

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Santa Barbara Student Housing Cooperative Change of Use

Hearing Date: August 17, 2011

Staff Report Date: August 9, 2011

Case Nos.: 10DVP-00000-00019, 10CUP-00000-00033,
and 10CDP-00000-00082

Environmental Document: Exempt pursuant to
Section 15303 of the CEQA Guidelines

Deputy Director: Alice McCurdy

Division: Development Review

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OWNER/APPLICANT:

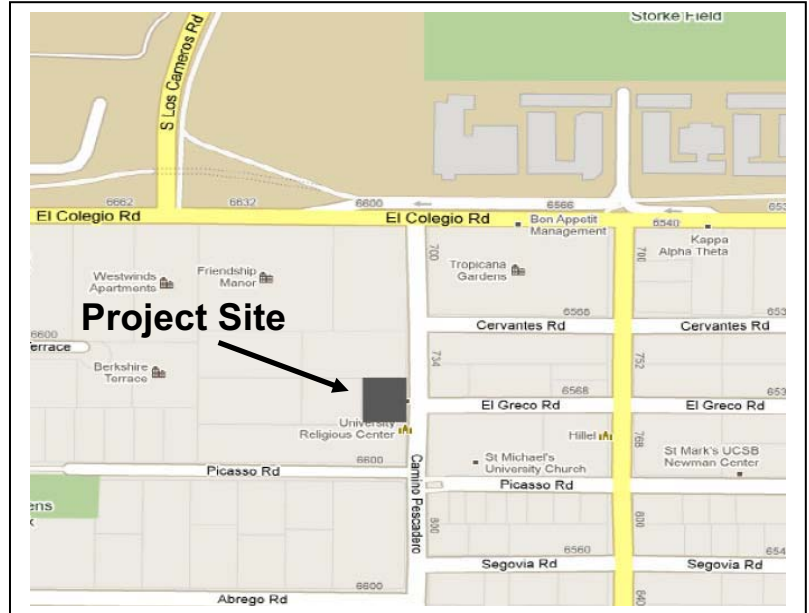
Santa Barbara Student Housing Cooperative
777 Camino Pescadero, Suite J
Isla Vista, CA 931170

Attn: Emily Lippold Cheney

AGENT:

Peikert Group Architects, LLP
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Attn: Lisa Plowman



The project site is identified as Assessor Parcel Number 075-020-037, located approximately 500 feet south of the intersection of El Colegio Road and Camino Pescadero at 777 Camino Pescadero, Isla Vista, Third Supervisorial District.

Applications Complete: May 26, 2011

Processing Deadline: 60 days from Notice of Exemption

1.0 REQUEST

Hearing on the request of the Peikert Group Architects, LLP, representing the Santa Barbara Student Housing Cooperative, to consider the following:

1. Case No. 10DVP-00000-00019 [application filed on December 9, 2010] for a Development Plan in compliance with Section 35-174 of the Coastal Zoning Ordinance to convert an office building of approximately 7,641 gross square-feet into a dormitory-style student housing facility with 12 bedrooms on property zoned High Density Student Residential (SR-H-20), with Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks;

2. Case No. 10CUP-00000-00033 [application filed on September 15, 2010] for a Minor Conditional Use Permit in compliance with Section 35-172 of the Coastal Zoning Ordinance for a meeting room for non-profit organizations within the proposed student housing facility, with Conditional Use Permit modifications to the parking regulations to allow a parking space in one of the front setbacks and to reduce the required number of parking spaces or, alternatively, allow a combination of on-site and off-site parking in order to provide the required number of parking spaces;
3. Case No. 10CDP-00000-00082 [application filed on September 16, 2010] for a Coastal Development Permit in compliance with Section 35-169 of the Coastal Zoning Ordinance for the proposed student housing facility and meeting room;

and to determine that the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The applications involve AP No. 075-020-037, located at 777 Camino Pescadero, in the Isla Vista Area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 10DVP-00000-00019, 10CUP-00000-00033, and 10CDP-00000-00082 marked "Officially Accepted, County of Santa Barbara (August 17, 2011) County Planning Commission Exhibit 1," based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Determine the project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.
3. Approve the Development Plan for the proposed student housing facility, 10DVP-00000-00019, subject to the conditions included as Attachment B of this staff report, including Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building.
4. Approve the Minor Conditional Use Permit for the proposed meeting room for non-profit organizations, 10CUP-00000-00033, subject to the conditions included as Attachment B of this staff report, including Conditional Use Permit modifications to the parking regulations to allow a parking space in the front setback north of the existing building, modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the proposed student housing facility, and increase the maximum distance between the proposed student housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet.

5. Approve the Coastal Development Permit, 10CDP-00000-00082 subject to the conditions included as Attachment B of this staff report.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

The applicant applied for a Development Plan, Minor Conditional Use Permit and Coastal Development Permit. Section 35-174.2 (Applicability) of the Coastal Zoning Ordinance (CZO) specifies that the Planning Commission is typically the decision-maker for projects that require a Development Plan and are located on property zoned High Density Student Residential (SR-H). The proposed project requires a Development Plan and the subject parcel is zoned SR-H. As a result, the Planning Commission would be the decision-maker for the applicant's Development Plan.

Section 35-172.3.1 of the CZO states that the Zoning Administrator (ZA) is typically the decision-maker for Minor Conditional Use Permits. Section 35-169.3.3.b states, "The decision-maker for the Conditional Use Permit or Final Development Plan as applicable shall be the decision-maker for the Coastal Development Permit." Consequently, the Zoning Administrator would typically be the decision-maker for the Minor Conditional Use Permit and Coastal Development Permit. However, the County is concurrently processing the applicant's Development Plan, Minor Conditional Use Permit, and Coastal Development Permit. When two or more applications relate to the same project and the individual applications would be under the separate jurisdiction of more than one decision-maker, all applications for the project shall be under the jurisdiction of the decision-maker with the highest jurisdiction. In this instance, the Planning Commission has the highest jurisdiction and, therefore, will make the decision to approve, conditionally approve or deny all three applications.

According to Section 35-182.6.3 of the CZO, the proposed project is appealable to the Coastal Commission because (1) the proposed meeting room for non-profit organizations is not designated as a principal permitted use in the SR-H zone district and (2) the proposed off-site parking is located in a geographic appeals area within the Coastal Zone.

4.0 ISSUE SUMMARY

The subject parcel is approximately 22,223 square feet (0.51 acres) in size (gross lot area) and includes an office building of approximately 7,641 gross square feet and a parking lot with 12-parking spaces. The proposed project would convert the office building into a dormitory-style, 12-bedroom student housing facility with a meeting room for non-profit organizations.

The principal issue is parking. The zoning regulations require 28 parking spaces for the project. The applicant has requested that the Planning Commission reduce the number of required parking spaces from 28 to 12. Alternatively, the applicant proposes to provide 28 parking spaces by combining 12 on-site parking spaces with 16 off-site parking spaces that it would lease from the University of California. This alternative would require that the Planning Commission modify the parking regulations by (1) increasing the maximum distance between the proposed student housing facility and off-site

parking spaces from the required 500 feet to approximately 700 to 2,300 feet, (2) modifying the requirement that off-site parking spaces be “permanently dedicated” to residents of the proposed housing facility, and (3) allowing a parking space in the front setback north of the existing building. Staff has concluded that the demand for parking will exceed 12 parking spaces and, therefore, recommends that the Planning Commission require 28 parking spaces but modify the parking regulations as requested by the applicant. This would provide 12 on-site parking spaces and 16 off-site parking spaces.

The applicant also requested modifications to allow minor development in the setbacks, including a trash enclosure in the rear setback and a parking space, storage shed, and two bicycle racks in the front setbacks. Staff believes these modifications improve the project and comply with the intent of the applicable plan and zoning ordinance policies, regulations, and guidelines.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Residential, 20 dwelling units per acre (RES-20.0)
Zoning District	High Density Student Residential, 20 dwelling units per acre (SR-H-20)
Lot Area, Gross/Lot Area, Net	22,223 square feet, gross lot area/15,246 square feet, net lot area
Present Development and Use	Professional office building and 12-space parking lot. Tenants include University Religious Center and Santa Barbara Student Housing Cooperative.
Surrounding Uses/Zoning	North: Fraternity house/SR-H-20 (See “Other Site Information”) South: Apartments/SR-H-20 East: Apartments and church/SR-H-20 West: Single-family dwelling/SR-H-20
Access	Camino Pescadero (public)
Other Site Information	The Santa Barbara County Redevelopment Agency (RDA) recently purchased the adjoining parcel to the north (fraternity house). RDA, in partnership with the Santa Barbara County Housing Authority, has applied to demolish the existing fraternity house and construct a 38 resident apartment of approximately 25,000 square feet (Case Numbers 11DVP-00000-00004 and 11CDP-00000-00041).
Public Services	Water Supply: Goleta Water District Sewage: Goleta West Sanitary District Fire: Santa Barbara County Fire Department

5.2 Setting

The subject parcel is located approximately two blocks south of the intersection of Camino Pescadero and El Colegio Road in the unincorporated community of Isla Vista. The surrounding uses are predominantly medium to high-density housing developments, including apartments, sororities, and fraternities. The surrounding uses also include a church, religious student center, and a few other non-

residential uses. The existing development on the subject parcel consists of a two-story office building and 12-space parking lot. No environmentally sensitive habitat or wetlands exist on or near the subject parcel.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	7,641 gross square feet (existing) 6,095 net square feet (existing)	No standard
Note: Project will decrease floor area of existing building.	7,540 gross square feet (proposed) 5,728 net square feet (proposed)	
Max. Height of Structure(s)	30 feet (existing/proposed)	35 feet
Building Coverage	4,140 square feet (existing/proposed)	4,560 square feet
Parking Spaces	12 (on-site/uncovered), or 28 (12 on-site, 16 off-site/uncovered)	28/uncovered
Open Space, Landscaping	26%	≥ 15% of net lot area
Number of Dwelling Units	One dwelling unit	20 dwelling units/gross acre
Project Density	15,246 square feet, net lot area (existing/proposed)	7,000 square feet minimum net lot area
Employees/Residents	Two employees	No standard

5.4 Project Description

The applicant, Santa Barbara Student Housing Cooperative (SBSHC), has requested a Development Plan, Minor Conditional Use Permit, and Coastal Development Permit to convert an office building of approximately 7,641 gross square feet into a dormitory-style 12-bedroom student housing facility with a meeting room for non-profit organizations. The Minor Conditional Use Permit is required for the meeting room for non-profit organizations.

The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. Six bedrooms will be singles (one bed; one resident) and six will be doubles (two beds; two residents). The applicant will lease the bedrooms to a maximum 18 residents. The applicant will have one full-time employee and one part-time employee on-site to manage the housing facility. The employees will use the meeting room for non-profit organizations as their informal work space; the proposed project does not include offices for these employees and the meeting room for non-profit organizations will not include cubicles, desks, file cabinets, copy machines, personal computers, or other office equipment typically associated with a formal office.

The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and occasional dinners for the SBSHC membership and their guests. (The SBSHC membership will include residents of the proposed

student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room is for non-profit organizations and will not be used or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, two covered bicycle parking structures for 12 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately 100 gross square feet. The project will not affect the height or overall footprint of the existing building.

The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.

The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. No new utilities or services are proposed. Twelve parking spaces currently exist on the project site. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building.

The applicant has requested that the Planning Commission modify setback regulations per Section 35-174.8.1 (Development Plans) of the CZO and the parking regulations per Section 35-172.12.1 (Conditional Use Permits) of the CZO. Specifically, the applicant has requested Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks. The applicant has also requested Conditional Use Permit modifications to the parking regulations to reduce the required number of parking spaces from 28 to 12 and allow a parking space in one of the front setbacks. Alternatively, the applicant proposes to provide 12 on-site parking spaces and 16 off-site parking spaces. This would require that the Planning Commission modify the parking regulations by (1) increasing the maximum distance between the housing facility and off-site parking spaces from the required 500 feet to 700 to 2,300 feet; (2) modifying the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the housing facility; and (3) allowing a parking space in one of the front setbacks.

