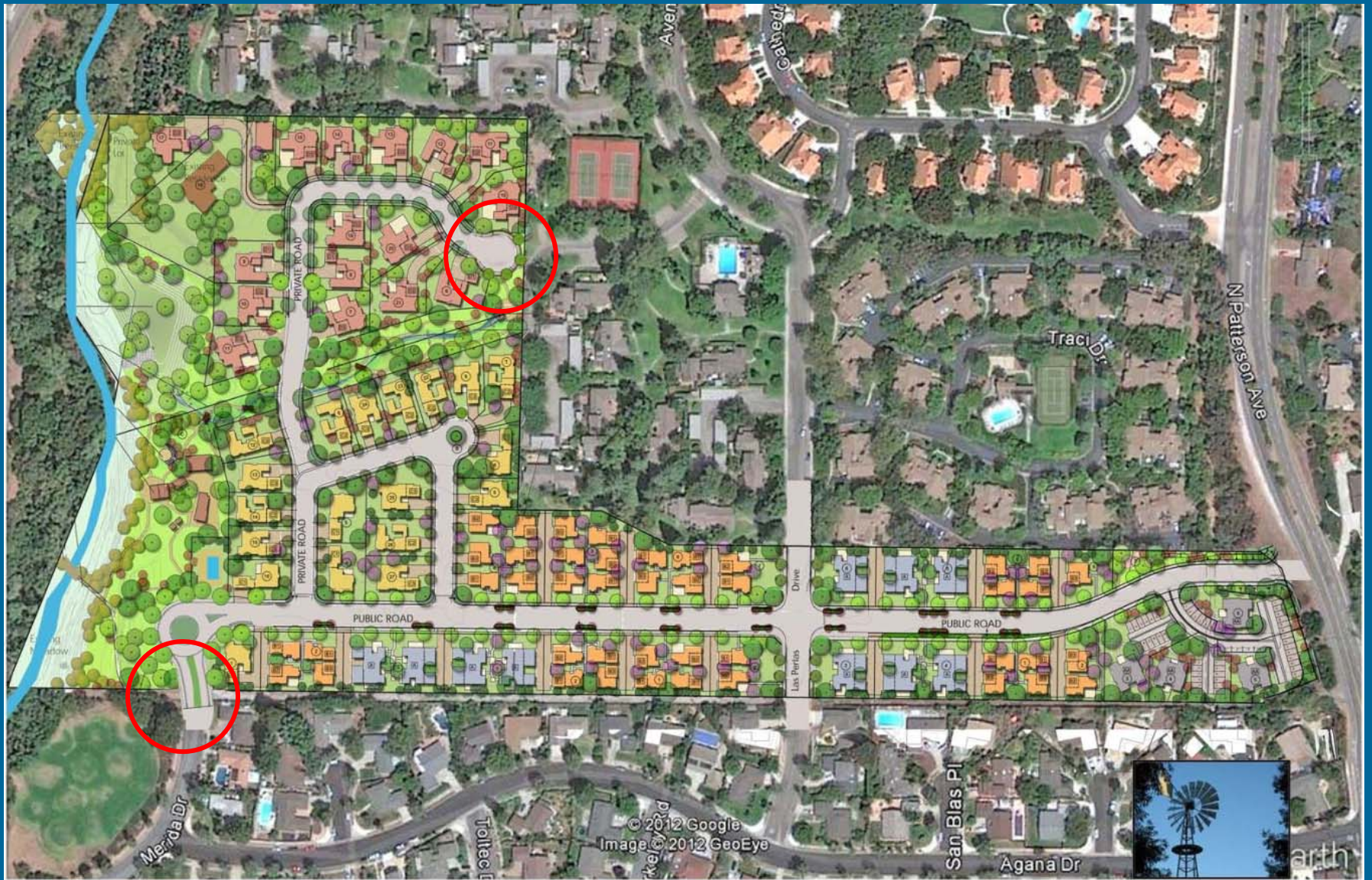
Bike Bridge



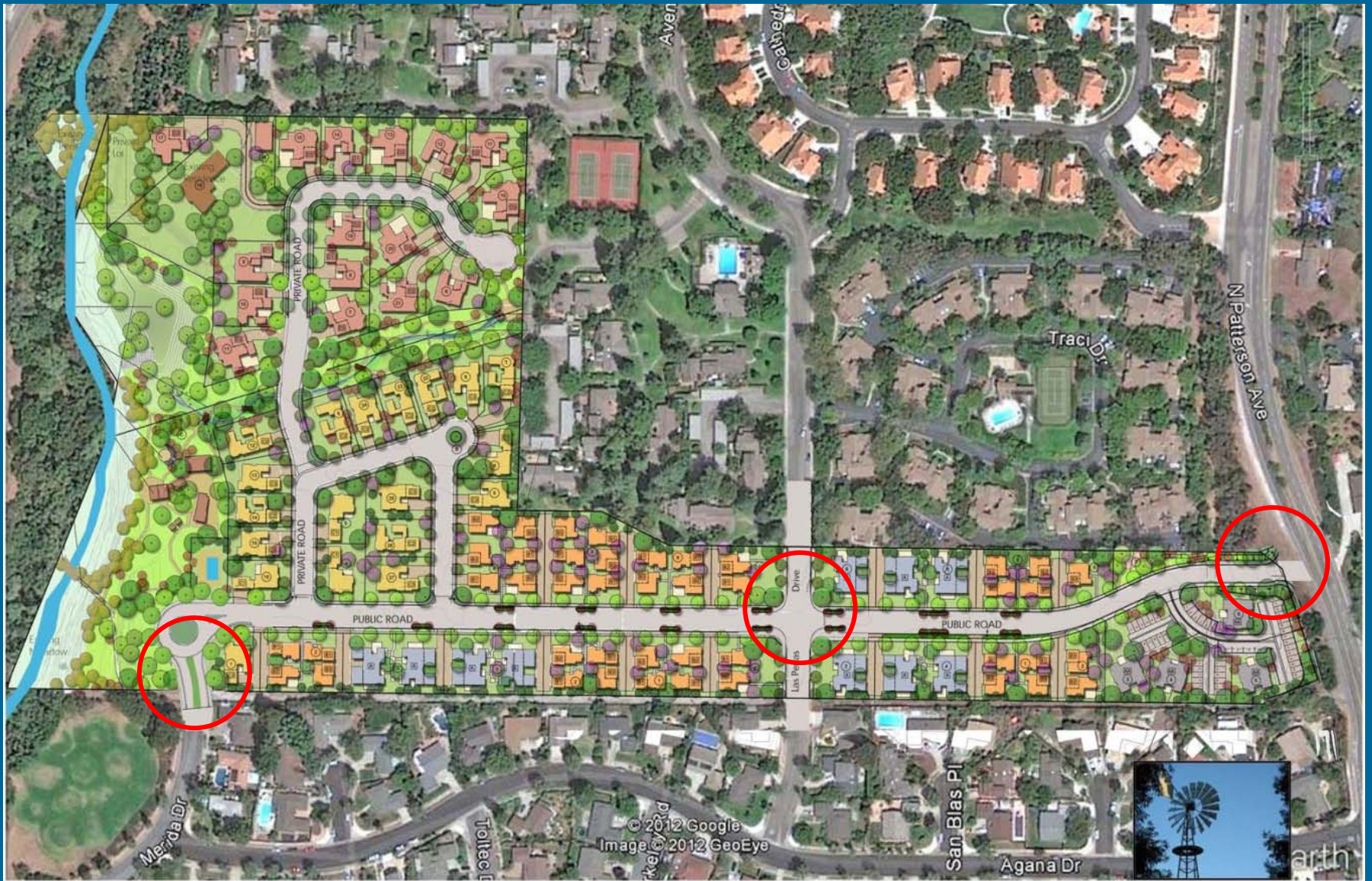
Analysis

- EIR prepared for project – no Class I impacts identified
- Key impacts include traffic, biological resources, and aesthetics
- Mitigation measures incorporated as conditions of project approval

Circulation



Circulation



Merida Drive Connection



Condition 44: traffic calming

- The developer shall provide up to \$30,000 to fund traffic calming improvements that are found acceptable to the affected neighborhood prior to Zoning Clearance for Phase II through the County's adopted procedure for consideration and approval of traffic calming measures. In the event that the affected neighborhood is unable to reach agreement on the traffic calming improvements to be made as required in the County's adopted procedures, then any unused funds shall be returned to the applicant and compliance with this condition shall be considered met.
- Offered by the applicant to offset the effects of increased traffic on Merida.
- Needs approval by 75% of "neighborhood" as defined by Public Works.
- If approval is unattainable, condition determined met and monies refunded.