5.5 Background Information

Existing and Proposed Development. The existing office building and parking lot were permitted and constructed in 1970 (Conditional Use Permit 69-CP-016). SBSHC is a non-profit organization that currently owns and manages four student housing facilities in Isla Vista. It purchased the subject parcel in March 2011 and has submitted permit applications to convert the office building into a student housing facility. The proposed housing facility is considered to be a single dwelling unit because it has 12 bedrooms with a communal kitchen and bathroom.

Zoning Permit Requirements. The proposed student housing facility and accessory structures may be allowed on the subject parcel with the applicable zoning permits. The subject parcel is zoned High Density Student Residential (SR-H-20) under the CZO. All permits for new development in the SR-H zone require a Final Development Plan with a Coastal Development Permit (§35-77.3). The “permitted uses” in this zone include dormitories and student housing facilities (§35-77.4.2) and accessory structures (§35-77.4.2). The proposed project also includes a meeting room for non-profit organizations. This use may be allowed with a Minor Conditional Use Permit (§35-77.5.4).

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The project may be found categorically exempt from environmental review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the *Guidelines for Implementation of the California Environmental Quality Act*. Section 15303 categorically exempts the construction of limited numbers of small structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project consists of activities that fall within these categories. Please see Attachment C (Notice of Exemption) of this staff report for additional information.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p>Policy 2-4: <i>Within designated urban areas, new development . . . shall be serviced by the appropriate public sewer and water district or an existing mutual water company . . .</i></p>	<p>Consistent: The Goleta Water District and Goleta West Sanitary District, respectively, currently provide public water and sewer service to the existing office building. The proposed housing facility will also rely on these public services. (See Policy 2-6 below for additional information.)</p>
<p>Policy 2-6: <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development . . .</i></p>	<p>Consistent: The Goleta Water District and Goleta West Sanitary District currently provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have the capacity to serve the proposed housing facility.</p> <p>Access to the subject parcel is from a two-lane public road (Camino Pescadero). This road is paved and provides adequate access to the subject parcel. No access or road improvements are necessary. The County Sheriff and County Fire Department provide police and fire protection services for Isla</p>

REQUIREMENT	DISCUSSION
	<p>Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, the existing services are adequate to serve the proposed housing facility.</p>
<p>Policy 2-22: <i>To improve the overall appearance and quality of development in the community of Isla Vista, new development shall adhere to the following standards to the maximum extent feasible:</i></p> <p>a. <i>Residential units in multiple residential projects shall be designed to maximize living space and reduce overcrowding of units, in recognition of the double occupancy per bedroom and rental patterns that have become characteristic of the community. A standard of 80 square feet of bedroom area per intended occupant shall be implemented.</i></p> <p>b. <i>Projects shall be designed to include architectural and aesthetic amenities to improve the overall appearance and quality of development in the community.</i></p> <p>Policy VIS-GV-1: <i>The County shall through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.</i></p>	<p>Four of the proposed 12 bedrooms will range from 134 to 159 square feet in size. These bedrooms will be for singles (one bed; one occupant). The remaining eight bedrooms will be 160 square feet in size. Two of these bedrooms will be for singles (one bed; one occupant) and six will be for doubles (two beds; two occupants). In addition, the proposed project includes common living space that reduces overcrowding, such as a living room, meeting room, and court yard.</p> <p>The proposed project includes exterior alterations and new landscaping that will improve the appearance and quality of the existing building. These improvements have received support and conceptual review from the South Board of Architectural Review. (Subsection 6.5 below for additional information.) They include, but are not limited to, remodeled entrances, new siding and trim, new windows and doors, and new trees and shrubs.</p>
<p>Policy 4-4: <i>In areas designated as urban on the land use plan maps . . . new structures shall be in conformance with the scale and character of the existing community . . .</i></p>	<p>Consistent: The proposed project includes exterior alterations but will not increase the size, height, footprint, or overall scale of the existing building. The exterior alterations will improve the appearance and quality of the existing office building through a design that updates existing elements such as entrances, doors, and windows. These improvements are subject to review and approval by the South Board of Architectural Review.</p>
<p>Policy 3-19: <i>Degradation of the water quality</i></p>	<p>Consistent: Construction activities have the</p>

REQUIREMENT	DISCUSSION
<p><i>of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p> <p>DevStd BIO-GV-19.2: <i>Washing of concrete, paint, or other equipment shall be allowed only in areas where polluted water can be contained during construction and in industrial settings.</i></p>	<p>potential to discharge concrete, paint, and polluted water. The conditions of approval for this project (Attachment B) require the applicant to designate a washout area to contain polluted water and minimize possible short-term water quality impacts.</p>
<p>Policy BIO-GV-1: <i>The County shall designate and provide protection to important or sensitive environmental resources and habitats in the Goleta Planning Area.</i></p>	<p>Consistent: The project site is in an urban area and developed with an office building and parking lot. The surrounding development is predominantly medium to high density housing with some scattered non-residential uses such as a church and student center. The County's resource inventory maps do not designate any flora, fauna or other sensitive environmental resources on or near the project site.</p>
<p>Policy N-GV-1: <i>Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.</i></p>	<p>Consistent: The proposed demolition and construction activities could expose surrounding residents to short-term noise levels that exceed the noise exposure threshold of 65dB(A). To ensure consistency with Policy N-GV-1, the conditions of approval for this project (Attachment B) restrict noise generating construction activities and equipment.</p>
<p>Policy AQ-GV-1: <i>The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.</i></p> <p>DevStd AQ-GV-1.1: <i>Future project construction should follow all requirements of the SBCAPCD, and should institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD threshold levels.</i></p>	<p>Consistent: The proposed project includes demolishing portions of the existing building that could contain regulated asbestos-containing material (RACM).</p> <p>In a letter dated September 30, 2010, the Santa Barbara County Air Pollution Control District (APCD) stated that demolition activities must comply with applicable asbestos demolition notification requirements. A copy of this letter is attached to the conditions of approval in Attachment B.</p> <p>The conditions of approval for this project</p>

REQUIREMENT	DISCUSSION
	(Attachment B) require that the applicant comply with asbestos demolition work practice and notification requirements. This condition will implement APCD’s recommendations and ensure consistency with the County’s air quality policies and standards.
<p>Policy 10-1: <i>All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</i></p> <p>Policy HA-GV-1: <i>Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.</i></p>	<p>Consistent: The existing office building is less than 50 years old and does not qualify as an historic resource. The County’s resource inventory maps do not shown any archaeological or historical resources on or near the project site. The project includes minor grading for constructing an accessibility ramp and other hardscape improvements. To help protect unknown archaeological resources, the conditions of approval for this project (Attachment B) contain provisions that the applicant must follow if archaeological resources are inadvertently discovered during demolition, grading activities.</p>
<p>Policy CIRC-GV-8: <i>Developers shall be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.</i></p>	<p>Consistent: A County transportation planner reviewed the proposed housing facility and concluded that it would generate fewer vehicle trips than the existing office building. However, construction-related vehicles and equipment could result in short-term traffic, congestion, parking impacts. To help mitigate these impacts, the conditions of approval for this project (Attachment B) require all construction-related vehicles and equipment to be located on-site, or at an approved off-site location, and outside of the road right-of-way.</p>

6.3 Zoning: Coastal Zoning Ordinance (Article II)

6.3.1 Compliance with Coastal Zoning Ordinance

The proposed project complies with the applicable zoning requirements, except the applicant has requested modifications to the setback and parking regulations. These include Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks. They also include Conditional Use Permit modifications to the parking regulations to reduce the required number of parking spaces and allow a parking space in one of the front setbacks or, alternatively, allow a combination of on-site and off-site parking in order to provide the required number of parking spaces.

Allowed Uses. The proposed student housing facility and accessory structures (e.g., trash enclosure, hardscape, bicycle racks) are “permitted uses” in the SR-H zone (§35-77.4). The proposed meeting room for non-profit organizations may be allowed with a Minor Conditional Use Permit (§35-77.5.4).

Density. The maximum density for lots zoned SR-H is 20 dwelling units per gross acre and the minimum net lot area is 7,000 square feet (§35.77.6). The proposed project conforms to these standards. Specifically, the proposed project qualifies as one dwelling unit because it is a dormitory-style student housing facility with 12 bedrooms and a communal kitchen and bathroom. The subject parcel is approximately 15,246 square feet in size (net lot area).

Bedroom Density. The bedroom density standards allow no more than one bedroom for each 1,200 square feet of net lot area (§35.77.7). The proposed project conforms to this standard. The subject parcel has a net lot area of 15,246 square feet, which allows up to 12 bedrooms ($15,246/1,200 = 12.7$ bedrooms). The bedroom density standards also require one additional parking space for each 80 square feet of excess dwelling unit area, which includes storage rooms, bedrooms in excess of 160 square feet and living rooms in excess of 400 square feet. The proposed project includes 157 square feet of excess dwelling unit area (storage room of 103 square feet and living room of 454 square feet; $103 + 54 = 157$) and, therefore, requires two additional parking spaces ($157/80 = 2$ parking spaces).

Setbacks. The applicant’s site plan (Sheet A1.2) shows the required setbacks for a corner lot, including front setbacks of 50 feet from the centerline and 20 feet from the right-of-way of the street, side setback of 15 feet, 10 inches from the property line, and rear setback of 25 feet from the property line. Portions of the existing building are in the front and side setbacks.

The proposed project conforms to these setbacks, except the proposed trash enclosure is not listed as an allowed use in the rear setback and the proposed parking space (#12), storage shed, and uncovered bicycle racks are not listed as allowed uses in the front setback. As discussed below (Section 6.3.2, Other Requested Modifications), the applicant has requested that the Planning Commission modify these setbacks in order for these structures to be approved as shown in the site plan.

Building Coverage. The building coverage standards state that not more than 30 percent of the net lot area shall be covered by buildings containing dwelling units (§35-77.10). The proposed project conforms to this standard. The existing building covers approximately 25 percent of the net lot area (building coverage 4,140 square feet/net lot area 15,246 square feet = 27 percent). The proposed project would not increase the footprint of the existing building and, therefore, would not increase the net area of the property covered by buildings.

Parking Regulations. Section 35-77.12 (Parking, SR-H) and Division 6 (Parking Regulations) of the CZO contain parking regulations for the proposed project. Section 35-77.12 states:

Parking spaces to be permanently maintained on the same or nearby site within 500 feet of the lot on which the dwelling(s) is located for which the parking is required . . . Parking may be provided on a nearby site if permanently dedicated to the development.

The following table summarizes the applicable parking regulations for the proposed project:

Parking Regulations	Parking Spaces
Two spaces per bedroom (§35-77.12.1.a) (12 bedrooms x 2 spaces = 24 spaces)	24
One space per two employees (§35-108.5) (2 employees/2 = 1 space)	1
One additional space for each 80 square feet of excess dwelling unit area (§35.77.7.1) (157 square feet/80 = 2 spaces)	2
One space per five dwelling units for visitor parking (§35-108.2.e) (1 dwelling unit = 1 space)	1
Total Required Parking Spaces	28

Twelve parking spaces exist on the subject parcel. The project includes merging two parking spaces to create one accessible parking/loading space (see Site Plan, Sheet A1.2). In addition, the applicant requests that the Planning Commission modify the parking regulations by allowing a new parking space (#12) in one of the front setbacks and reducing the required parking spaces from 28 to 12. This request and an alternative request are discussed below (Section 6.3.2, Other Requested Modifications).

The parking regulations state that “Screening shall be provided along each property line consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area . . .” (§35-115, Landscape/Screening of Parking Areas). The existing parking lot was permitted in 1970 (Conditional Use Permit 69-CP-016) and is considered to be a legal, non-conforming use (see Non-Conforming Uses and Structures below). The proposed project does not change location, construction or design of the existing parking, except for combining two spaces to create a one accessible parking space/loading zone. Nonetheless, the applicant has submitted a Conceptual Planting Plan (Sheet L-3) that addresses this landscape/screening standard to the maximum extent feasible. The planting plan includes 6 to 8-foot “dense screening shrubs” along the entire rear property line and a portion of the southern property line. The final planting plan is subject to review and approval by the South Board of Architectural Review.

Bicycle Parking Spaces. The zoning regulations require the proposed project to include one unenclosed and one enclosed permanently maintained and secure bicycle storage space for each bedroom (§35-77.13, Bicycle Parking Spaces). The proposed project conforms to this standard. It includes 12 covered bicycle parking spaces along the west side of the building and 12 uncovered spaces along the east side of the building (adjoining Camino Pescadero).

Open Space and Landscaping. The open space and landscaping standards state “Not less than 15 percent of the net lot area shall be devoted to landscaping” (§35-76.13, Open Space and Landscaping). The proposed project conforms to this standard. Excluding landscaping within the County right-of-way, approximately 26 percent of the subject parcel is devoted to landscaping.

Exterior Lighting. The conditions of approval for this project (Attachment B) require all exterior lighting to be hooded and otherwise conform to the exterior lighting standards (§35-139, Exterior Lighting). All exterior lighting must be reviewed and approved by P&D staff and the South Board of Architectural Review.

Non-Conforming Uses and Structures. The existing building was permitted in 1970 and is considered to be a legal, non-conforming building because portions of the building extend into the front and rear setbacks. Section 35-162 (Non-Conforming Buildings and Structures) of the CZO states “A non-

conforming structure may be enlarged, extended, moved, or structurally altered provided that any such extension, enlargement, etc., complies with the setback, height, lot coverage, and other requirements . . .” The proposed project conforms to this standard; it will not enlarge or extend the existing building.

The existing parking lot does not conform to the setback regulations in Section 35-114.2 of the CZO or the construction/design and landscape/screening standards in Sections 35-114.3 and 35-115, respectively, of the CZO. In part, 10 of the 12 existing parking spaces are located in the front and/or side setbacks. The existing parking lot was permitted in its current configuration along with the existing building and, therefore, is considered to be a legal, non-conforming use (Conditional Use Permit 69-CP-016). The proposed project does not change the existing parking, except for combining two spaces to create a one accessible parking/loading space.

Encroachment into County Right-of-Way. The proposed project includes elements that extend into the County right-of-way of Camino Pescadero, including a gravel drainage channel, stairs, and landscaping. The County Roads Division has determined that these improvements will require an Encroachment Permit (letter from William Robertson, County Public Works, dated October 7, 2010; personal communication between Allen Bell, County Planning and Development and William Robertson, County Public Works, July 22, 2011). The conditions of approval for this project (Attachment B) require the applicant to obtain an Encroachment Permit from the County Roads Division.

The Encroachment Permit will not ensure that the landscaping within the right-of-way remains in perpetuity. Rather, the County Roads Division will retain the authority to site new development within the right-of-way. As a result, the conditions of approval for this project (Attachment B) require the applicant to prepare a revised landscape plan for review and approval by the Board of Architectural Review (SBAR) if future development affects landscaping within the right-of-way.

Landscaping in Road and Public Utility Easement. A 50-foot wide easement for a road and public utilities covers the northerly 25-feet of the subject parcel (easement area) (Parcel Map 11,042, P.M. Book 5, Page 59). A driveway, planter, hedge, trees, and shrubs exist within the easement area. The proposed project includes a gravel drainage channel and landscaping within the easement area. The conditions of approval for this project (Attachment B) require the applicant to prepare a revised landscape plan for review and approval by the Board of Architectural Review (SBAR) if future development affects landscaping within the easement area.

6.3.2 Requested Modifications

Sections 35-172.12.1 and 35-174.8.1 of the CZO allow the Planning Commission to modify setback, yard, parking, coverage, screening, and other specified zoning regulations when approving a Conditional Use Permit or Development Plan, respectively. Several aspects of the proposed project do not fully comply with the parking and setback regulations. As a result, the applicant has requested Conditional Use Permit modifications to the parking regulations and Development Plan modifications to the setback regulations.

Parking Regulations. The parking regulations require 28 parking spaces for the proposed housing facility (see Subsection 6.3.1 above). Section 35-77.12 (Parking) of the CZO states,

Parking spaces to be permanently maintained on the same or nearby site within 500 feet of the lot on which the dwelling(s) is located for which the parking is required . . . multiple-residential unit: two spaces per studio or bedroom . . . Parking may be provided on a nearby site if permanently dedicated to the development.

The applicant has requested that the Planning Commission reduce the required parking spaces from 28 to 12 through a modification under the Conditional Use Permit. The applicant believes two key factors decrease the demand for parking and support this modification. First, the proposed housing facility would accommodate a maximum of 18 residents rather than 24 as allowed by the zoning ordinance. Second, a survey of three of the applicant's four student housing facilities indicates that no more than 46 percent of the residents at the proposed housing facility would own cars. Consequently, the applicant believes 12 on-site parking spaces would be adequate given that the 18 residents would need nine parking spaces and the two employees would need one space. In addition, the applicant points out that Program 1.4 of the County's Housing Element support incentives ". . . to provide housing opportunities for all economic segments of the population, including extremely low income households . . . [including] Administrative zoning modifications for new development approved via Development Plans." The applicant intends to operate the proposed housing facility as low-income housing based on criteria for awarding grants under the Community Development Block Grant Program.

If the Planning Commission cannot support this request to reduce the number of parking spaces, the applicant proposes to provide 28 parking spaces through 12-on-site spaces and 16 off-site spaces. This alternative would require the following modifications to the parking regulations: (1) increase the maximum distance between the housing facility and off-site parking spaces from the required 500 feet to 700 to 2,300 feet, (2) modify the requirement that specific off-site parking spaces be "permanently dedicated" to residents of the housing facility, and (3) allow a parking space in one of the front setbacks. In particular, the applicant proposes to lease 16 off-site parking spaces from the University of California – Santa Barbara Housing (see Option to Lease, Attachment E). The parking spaces are part of the San Clemente Housing Project on El Colegio Road, Isla Vista. They are located in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel. The parking lease does not provide specific parking spaces "permanently dedicated" to the proposed housing facility.

Staff has concluded that the demand for parking will exceed the 12 on-site parking spaces and, therefore, cannot support the applicant's request to reduce the required parking to 12 parking spaces. Several factors lead to this conclusion.

- The Isla Vista Master Plan (certified by County in August 2007) states that Isla Vista has a range of parking issues that affect residents, businesses, and the overall quality of life. The lack of on-site parking is a key issue that leads to on-street parking and congestion.
- The proposed meeting room will have a capacity of 100 people and will be used by residents of the proposed housing facility and residents of the applicant's four other student housing facilities. These four student housing facilities house approximately 70 residents. However, the parking regulations only provide one parking space for visitors to the proposed housing facility.

- Car ownership may exceed the applicant's expectations. According to the Isla Vista Master Plan, "Car ownership in Isla Vista is relatively high. About 80% of all adult residents own a car, a figure similar among students, UCSB staff and faculty, and other residents . . ."

Staff recommends that the Planning Commission require 28 parking spaces according to the applicant's alternative, which includes 12-on-site spaces and 16 off-site spaces. As explained above, this alternative would require three modifications to the parking regulations. Staff supports these modifications for several reasons. Although the proposed off-site parking is further than 500 feet from the proposed housing facility, the extra distance is offset because the walk from the proposed housing facility to Lot #53 is a straight path on sidewalks that takes only three to four minutes. While the parking structure is considerably further away, the proposed housing facility is located near campus and the residents will be students. Based on these factors, the residents are more likely to walk and bike on a daily basis and, therefore, park their cars for longer periods. The parking structure has more capacity and a higher vacancy rate than Lot #53 and, as a result, offers excellent covered and uncovered long-term parking.

The proposed parking lease does not include specific permanently dedicated parking spaces. However, the Coastal Commission required the San Clemente Housing Project to construct a minimum of 976 parking spaces (Notice of Impending Development, NOID 2-04). This project currently has 1,003 parking spaces (see Option to Lease, Attachment E). In addition, the University does not oversell parking permits for the San Clemente Housing Project and a recent estimate (April 2011) indicated that the University had issued permits for only 65 percent of the 1,003 parking spaces. Therefore, specific parking spaces permanently dedicated to the proposed housing facility are not needed to ensure that 16 parking spaces will be available.

Twelve parking spaces exist on the subject parcel. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building. This parking space would be partially screened by landscaping as seen from the adjacent streets. Alternatively, the applicant could lease an additional off-site parking space from the University of California – Santa Barbara Housing if the Planning Commission cannot support its request for a new parking space in the front setback.

Uncovered Bicycle Racks and Storage Shed in Front Setbacks. The proposed project includes two uncovered bicycles racks for 12 bicycles in the front setback of Camino Pescadero. These structures are not listed as allowed uses in the front setback. The entire area between the east side (front) of the existing building and Camino Pescadero is located in the front setback. Few options exist to site the bicycle racks elsewhere on the property given the existing hardscape, parking lot, right-of-ways and easements. The South Board of Architectural Review supported placing the bicycle racks in the front setback based on good design and the fact that placing the bicycle racks in front of the facility would make them accessible and convenient to use and, therefore, would encourage residents and guests to bike rather than drive to and from the facility. Staff also supports the applicant's request because the bicycle racks are small and commonly seen throughout the surrounding community.

An unpermitted storage shed of approximately 100 square feet in size and 8 feet in height currently exists in the front setback north of the existing building. The applicant has requested a modification to

allow this structure to remain in the front setback. Staff supports this request because the storage shed is small and partially screened by landscaping as seen from the nearby streets.

Trash Enclosure in Rear Setback. The southern portion of the existing building extends approximately 18-feet into the 25-foot rear setback. The proposed project includes a trash enclosure that is attached to the southwestern corner of the existing building and, as a result, this structure would also extend approximately 18-feet into the rear setback. However, Section 35-119.4 of the CZO does not allow trash enclosures or other accessory structures to be located closer than 10-feet to the principal building.

Trash trucks must have access to the proposed trash enclosure. Existing development, right-of-ways, and easements prevent sitting the trash enclosure in front of the existing building. The proposed location of the trash enclosure appears to be one of the only options given the constraints posed by the existing parking lot and existing and proposed development along the west side of the building, including the existing rear entrance, existing fireplace, proposed covered bicycle racks and proposed mechanical equipment. Staff supports this request from a practical standpoint and because the trash enclosure would not extend any further into the rear setback than the existing building and would not be visible and/or prominent as seen from adjoining streets.

6.4 Subdivision/Development Review Committee

The Subdivision/Development Review Committee reviewed the proposed project on October 7, 2010. A representative of the Public Works Department requested to review the project plans in order to determine whether the project would require encroachment and/or haul permits. A letter from the Air Pollution Control District states that the applicant must submit an Asbestos Demolition/Renovation Notification prior to beginning any demolition activities. A letter from the County Fire Department lists various conditions, including conditions regarding access, alarm systems, and other fire prevention standards that must be satisfied before issuance of any building permits. These letters are attached to the conditions of approval in Attachment B. The conditions of approval require the applicant to comply with the conditions in these letters.

6.5 Design Review

The South Board of Architectural Review (SBAR) completed conceptual review on July 15, 2011 and authorized the project to return for preliminary/final review after the County Planning Commission approves the project (Case Number 10BAR-00000-00186; see attached SBAR minutes, Attachment D). SBAR made positive comments on the architecture and landscaping. It supported siting the uncovered bicycle racks in one of the front setbacks; this location provides convenient access and will help encourage residents and visitors to use bicycles rather than cars. SBAR concluded that the bicycles racks do not need to be screened by vegetation “. . . due to character of Isla Vista and the integral nature of bikes as part of the IV culture and way of life.” However, SBAR stated that the face of the patio wall needs to be screened by vegetation. SBAR authorized the project to return for preliminary/final review after the Planning Commission takes action on the applicant’s request.