Parks Fees Credit

- Parks fees applied to this project total \$1.34 million
- Applicant requested 50% fee credit pursuant to Quimby and Park Development Mitigation Fee Ordinance
- Parks Commission recommended the 50% credit be granted on 10/27/2011
- Planning Commission recommended that your Board not grant the 50% credit
- Granting of credit must be in public interest per County Code Section 21-109

Recommendations

MOTION ONE:

- Make required findings for approval, including CEQA findings
- Certify the Final EIR and adopt the mitigation monitoring program
- Adopt a resolution amending the land use designation from A-I-5 to RES-4.6 and adopt an ordinance amending the zoning map from AG-I-5 to DR-4.6
- Approve project, subject to conditions of approval

Recommendations

MOTION TWO

- Deny the request for the 50% Parks fees credit and find that granting the credit is not in the public interest OR
- Grant the request for the 50% Parks fees credit and find that it is in the public interest to do so OR
- Grant a lesser credit of ___% and find that it is in the public interest to do so

Revised Project Description

- The project will be constructed in five phases. Phase I will include a total of 29 units (two triplexes, ten courtyard homes, twelve Type C estate homes, and the existing Cavaletto residence), all of the common area facilities, a portion of Tree Farm Lane, Noel Court, and a portion of Christmas Tree lane, as indicated on project phasing plans dated 3/01/12. Phase II would include a total of 29 units (two triplexes, 16 courtyard homes, and 7 type C estate homes) and the remainder of Christmas Tree Lane. Phase III would include a total of 27 units (six triplexes, and three courtyard homes) and the remainder of Tree Farm Lane. Phase IV would include a total of 32 units (14 courtyard homes and six triplexes). Phase V would include a total of 18 Type D estate homes, including the carriage house. Rough grading (balanced cut and fill) for the entire site is proposed as part of Phase I of the development. Total grading quantities include approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill.

Revised Finding 2.1

- **The request is in the interests of the general community welfare.**
- The project site is surrounded by residential development and provides an opportunity for positive infill development. With a net increase of 132 residential units, including eight rental units affordable to very low income households the project helps to address the region's housing shortages. The range of housing types and sizes will help to meet a multitude of needs and apply to a diversity of income levels. The development of housing with a variety of types and densities is identified as a goal of the community (Policy LUR-GV-5 of the Goleta Community Plan). The project helps to maintain the existing urban boundary line by providing housing in an urban infill site, which is another recognized goal of the community rather than pushing development out to the urban fringes or extending the urban boundary. Overall, the request to rezone the property from agriculture to residential is in the interests of the general community welfare.

Revised Finding 2.2

- **Government Code Section 65358(a) requires a general plan amendment to be in the public interest.**
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- The project site is surrounded by residential development and provides an opportunity for urban infill development. With a net increase of 132 residential units, including eight rental units affordable to very low income households, the project helps to address the region's housing needs. The range of housing types and sizes will help to meet a variety of needs and will apply to a diversity of income levels. The development of housing with a variety of types and densities is identified as a goal of the community (Policy LUR-GV-5 of the Goleta Community Plan) and affordable housing is identified as being in the public interest in the Board-adopted 2009-2014 Housing Element. The project helps to maintain the existing urban boundary line by providing housing in an urban infill site, which is another recognized goal of the community rather than pushing development out to the urban fringes or extending the urban boundary. Granting of the easement to the County for the purposes of establishing a portion of the San Jose Creek Bike Path would also be in the public interest. In addition, the subject property is no longer in agricultural production; instead, it is surrounded by residential development and isolated from other active agricultural operations. As such, its conversion to residential development is appropriate. Overall, the request to amend the land use designation of the property from agriculture to residential is in the public interest.