6.6 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the

following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

Estimated Goleta Development Plan Impact Mitigation Fees			
Fee Program	Base Fee (per unit)	Estimated Fee	Fee Due
Recreation (Parks) Develop. Mitigation	\$10,485.00	\$10,485.00	Final Inspection
Transportation	N/A	N/A	N/A
Fire (Goleta Area)	\$797.00	\$797.00	Final Inspection
Library	\$320.00	\$320.00	Final Inspection
Public Administration	\$1,367.00	\$1,367.00	Final Inspection
Sheriff	\$365.00	\$365.00	Final Inspection

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days of said action. The development is appealable to the Coastal Commission under Section 35-182.6 of the CZO and, therefore, no appeal fee will be charged.

The action of the Board of Supervisors may be appealed to the Coastal Commission within ten (10) working days of receipt by the Coastal Commission of the County's notice of final action.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval (Development Plan, Conditional Use Permit, and Coastal Development Permit) with departmental letters (Fire Department, Public Works Department, and Air Pollution Control District)
- C. Notice of Exemption
- D. South Board of Architectural Review, Unapproved Minutes (July 15, 2011)
- E. Option to Lease, University of California – Santa Barbara Housing (July 14, 2011)
- F. Coastal Development Permit 10CDP-00000-00082
- G. Assessor’s Parcel Sheet(075-02)

Case Name: Santa Barbara Student Housing Cooperative Change of Use
Case Numbers: 10DVP-00000-00019, 10CUP-00000-00033, and 10CDP-00000-00082
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H. Site Plan (Sheet A1.2)

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

2.0 FINAL DEVELOPMENT PLAN FINDINGS

According to Section 35-174.7 (Findings Required for Approval) of the Coastal Zoning Ordinance (CZO), a Preliminary or Final Development Plan application shall be approved or conditionally approved only if the decision-maker first makes all of the following findings, as applicable:

2.1. *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.*

The subject parcel has a net lot size of 15,246 square feet/0.51 acres (gross lot size of 22, 223 square feet/0.35 acres). The existing development on the parcel includes a two-story office building of with a net floor area of approximately 6,095 square feet (gross floor area of approximately 7,641 square feet) and a parking lot with 12 parking spaces. The proposed project would convert the office building into a 12-bedroom student housing facility. It would not increase the size, height or footprint of the existing building.

The existing building has adequate space for 12 bedrooms and related uses, including, but not limited to, a dining room, living room, meeting room, kitchens, and bathrooms. The bedrooms meet or exceed the policy and zoning standards for size and density. In addition, the subject parcel includes adequate space for an exterior patio, courtyard, and landscaping.

The parking regulations in the CZO require the proposed project to include 28 parking spaces. These parking spaces may be located on-site or off-site. With minor modifications to the parking regulations, the project would comply with these regulations by providing 12 on-site parking spaces and 16 off-site parking spaces at the San Clemente Housing Project. Therefore, this finding can be made.

2.2. *That adverse impacts are mitigated to the maximum extent feasible.*

The potential impacts of the proposed project are generally limited to short-term impacts associated with construction activities for exterior and interior alterations, such as impacts on air quality (possible asbestos removal), water quality (possible discharge of concrete, paint or other construction materials), noise (construction-related vehicles, equipment, activities) and transportation (construction-related vehicles and equipment). The long-term impacts are generally limited to potential impacts on aesthetics (exterior design, lighting, landscaping). The conditions of approval for this project include standard conditions that would avoid or mitigate these impacts to the maximum extent feasible. For example, the applicant must provide a washout area to protect water quality and obtain final approval from the Board of Architectural Review to ensure the project conforms to the character of the existing community. Therefore, this finding can be made.

2.3. *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The existing office building on the subject parcel was constructed in 1970. The surrounding streets are public, paved streets and are adequate to serve the existing office building. A County transportation planner reviewed the proposed project and concluded that it would generate no more vehicle trips than the existing office building. The proposed project would not necessitate any street or highway improvements. Therefore, this finding can be made.

2.4. *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The Goleta Water District and Goleta West Sanitary District provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have adequate capacity to serve the proposed student housing facility. The County Sheriff and County Fire Department provide police and fire protection services for Isla Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, this finding can be made.

2.5. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The subject parcel is located in the unincorporated community of Isla Vista and zoned High Density Student Residential (SR-H). The purpose of this zone district is to “. . . provide for residential development which is unique to a student-oriented community . . .” The surrounding area is predominantly medium to high-density housing developments, such as apartments, sororities, and fraternities. The proposed project will convert an existing office building into a 12-bedroom student housing facility. This use conforms to the purpose of the zone district and will be compatible with the surrounding area. Therefore, this finding can be made.

2.6. *That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-161.7.*

As discussed in Sections 6.2 and 6.3 of this staff report, the proposed project would conform to the policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and regulations of the CZO with approval of specific modifications allowed under the Development Plan and Conditional Use Permit. The Development Plan modifications include allowing a trash enclosure in the rear setback and bicycle racks in one of the front setbacks. Allowing the trash enclosure in the rear setback ensures this structure is accessible and well screened from streets and adjoining parcels. Siting the bicycle racks in the front setback makes them convenient to use and, therefore, helps reduce traffic and parking problems by promoting the use of bicycles. The Conditional Use Permit modifications include allowing a parking space in one of the front setbacks, increasing the distance from the project site to off-site parking, and modifying the requirement that specific off-site parking spaces be permanently dedicated to the proposed student housing facility. These minor modifications ensure that the project provides the required number of parking spaces and mitigates the

potential impacts of the project on traffic, congestion, and parking. Therefore, this finding can be made.

2.7. *That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.*

The subject parcel and proposed project are located in a designated urban area. Therefore, this finding does not apply to the proposed project.

2.8. *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

A 50-foot wide easement for a road and public utilities covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59). A street that provides access to the subject parcel and four other parcels (Assessor's Parcel Numbers 075-020-005, 075-020-006, 075-020-007 and 075-020-036) is located inside this easement area but outside the subject parcel.

A driveway, planter, hedge, trees, and shrubs exist within the northerly 25-feet of the subject parcel (easement area). The proposed project does not include any new buildings or structures within the easement area. However, it does include a gravel drainage channel, ground cover, vegetable bed, and shrubs. The proposed drainage channel and landscaping would not extend any further into the easement area than the existing planter and landscaping. In addition, the proposed drainage channel and landscaping could be easily removed and, as a result, would not obstruct or conflict with the easement or any future expansion or realignment of the existing street or public utilities. Therefore, this finding can be made.

3.0 CONDITIONAL USE PERMIT FINDINGS

According to Section 35-172.8 (Findings Required for Approval) of the CZO, a Conditional Use Permit application shall only be approved or conditionally approved only if decision-maker first makes all of the following findings:

3.1. *That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and level of development proposed.*

The subject parcel has a net lot size of 15,246 square feet/0.51 acres (gross lot size of 22, 223 square feet/0.35 acres). The existing development on the parcel includes a two-story office building of with a net floor area of approximately 6,095 square feet (gross floor area of approximately 7,641 square feet) and a parking lot with 12 parking spaces. The proposed project would convert the office building into a 12-bedroom student housing facility. It would not increase the size, height or footprint of the existing building.

The existing building has adequate space for 12 bedrooms and related uses, including, but not limited to, a dining room, living room, meeting room, kitchens, and bathrooms. The bedrooms meet or exceed the policy and zoning standards for size and density. In addition, the subject parcel includes adequate space for an exterior patio, courtyard, and landscaping.

The parking regulations in the CZO require the proposed project to include 28 parking spaces. These parking spaces may be located on-site or off-site. With minor modifications to the parking regulations, the project would comply with these regulations by providing 12 on-site parking spaces and 16 off-site parking spaces at the San Clemente Housing Project. Therefore, this finding can be made.

3.2. *That adverse environmental impacts are mitigated to the maximum extent feasible.*

The potential impacts of the proposed project are generally limited to short-term impacts associated with construction activities for exterior and interior alterations, such as impacts on air quality (possible asbestos removal), water quality (possible discharge of concrete, paint or other construction materials), noise (construction-related vehicles, equipment, activities) and transportation (construction-related vehicles and equipment). The long-term impacts are generally limited to potential impacts on aesthetics (exterior design, lighting, landscaping). The conditions of approval for this project include standard conditions that would avoid or mitigate these impacts to the maximum extent feasible. For example, the applicant must provide a washout area to protect water quality and obtain final approval from the Board of Architectural Review to ensure the project conforms to the character of the existing community. Therefore, this finding can be made.

3.3. *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The existing office building on the subject parcel was constructed in 1970. The surrounding streets are public, paved streets and are adequate to serve the existing office building. A County transportation planner reviewed the proposed project and concluded that it would generate no more vehicle trips than the existing office building. The proposed project would not necessitate any street or highway improvements. Therefore, this finding can be made.

3.4. *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The Goleta Water District and Goleta West Sanitary District provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have adequate capacity to serve the proposed student housing facility. The County Sheriff and County Fire Department provide police and fire protection services for Isla Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, this finding can be made.

3.5. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The subject parcel is located in the unincorporated community of Isla Vista and zoned High Density Student Residential (SR-H). The purpose of this zone district is to “. . . provide for residential development which is unique to a student-oriented community . . .” The surrounding area is predominantly medium to high-density housing developments, such as apartments, sororities, and fraternities. The proposed project will convert an existing office building into a

12-bedroom student housing facility. This use conforms to the purpose of the zone district and will be compatible with the surrounding area. Therefore, this finding can be made.

3.6. *That the project is in conformance with the applicable provisions and policies of this Article and the Coastal Land Use Plan.*

As discussed in Sections 6.2 and 6.3 of this staff report, the proposed project would conform to the policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and regulations of the CZO with approval of specific modifications allowed under the Development Plan and Conditional Use Permit. The Development Plan modifications include allowing a trash enclosure in the rear setback and bicycle racks in one of the front setbacks. Allowing the trash enclosure in the rear setback ensures this structure is accessible and well screened from streets and adjoining parcels. Siting the bicycle racks in the front setback makes them convenient to use and, therefore, helps reduce traffic and parking problems by promoting the use of bicycles. The Conditional Use Permit modifications include allowing a parking space in one of the front setbacks, increasing the distance from the project site to off-site parking, and modifying the requirement that specific off-site parking spaces be permanently dedicated to the proposed student housing facility. These minor modifications ensure that the project provides the required number of parking spaces and mitigates the potential impacts of the project on traffic, congestion, and parking. Therefore, this finding can be made.

3.7. *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The subject parcel and proposed project are located in a designated urban area. Therefore, this finding does not apply to the proposed project.

3.8. *That the project will not conflict with any easements required for public access through, or public use of the property.*

A 50-foot wide easement for a road and public utilities covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59). A street that provides access to the subject parcel and four other parcels (Assessor's Parcel Numbers 075-020-005, 075-020-006, 075-020-007 and 075-020-036) is located inside this easement area but outside the subject parcel.

A driveway, planter, hedge, trees, and shrubs exist within the northerly 25-feet of the subject parcel (easement area). The proposed project does not include any new buildings or structures within the easement area. However, it does include a gravel drainage channel, ground cover, vegetable bed, and shrubs. The proposed drainage channel and landscaping would not extend any further into the easement area than the existing planter and landscaping. In addition, the proposed drainage channel and landscaping could be easily removed and, as a result, would not obstruct or conflict with the easement or any future expansion or realignment of the existing street or public utilities. Therefore, this finding can be made.

3.9. *That the proposed use is not inconsistent with the intent of the zone district.*

The subject parcel is zoned High Density Student Residential (SR-H). Section 35-77.1 of the CZO states “The purpose of this district [SR-H] is to provide for residential development which is unique to a student-oriented community. The intent is to provide for multiple residential development at moderate densities . . . The provision of affordable housing within this district shall be encouraged.” The proposed project is consistent with this purpose and intent. It would result in a new student housing facility with 12 bedrooms on a site that is located less than one-half mile from the campus of the University of California, Santa Barbara. The applicant has stated that the facility will provide housing for “low income students.” Therefore, this finding can be made.

4.0 MODIFICATIONS FINDINGS

4.1 Section 35-172.12.1 (Conditions, Restrictions, and Modifications) of the Coastal Zoning Ordinance states,

At the time the Conditional Use Permit is approved . . . the . . . Planning Commission or Board of Supervisors may modify the building height limit, number of stories, distance between buildings, setback, yard, parking, building coverage, landscaping or screening requirements specified in the applicable zone district when the . . . Planning Commission or Board of Supervisors finds the project justifies such modifications and is consistent with the Comprehensive Plan and the intent of other applicable regulations and guidelines.

The applicant has requested that the Planning Commission modify the parking regulations under the Conditional Use Permit. Specifically, the applicant proposes to provide 28 parking spaces through 12 on-site spaces and 16 off-site spaces. This would require the following modifications to the parking regulations: (1) increase the maximum distance between the housing facility and off-site parking spaces from the required 500 feet to 700 to 2,300 feet, (2) modify the requirement that specific off-site parking spaces be “permanently dedicated” to residents of the housing facility, and (3) allow an on-site parking space in one of the front setbacks. As discussed in Subsection 6.3.2 (Requested Modifications) of this staff report, such modifications are consistent with the Comprehensive Plan and the intent of other applicable regulations and guidelines. Subsection 6.3.2 is hereby incorporated by reference. Therefore, this finding can be made.

4.2 Section 35-174.8.1 (Conditions, Restrictions, and Modifications) of the Coastal Zoning Ordinance states,

At the time the Preliminary or Final Development Plan is approved . . . the . . . Planning Commission or Board of Supervisors may modify the building height limit, distance between buildings, setback, yard, parking, building coverage, or screening requirements specified in the applicable zone district when the Director, Zoning Administrator, Planning Commission or Board of Supervisors finds the project justifies such modifications.

The applicant has requested that the Planning Commission modify the setback regulations under the Development Plan. In particular, the proposed project includes a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks. These structures are not listed as allowed uses in the rear and front setbacks, respectively. As discussed in Subsection 6.3.2 (Requested Modifications) of this staff report, the project justifies such

modifications. Subsection 6.3.2 is hereby incorporated by reference. Therefore, this finding can be made.

5.0 COASTAL DEVELOPMENT PERMIT FINDINGS

According to Section 35-169.5 (Findings Required for Approval of a Coastal Development Permit), a Coastal Development Permit application shall be approved or conditionally approved only if the decision-maker first makes all of the following findings:

5.1. *The proposed development conforms:*

- (1) *To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;***
- (2) *With the applicable provisions of this Article or the project falls within the limited exceptions allowed under Section 35-161 (Nonconforming Use of Land, Buildings and Structures).***

As discussed in Sections 6.2 and 6.3 of this staff report, the proposed project would conform to the policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan, and provisions of the CZO with approval of specific modifications allowed under the Development Plan and Conditional Use Permit. The Development Plan modifications include allowing a trash enclosure in the rear setback and a storage shed and two bicycle racks in the front setbacks. Siting the trash enclosure in the rear setback ensures this structure is accessible and well screened from streets and adjoining parcels. The storage shed is small and partially screened from adjacent streets. Siting the bicycle racks in the front setback makes them convenient to use and, therefore, helps reduce traffic and parking problems by promoting the use of bicycles. The Conditional Use Permit modifications include increasing the distance from the project site to off-site parking, modifying the requirement that specific off-site parking spaces be permanently dedicated to the proposed project, and siting a parking space in one of the front setbacks. These modifications ensure that the proposed project provides the required number of parking spaces and mitigates the potential impacts of the project on traffic, congestion, and parking. Therefore, this finding can be made.

5.2. *The proposed development is located on a legally created lot.*

The subject parcel is Parcel B of Parcel Map 11,042, which the County Surveyor certified and the County Recorder recorded on May 26, 1969 (see P.M. Book 5, Page 59). Therefore, this finding can be made.

5.3. *The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).*

An unpermitted storage shed of approximately 100 square feet exists in the front setback north of the existing building. This accessory structure is included in the project description. Approval of the project and the related permits would abate this zoning violation. (The applicant would need to remove the storage shed if the Planning Commission does not approve a modification to allow this structure in the front setback.) Otherwise, there are no outstanding zoning violations on the subject parcel. Therefore, this finding can be made.

5.4 *The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.*

The subject parcel is located in the north-central portion of Isla Vista and is approximately one-half mile north of the beach and ocean. The surrounding apartments, single-family dwellings and other urban-scale development block all views of the beach and ocean as seen from the subject parcel and the surrounding parcels. No public parks, trails or other recreation facilities exist on or near the subject parcel. Given these circumstances, the project will not obstruct public views from any public road or public recreation area to or along the coast. Therefore, this finding can be made.

5.5 *The development is compatible with the established physical scale of the area.*

The existing office building is two-stories in height and approximately 7,641 gross square feet in size. The development in the area ranges from one and two-story single-family dwellings of approximately 2,000 square feet in size to one and two-story multi-unit dwellings of more than 25,000 square feet in size. The existing building falls within the lower range of development in the area and, therefore, is compatible with the established physical scale of the area. The proposed project would not increase the height or size of the existing building. Therefore, this finding can be made.

5.6 *The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.*

The proposed project would not affect public access or recreation facilities. The subject parcel is located in a developed urban area and is surrounded by privately-owned parcels with residences, duplexes, apartments, religious facilities and non-profit facilities. The subject parcel is approximately one-half mile south of the bluff and beach. Public streets provide access to the bluff and beach. No public parks, trails or other recreation facilities are located or proposed on or near the subject parcel or the adjoining parcels. Therefore, this finding can be made.

5.7 *Prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated on the Land Use Plan or zoning maps . . .*

The Goleta Water District and Goleta West Sanitary District currently provide water and sewer service, respectively, to the existing office building. The applicant submitted letters from these public districts stating that they have the capacity to serve the proposed housing facility.

Access to the subject parcel is from a public road (Camino Pescadero). This road is paved and provides adequate access to the subject parcel. No access or road improvements are necessary. The County Sheriff and Fire Department provide police and fire protection services for Isla Vista. The proposed housing facility will not create a significant new demand for police or fire protection services compared to the existing office building. Therefore, this finding can be made.

ATTACHMENT B: CONDITIONS OF APPROVAL

Santa Barbara Student Housing Cooperative Change of Use

Case Numbers: 10DVP-00000-00019, 10CUP-00000-00033, and 10CDP-00000-00082

Project Address: 777 Camino Pescadero, Isla Vista

Assessor's Parcel Number 075-020-037

August 17, 2011

PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Plan and Conditional Use Permit are based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated August 17, 2011, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The applicant, Santa Barbara Student Housing Cooperative (SBSHC), has requested a Development Plan, Minor Conditional Use Permit and Coastal Development Permit to convert an office building of approximately 7,641 gross square feet into a dormitory-style 12-bedroom student housing facility with a meeting room for non-profit organizations. The Minor Conditional Use Permit is required for the meeting room for non-profit organizations.

The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. Six bedrooms will be singles (one bed; one resident) and six will be doubles (two beds; two residents). The applicant will lease the bedrooms to a maximum 18 residents. The applicant will have one full-time employee and one part-time employee on-site to manage the housing facility. The employees will use the meeting room for non-profit organizations as their informal work space; the proposed project does not include offices for these employees and the meeting room for non-profit organizations will not include cubicles, desks, file cabinets, copy machines, personal computers, or other office equipment typically associated with a formal office.

The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and occasional dinners for the SBSHC membership and their guests. (The SBSHC membership includes residents of the proposed student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room is for non-profit organizations and will not be used or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed

student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, two covered bicycle parking structures for 12 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately 100 gross square feet. The project will not affect the height or overall footprint of the existing building.

The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.

The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. No new utilities or services are proposed. Twelve parking spaces currently exist on the project site. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building.

The project includes 28 parking spaces, including 12 on-site parking spaces, including one accessible parking/loading space, and 16 off-site parking spaces. The 12 on-site parking spaces include 11 parking spaces immediately west of the existing building and one parking space immediately north of the existing building. The 16 off-site parking spaces are located at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor’s Parcel Number 073-120-014). These include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

The project includes Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building. The project also includes Conditional Use Permit modifications to the parking regulations to increase the maximum distance between the proposed housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet, modify the requirement that specific off-site parking spaces be “permanently dedicated” to residents of the housing facility, and allow a parking space in the front setback north of the existing building.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved

changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS BY ISSUE AREA

Aesthetics

3. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials, lighting, and landscaping) shall be compatible with vicinity development.

TIMING: The Owner/Applicant shall submit architectural drawings and landscape plans of the project for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a lighting plan for Board of Architectural Review (BAR) approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: The Owner/Applicant shall submit the lighting plan for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall inspect exterior lighting for compliance with this condition and the lighting plan prior to Final Building Inspection Clearance.

5. **Special-Aest-1 Revised BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for revised landscaping if future development, uses or legal requirements affect the approved landscaping within the County right-of-way of Camino

Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59).

TIMING: The Owner/Applicant shall submit a revised landscape plan for review and shall obtain final BAR approval prior to removing approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the landscaping has been installed consistent with the approved BAR revised landscape plan.

Biology

6. **Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area(s) and removed from the site. The area(s) shall be located as far as practical from any storm drains.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location of the washout area(s) on the project plans prior to issuance of the Land Use Permit.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

Cultural Resources

7. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to issuance of the Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Noise

8. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at construction site entry.

TIMING: The sign shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

- 9. Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

Parking

- 10. Special-Parking-01 Off-Site Parking.** The project shall include 16 parking spaces at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). Specifically, these include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

PLAN REQUIREMENTS:

1. The Owner/Applicant shall submit an agreement/lease with the University of California – Santa Barbara Housing stating that the required 16 off-site parking spaces for this project shall be available for the use of the subject project in order to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement/lease shall be subject to the review and approval of P&D permit processing planner and County Counsel, and once approved shall be recorded with the County Recorder's Office.
2. The Owner/Applicant shall submit an agreement/lease with the County that stipulates that the approval and continued use of the development for which the Development Plan, Conditional Use Permit, and Coastal Development Permit are issued is predicated upon the continued ability to have the use of 16 off-site parking spaces for this project and that should this ability cease, that the use of the project shall be modified so that the project will be able to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement shall be subject to the review and approval of P&D and County Counsel, and once approved shall be recorded with the County Recorder's Office.

TIMING: All above requirements must be satisfied prior to issuance of the Land Use Permit.

MONITORING: P&D compliance monitoring staff shall ensure compliance with the agreement/lease prior to issuance of the Land Use Permit and annually after Final Building Inspection Clearance. Proof of the continued existence of the above-referenced agreement/lease shall be submitted to P&D compliance monitoring staff on a yearly basis no later than January of each year.

11. **Parking-02 On-Site Construction Parking.** All construction-related vehicles, equipment, and staging and storage areas shall be located onsite and outside of the road and highway right of way or at an off-site location approved by P&D. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking and staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking and staging and storage areas shall be depicted on project plans submitted for the Land Use Permit.

TIMING: A copy of the project plans and written notice shall be submitted to P&D permit processing staff prior to issuance of the Land Use Permit. This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

DEVELOPMENT PLAN CONDITIONS, 10DVP-00000-00019

12. **Rules-02 Effective Date-Appealable to CCC.** This Development Plan shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
13. **DVP-03/Rules-07 DVP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated August 17, 2011.
14. **Rules-14 Final DVP Expiration.** The Final Development Plan shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
15. **DVP-04/Rules-18 DVP Revisions.** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

CONDITIONAL USE PERMIT CONDITIONS, 10CUP-00000-00033

- 16. CUP-01/Rules-02 Effective Date-Appealable to CCC.** This Conditional Use Permit for the meeting room for non-profit organizations shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission.
- 17. CUP-02/Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35-172.9.4 of the Coastal Zoning Ordinance. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Coastal Development Permit approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.
- 18. CUP-03/Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Land Use Permit within the 18 months following the effective date of this Conditional Use Permit. If the required Land Use Permit is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35-172.9.4 of the Coastal Zoning Ordinance, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
- 19. Rules-21 CUP Revisions-Change of Use.** Any change of use in the proposed structure shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.
- 20. Rules-18 CUP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.

COASTAL DEVELOPMENT PERMIT CONDITIONS

- 21. Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.

A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

COUNTY RULES AND REGULATIONS

22. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
23. **Rules-04 Additional Approvals Required.** Approval of the Development Plan, Conditional Use Permit, and Coastal Development Permit is subject to the Director of the Planning and Development Department approving the required Land Use Permit.
24. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
25. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
26. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Development Permit, Conditional Use Permit and Coastal Development Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
27. **CUP-09/Rules-23 Processing Fees Required.** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
28. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Library DIMF amount is assessed at \$320.00. This is based on a project type of dwelling.

TIMING: Library DIMFs shall be paid to Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

- 29. DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Public Administration DIMF amount is assessed at \$1,367.00. This is based on a project type of dwelling.

TIMING: County Public Administration DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

- 30. DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total County Sheriff DIMF amount is assessed at \$365.00. This is based on a project type of dwelling.

TIMING: County Sheriff DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

- 31. DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Fire DIMF amount assessed is \$797.00.

TIMING: County Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

- 32. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of (a) all materials listed or noted on the approved referenced plan, and (b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape and irrigation per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape and irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

- 33. Rules-28 NTPO Condition.** A recorded Notice to Property Owner (NTPO) document is necessary to ensure that the proposed meeting room for non-profit organizations and related

kitchen shall be used only for their permitted uses. The property owner shall sign and record the document prior to issuance of the Land Use Permit.

34. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District, dated September 30, 2010;
 2. County Fire Department, dated October 8, 2010;
 3. Transportation Division, Public Works Department, dated October 7, 2010.
35. **Special-Rules-1 Road Encroachment Permit.** The Owner/Applicant shall obtain an Encroachment Permit from the County Roads Division (Public Works) for development and uses within the County right-of-way of Camino Pescadero prior to issuance of the Coastal Development Permit.
36. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
37. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 1. Contact P&D compliance monitoring staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay a fee of \$1,500.00 prior to approval of the Coastal Development Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 3. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;"
 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D compliance monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
38. **Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all

contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

- 39. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 40. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
- 41. Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.



Santa Barbara County
Air Pollution Control District

September 30, 2010

Errin Briggs
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED
OCT 01 2010
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: **APCD Comments on SB Student Housing Coop Mixed Use Building, 10CUP-00000-00033**

Dear Mr. Briggs:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of the change of use and interior remodel of the existing University Religious Center. The Center, currently containing commercial offices, would be converted to a mixed use student residence and non-profit meeting/office uses. Grading for the project consists of 8.7 cubic yards of cut and 10 cubic yards of fill. The subject property, a 0.34-acre parcel zoned SR-H and identified in the Assessor Parcel Map Book as APN 075-020-037, is located at 777 Camino Pescadero in the unincorporated community of Isla Vista.

Air Pollution Control District staff offers the following suggested conditions:

1. Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at <http://www.sbcapcd.org/eng/dl/dl08.htm>) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at <http://www.sbcapcd.org/biz/asbestos.htm> or contact us at (805) 961-8800.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,

Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Project File
TEA Chron File

Memorandum

DATE: October 8, 2010

TO: Errin Briggs
Planning and Development
Santa Barbara

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 075-020-037; Permit #: 10CUP-00033
Site: 777 Camino Pescadero Road, Goleta
Project Description: Convert Religious Center to Residential Units/Mixed Use



The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. A Fire Protection Certificate will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
4. All access ways (public and private, road and driveways) shall be installed and made serviceable.
 - Access plans shall be approved by the fire department prior to any work being undertaken.
 - Driveway shall have a minimum width of 20 feet.
 - Private road shall have a minimum width of 24 feet.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

5. Signs indicating "Fire Lane – No Parking" shall be placed every 150 feet or as required by the fire department. Refer to Appendix D of the 2007 California Fire Code Section D 103.6.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

6. Santa Barbara County Fire Department fire or emergency alarm system requirements shall be met. Plans shall be approved by the fire department prior to installation.
Alarm system plans shall require Fire Protection Engineer certification.
7. Portable fire extinguishers are required.
8. Recorded suite addresses are required.
9. Building address numbers shall be posted as required by fire department.
10. Access way entrance gates shall conform to fire department standards.
11. When access ways are gated, a fire department approved locking system shall be installed.
12. A Knox Box entry system shall be installed. If one is already in place, confirm that all required access keys are located in the Knox Box entry safe.
13. Payment of development impact fees is required.
Fees will be calculated as follows:
 - Goleta Fee for multi-family dwelling

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

BH:mkb

c Emily Cheney, 6503 Madrid Rd, #J, Goleta 93117
Goleta Water District, 4699 Hollister Av, Goleta 93110

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



October 7, 2010

TO: Erin Briggs, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Conditions of Approval**
Santa Barbara Student Housing Cooperative Mixed Use Building
777 Camino Pescadero, Isla Vista
10CUP-00000-00033
APN: 075-020-037

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Isla Vista Planning Area of the County.

Based on the current fee schedule, there is no estimated fee for the proposed project. The new residential use is less intense than the previously approved office designation.

Sight Distance

2. Prior to land use clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

3. Prior to land use clearance, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

4. Prior to land use clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.

5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, sidewalk, streetlights and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

6. Prior to land use clearance, improvement plans shall include the following items, designed to the satisfaction of the County Traffic Engineer:
 - a) Design and re-construct any substandard County owned sidewalks along the project frontage. All Construction shall conform to the County Engineering Design Standards. Any substandard modifications to these standards shall be approved by the County Traffic and Permit sections prior to occupancy.

Encroachment/Excavation/Haul Permit

7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

The developer shall comply will all applicable Public Works Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Pubic Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

8. Prior to land use clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.

9. Prior to land use clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

10. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

10. As authorized by the Board of Supervisors Resolution No. 81-229, before the approval of any Final Subdivision Map, or Precise Plan in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards. Whenever possible road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

11. Prior to recordation of the Land Use Clearance, if applicable, the applicant must apply for annexation of into the appropriate County Lighting District/County Service Area, and pay all fee's and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

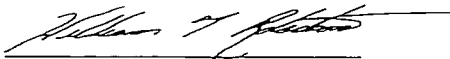
12. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

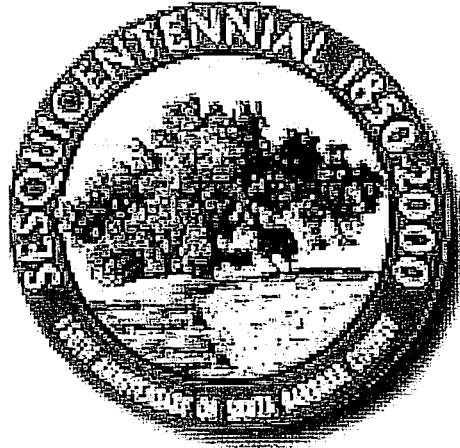
Sincerely,



William T. Robertson

cc: 10CUP-00000-00033
Gary Smart, Transportation Manager, County of Santa Barbara, Public Works Department
J:\IVASB Student Housing Cooperative 10CUP-Cond.doc

Santa Barbara County



Standard Conditions of Approval

October 2007

COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval Ammended October, 2007

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301 - F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.

6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
9. Developer shall furnish and install any required road name signs, traffic control signs. And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All read rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.

13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.
14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".

20. On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.

31. The Developer will be responsible for and fees required for materials retesting.
32. ~~The Developer may be required by the Public Works Department to overlay or chip seal a road, as determined by the Public Works Department, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.~~
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations from grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works

42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. This condition shall also apply to Lot Sale Subdivisions.
44. On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.
45. Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.
46. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.

ATTACHMENT C: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Alice McCurdy, Deputy Director, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County guidelines for the implementation of CEQA.

APN: 075-020-037

Case Nos.: 10DVP-00000-00019, 10CUP-00000-00033, and 10CDP-00000-00082

Location: Two blocks south of the intersection of El Colegio Road and Camino Pescadero at 777 Camino Pescadero, Isla Vista.

Project Title: Santa Barbara Student Housing Cooperative Change of Use

Project Description: The applicant has requested to convert an existing office building of approximately 7,641 square feet (gross floor area) into a dormitory-style student housing facility with 12 bedrooms. The project includes interior and exterior alterations. The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. The applicant will lease the bedrooms to a maximum 18 residents.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, two covered bicycle parking structures for 12 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately 100 gross square feet. The project will not affect the height or overall footprint of the existing building.

The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.

The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. The project includes 28 parking spaces, including 12 on-site parking spaces and 16 off-site parking spaces. The off-site parking spaces are located in an existing parking lot and parking structure. The project site totals 0.51 acres and is zoned High Density Student Residential (SR-H) under the Coastal Zoning Ordinance.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Santa Barbara Student Housing Cooperative

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: Section 15303 (New Construction or Conversion of Small Structures)

Reasons to Support Exemption Findings: Section 15303 of the *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines) exempts the construction of limited numbers of new, small structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Qualified exemptions include “In urbanized areas, . . . apartments, duplexes and similar structures designed for not more than six dwelling units [Section 15303(b)] . . . Accessory (appurtenant) structures including garages, carports, patios, swimming pool, and fences [Section 15303(b)] . . .”

The proposed project qualifies for this exemption. It is in the urbanized area of unincorporated Isla Vista and consists of one dwelling unit (i.e., 12 bedrooms with a common kitchen and bathroom). The proposed project would convert an office building to a student housing facility and is limited to minor exterior alterations (e.g., replacing windows and doors, replacing curtain walls with wood framing, modifying entrances), interior alterations (e.g., new partitions, plumbing and electrical conveyances), and accessory structures (e.g., new trash enclosure, accessible ramp, bicycle racks, patios).

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemption pursuant to Section 15300.2 of the CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply [sic] all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project site is in an urbanized area and developed with an office building and parking lot. The surrounding development is predominantly medium to high density housing with some scattered non-residential uses such as a church and student center. The County’s resource inventory maps do not designate or map any flora, fauna or other environmental resources of hazardous or critical concern on or adjacent to the project site.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Successive projects of the same type as the proposed project would not result in significant cumulative impacts. The project site is developed and used for commercial use. The proposed project would convert the office building into a student housing facility and would be limited to the minor exterior alterations, interior alterations, and new accessory structures within portions of the project site that have been previously disturbed.

As explained in the preceding paragraph (a), the proposed project would not have a significant impact on an environmental resource of hazardous or critical concern. As a result, the proposed project combined with future projects of a similar type (e.g., no significant alterations to existing structures, no significant impact on sensitive environmental resources) would not result in significant cumulative impacts.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances that would cause the proposed project to have a significant effect on the environment. The proposed project would convert an office building into a student housing facility. This is a principal permitted use on the subject parcel under the Coastal Zoning Ordinance. The County's resource inventories do not designate or map any rare plants, sensitive wildlife habitat or any other biologically or environmentally sensitive habitats on or near the project site.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project site is not visible from or located within a highway officially designated as a state scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The existing office building on the project site was constructed in the early 1970s. The County's resource inventories do not identify any historical resources on or near the project site.

Lead Agency Contact Person: Allen Bell, Senior Planner **Phone #:** (805) 568-2033

Department/Division Representative: _____ **Date:** _____

Acceptance Date: _____

Note: A copy of this form must be posted at P&D six days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

Distribution: Case File (Allen Bell, Senior Planner)
Hearing Support Staff

Date Filed by County Clerk: _____

COUNTY OF SANTA BARBARA



SOUTH BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES Meeting of July 15, 2011

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Will Rivera, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair
Martha Gray	Vice Chair
Jeremy Roberts	
Steve Willson	
Jeff Yardy	
Valerie Froscher	
David Villalobos	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Lane Goodkind

NUMBER OF INTERESTED PERSONS: Approximately 3

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT: None.
- II. AGENDA STATUS REPORT: No changes to the agenda.
- III. MINUTES: The Minutes of July 1, 2011 were considered as follows:

Roberts moved, seconded by Gray and carried by a vote of 5 to 0 to 1 (Goodkind absent; Froscher abstained) to approve the Minutes of July 1, 2011, as revised.

IV. CONSENT AGENDA:

- C-1. 11BAR-00000-00071 Rivera Residence Addition Santa Barbara
11LUP-00000-000170 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Jose L. Esparza, architect for the owner, Adalberto Rivera to consider Case No. 11BAR-00000-00071 for **final approval on consent of a residence addition of approximately 923 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,560 square feet and attached two-car garage of approximately 471 square feet. The proposed project will require approximately 4.0 cubic yards of cut and no fill. The property is a 6,922 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-413-009, located at **122 Santa Ana Avenue** in the Santa Barbara area, Second Supervisorial District.
(Continued from 6/03/11 & 6/17/11)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant final approval of 10BAR-00000-00139.

exist on the parcel: 1,584 square feet and garage of approximately 576 square feet. The proposed project will not require grading. The property is a 6.33acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 155-080-050, located at **2900 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

Project received further conceptual review only, no action was taken.

SBAR COMMENTS:

- **Project is acceptable and may return for preliminary/final reviews on consent.**

14. **11BAR-00000-00099** **McGovern Residence Addition/New 6 Car Garage/Pool Cabana/Guesthouse and Barn** **Toro Canyon**
11CDP-00000-00039 (Julie Harris, Planner) **Jurisdiction: Toro**

Request of Tony Spann, Harrison Design Associates, architect, and Syndi Souter, Souter Land Use Consulting, agent for the owners, John and Elizabeth McGovern, to consider Case No. 11BAR-00000-00099 for **conceptual review of a residence addition of approximately 2,630 square feet, new six car garage of approximately 1,554 square feet, new pool of approximately 720 square feet with 50-square foot spa, new pool cabana of approximately 198 square feet, new guesthouse of approximately 800 square feet, new barn of approximately 690 square feet with five fenced paddocks, new riding arena of approximately 10,880 square feet and new sports court of approximately 4,000 square feet (all areas reported are net). The project includes a new 12-foot wide secondary driveway from Lambert Road with gate to the barn.** The following structures currently exist on the parcel: a residence of approximately 2,665 square feet and two-car garage of approximately 425 square feet. The proposed project will require approximately 326 cubic yards of cut and approximately 388 cubic yards of fill. The property is a 10.005acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-100-016, located at **476 Lambert Road** in the Toro Canyon area, First Supervisorial District.

Project received further conceptual review only, no action was taken. Applicant may return for preliminary.

SBAR COMMENTS:

- **Very nice project, well thought out. Good job of tying into existing home and improving design.**
- **Large parcel supports level of proposed use.**
- **Like the arched dormers.**
- **Big improvement over existing.**
- **Return for preliminary review.**

Isla Vista/Goleta

15. **10BAR-00000-00186** **Student Housing Cooperative Change of Use** **Isla Vista**
10CUP-00000-00033/ 10CDP-00000-0082 (Allen Bell , Planner) **Jurisdiction: Coastal**

Request of Peikert Group Architects, April Palencia, architect for the owner, Santa Barbara Student Housing Cooperative, to consider Case No. 10BAR-00000-00186 for **further conceptual review of a remodel and conversion of an existing office building into a dormitory style student housing facility. Exterior alterations include replacing existing windows, adding new windows, replacing the existing entry and replacing the existing curtain walls at two stairwells. The project also includes landscape and hardscape.** The following structures currently exist on the parcel: two-story office building of approximately 7,100 square feet and storage shed of approximately 150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 22,223 square-foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-037, located at 777

Camino Pescadero in the Isla Vista area, Third Supervisorial District. (Continued from 12/17/10 and 7/01/11)

Project received further conceptual review only, no action was taken.

SBAR COMMENTS:

- **Bike parking is reasonable in front yard setback due to likely use of bikes by residents and visitors.**
- **Bike parking is acceptable as presented (not screened by vegetation) due to character of Isla Vista and the integral nature of bikes as part of the IV culture and way of life. However, face of patio wall needs to be screened by vegetation.**
- **Re., architecture: project is improved and appears friendlier and more residential.**
- **Consider emphasizing verticality through creatively addressing existing chimney: chimney is another opportunity of artistry.**
- **Colors should be more fun and vibrant; still too tame.**
- **Planner to show team new IV projects (Icon, Paradise, Ivy, Loop, St. George) as examples of acceptable color palettes.**
- **Return for preliminary/final reviews before the full board after PC action.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Willson moved, seconded by Rivera, and carried by a vote of 5 to 0 (Roberts, Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 12, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:25 P.M.



OPTION TO LEASE

For and in consideration of this agreement, University of California – Santa Barbara Housing, as Owner (Optionor), hereby grants to the Santa Barbara Student Housing Cooperative (Optionee) an option, from the date at which they take ownership of the real property at 777 Camino Pescadero in Isla Vista, California, to lease up to sixteen (16) parking spaces at 6510 El Colegio Road in Isla Vista, California for use by tenants/members of Optionee inhabiting the property at 777 Camino Pescadero.

For and in consideration of the need for Santa Barbara Student Housing Cooperative to satisfy the minimum parking requirements for 777 Camino Pescadero under Santa Barbara County Code Article II, this Option to Lease will expire or a renewal will be negotiated upon the end of the terms (30 years) of Santa Barbara Student Housing Cooperative's mortgage on the Property or upon failure to make specified annual payments by June 30 of each subsequent year. If, at anytime, the parking requirements for 777 Camino Pescadero in Isla Vista, California are reduced, this contract can be renegotiated. Optionor may terminate this agreement in the instance of a change in the property's owner or use with thirty days notice 6510 El Colegio Road, at which time the Optionee will secure other parking options in order to remain compliant with the relevant municipal code.

This agreement takes into account the requirement by the Coastal Commission that 976 parking spaces at the 6510 El Colegio Road be solely dedicated for use by those using those facilities. The project has a total of 1,003 built parking spaces, of which up to sixteen would be for use by the Optionee, thereby holding 976 spots per the Coastal Commission's requirements. The 6510 El Colegio parcel is within 500 feet of the project parcel. Parking at 6510 El Colegio is assigned via a permitting system and not through physical assignment via signage, as per practice of UCSB Housing, the department responsible for the maintenance of parking on site. Permits for the El Colegio site are never oversold. Of the total permits that could be issued for the lot, there are, according to an April 2011 staff estimate, only about 65% currently issued.

During the term of this option, Santa Barbara Student Housing Cooperative will have the opportunity in August of each succeeding year to exercise this option and lease zero (0) to sixteen (16) spaces for a period of one year beginning September 1 and ending August 31 by delivering a notice of exercise in writing to Housing & Residential

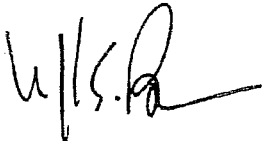
Services, UCSB, Santa Barbara, California 93106. All spaces will be leased according to the standard contract used by Optionor.

AGREED AND EXECUTED

OPTIONOR

UNIVERSITY OF CALIFORNIA –
SANTA BARBARA HOUSING

By:

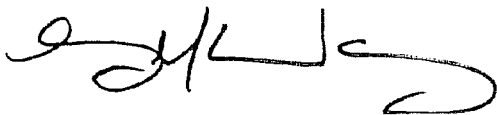


Wilfred E. Brown
Date: July 14, 2011

OPTIONEE

SANTA BARBARA STUDENT
HOUSING COOPERATIVE

By:



Emily Lippold Cheney
Date: July 14, 2011



COASTAL DEVELOPMENT PERMIT

Case No.: 10CDP-00000-00082

Project Name: Santa Barbara Student Housing Cooperative Change of Use

Project Address: 777 Camino Pescadero, Isla Vista

Assessor's Parcel No.: 075-020-037

Applicant Name: Santa Barbara Student Housing Cooperative

The Planning Commission hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

Date of Approval: August 17, 2011

Associated Case Number(s): 10DVP-00000-00019, 10CUP-00000-00033, and 10BAR-00000-00186

Project Description Summary: Convert an existing office building of approximately 7,641 gross square-feet into a dormitory-style student housing facility with 12-bedrooms and a meeting room for non-profit organizations. See Condition 1 in Attachment A for a complete project description.

Project Specific Conditions: See Attachment A

Permit Compliance Case: Yes No

Permit Compliance Case No.: _____

Appeals: The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant or an aggrieved person. The written appeal must be filed with the Planning and Development Department at 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, by 5:00 p.m. on or before Monday, August 29, 2011.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued on August 30, 2011, provided an appeal of this approval has not been filed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

NOTE: Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

Owner/Applicant Acknowledgement: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

Print Name Signature Date

Planning and Development Department Approval by:

Print Name Signature Date

Planning and Development Department Issuance by:

Print Name Signature Date

ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Plan and Conditional Use Permit are based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated August 17, 2011, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The applicant, Santa Barbara Student Housing Cooperative (SBSHC), has requested a Development Plan, Minor Conditional Use Permit and Coastal Development Permit to convert an office building of approximately 7,641 gross square feet into a dormitory-style 12-bedroom student housing facility with a meeting room for non-profit organizations. The Minor Conditional Use Permit is required for the meeting room for non-profit organizations.

The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. Six bedrooms will be singles (one bed; one resident) and six will be doubles (two beds; two residents). The applicant will lease the bedrooms to a maximum 18 residents. The applicant will have one full-time employee and one part-time employee on-site to manage the housing facility. The employees will use the meeting room for non-profit organizations as their informal work space; the proposed project does not include offices for these employees and the meeting room for non-profit organizations will not include cubicles, desks, file cabinets, copy machines, personal computers, or other office equipment typically associated with a formal office.

The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and occasional dinners for the SBSHC membership and their guests. (The SBSHC membership includes residents of the proposed student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room is for non-profit organizations and will not be used or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.

The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, two covered bicycle parking structures for 12 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately

100 gross square feet. The project will not affect the height or overall footprint of the existing building.

The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.

The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. No new utilities or services are proposed. Twelve parking spaces currently exist on the project site. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building.

The project includes 28 parking spaces, including 12 on-site parking spaces, including one accessible parking/loading space, and 16 off-site parking spaces. The 12 on-site parking spaces include 11 parking spaces immediately west of the existing building and one parking space immediately north of the existing building. The 16 off-site parking spaces are located at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor’s Parcel Number 073-120-014). These include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

The project includes Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building. The project also includes Conditional Use Permit modifications to the parking regulations to increase the maximum distance between the proposed housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet, modify the requirement that specific off-site parking spaces be “permanently dedicated” to residents of the housing facility, and allow a parking space in the front setback north of the existing building.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

CONDITIONS BY ISSUE AREA

Aesthetics

- 3. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials, lighting, and landscaping) shall be compatible with vicinity development.

TIMING: The Owner/Applicant shall submit architectural drawings and landscape plans of the project for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
- 4. Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a lighting plan for Board of Architectural Review (BAR) approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: The Owner/Applicant shall submit the lighting plan for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall inspect exterior lighting for compliance with this condition and the lighting plan prior to Final Building Inspection Clearance.
- 5. Special-Aest-1Revised BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for revised landscaping if future development, uses or legal requirements affect the approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59).

TIMING: The Owner/Applicant shall submit a revised landscape plan for review and shall obtain final BAR approval prior to removing approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the landscaping has been installed consistent with the approved BAR revised landscape plan.

Biology

- 6. Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that

polluted water and materials shall be contained in this area(s) and removed from the site. The area(s) shall be located as far as practical from any storm drains.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location of the washout area(s) on the project plans prior to issuance of the Land Use Permit.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

Cultural Resources

7. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to issuance of the Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Noise

8. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at construction site entry.

TIMING: The sign shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

9. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

Parking

- 10. Special-Parking-01 Off-Site Parking.** The project shall include 16 parking spaces at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). Specifically, these include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

PLAN REQUIREMENTS:

1. The Owner/Applicant shall submit an agreement/lease with the University of California – Santa Barbara Housing stating that the required 16 off-site parking spaces for this project shall be available for the use of the subject project in order to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement/lease shall be subject to the review and approval of P&D permit processing planner and County Counsel, and once approved shall be recorded with the County Recorder's Office.
2. The Owner/Applicant shall submit an agreement/lease with the County that stipulates that the approval and continued use of the development for which the Development Plan, Conditional Use Permit, and Coastal Development Permit are issued is predicated upon the continued ability to have the use of 16 off-site parking spaces for this project and that should this ability cease, that the use of the project shall be modified so that the project will be able to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement shall be subject to the review and approval of P&D and County Counsel, and once approved shall be recorded with the County Recorder's Office.

TIMING: All above requirements must be satisfied prior to issuance of the Land Use Permit.

MONITORING: P&D compliance monitoring staff shall ensure compliance with the agreement/lease prior to issuance of the Land Use Permit and annually after Final Building Inspection Clearance. Proof of the continued existence of the above-referenced agreement/lease shall be submitted to P&D compliance monitoring staff on a yearly basis no later than January of each year.

- 11. Parking-02 On-Site Construction Parking.** All construction-related vehicles, equipment, and staging and storage areas shall be located onsite and outside of the road and highway right of way or at an off-site location approved by P&D. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking and staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking and staging and storage areas shall be depicted on project plans submitted for the Land Use Permit.

TIMING: A copy of the project plans and written notice shall be submitted to P&D permit processing staff prior to issuance of the Land Use Permit. This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

COASTAL DEVELOPMENT PERMIT CONDITIONS

- 12. Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.

A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

COUNTY RULES AND REGULATIONS

- 13. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 14. Rules-04 Additional Approvals Required.** Approval of the Development Plan, Conditional Use Permit, and Coastal Development Permit is subject to the Director of the Planning and Development Department approving the required Land Use Permit.
- 15. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 16. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 17. Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Development Permit, Conditional Use Permit and Coastal Development Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.

- 18. CUP-09/Rules-23 Processing Fees Required.** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 19. DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Library DIMF amount is assessed at \$320.00. This is based on a project type of dwelling.

TIMING: Library DIMFs shall be paid to Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
- 20. DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Public Administration DIMF amount is assessed at \$1,367.00. This is based on a project type of dwelling.

TIMING: County Public Administration DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
- 21. DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total County Sheriff DIMF amount is assessed at \$365.00. This is based on a project type of dwelling.

TIMING: County Sheriff DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
- 22. DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Fire DIMF amount assessed is \$797.00.

TIMING: County Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
- 23. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of (a) all materials listed or noted on the approved referenced plan, and (b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The

installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape and irrigation per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape and irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

24. **Rules-28 NTPO Condition.** A recorded Notice to Property Owner (NTPO) document is necessary to ensure that the proposed meeting room for non-profit organizations and related kitchen shall be used only for their permitted uses. The property owner shall sign and record the document prior to issuance of the Land Use Permit.
25. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District, dated September 30, 2010;
 2. County Fire Department, dated October 8, 2010;
 3. Transportation Division, Public Works Department, dated October 7, 2010.
26. **Special-Rules-1 Road Encroachment Permit.** The Owner/Applicant shall obtain an Encroachment Permit from the County Roads Division (Public Works) for development and uses within the County right-of-way of Camino Pescadero prior to issuance of the Coastal Development Permit.
27. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
28. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 1. Contact P&D compliance monitoring staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay a fee of \$1,500.00 prior to approval of the Coastal Development Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 3. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;"

4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D compliance monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

- 29. Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

- 30. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

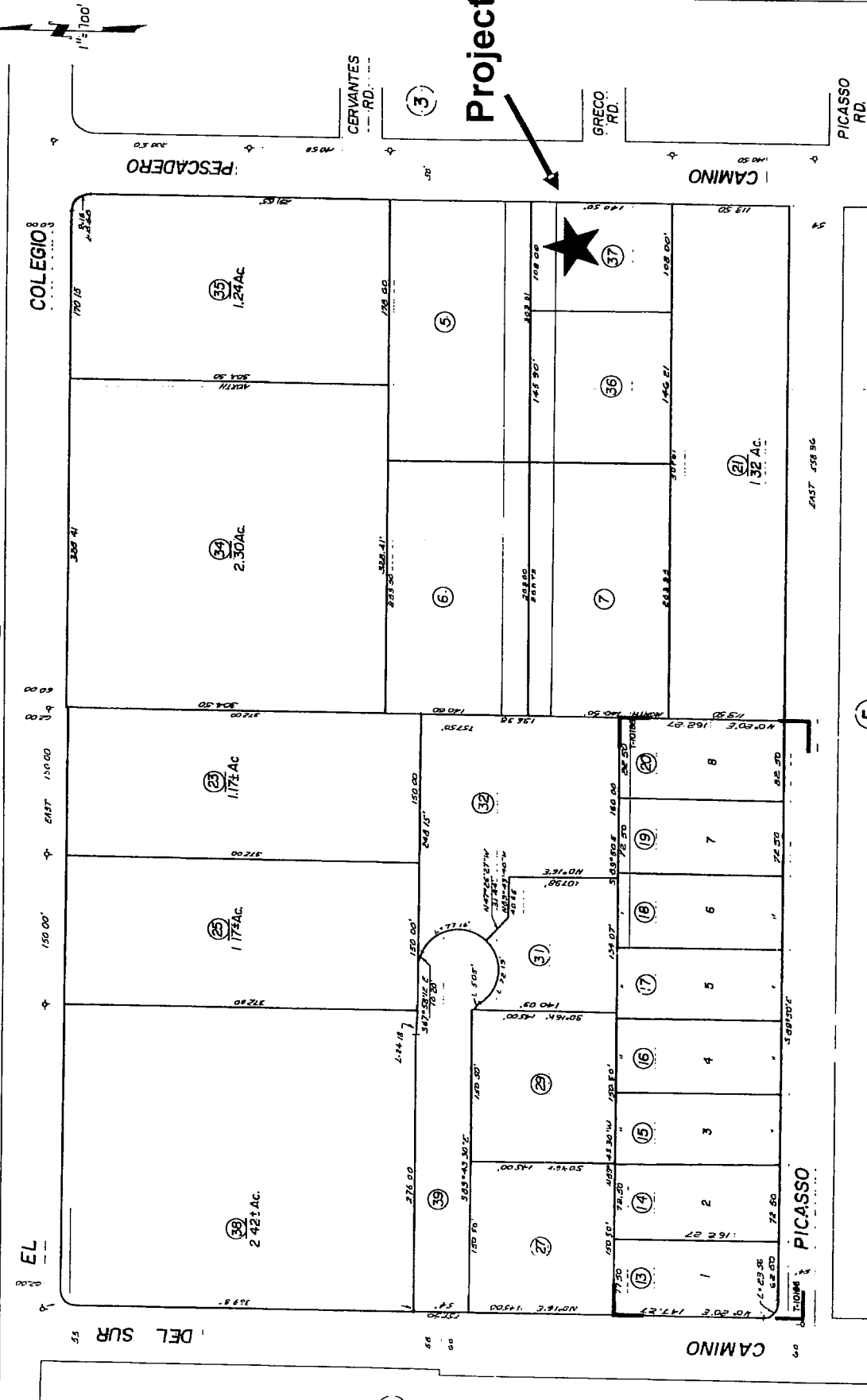
- 31. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

- 32. Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

RANCHO LOS DOS PUEBLOS

75-02

Bk. 73

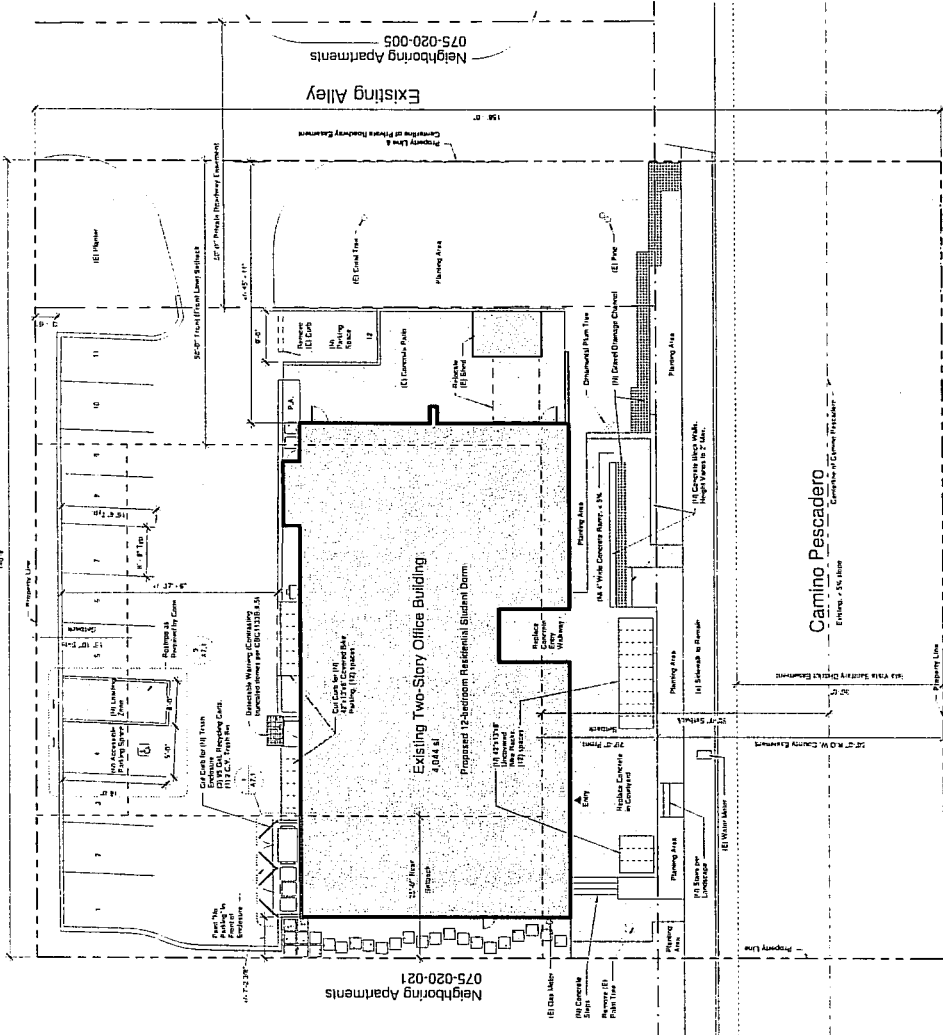


Assessor's Map Bk. 75 - Pg. 02
 County of Santa Barbara, Calif.

1/1/71

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Neighboring Single Family Residence
075-020-036

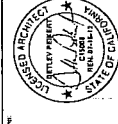


1. Site Plan
1" = 10' 0"

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777 Camino Pescadero
Goleta, CA 93117

Santa Barbara Student Housing Cooperative



Project No.	02011
Project Name	
Client	
Site	
Scale	
Date	
Drawn By	
Checked By	
Approved By	

Sheet No.
Site Plan

Sheet No.
A1.2