



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

Department Name: Planning & Development  
Department No.: 053  
For Agenda Of: 4/3/12  
Placement: Set Hearing on 4/3/12  
for 5/1/12  
Estimated Tme: 45 min on 5/1/12  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Glenn Russell, Ph.D. Director, Planning and Development  
Director(s) (805) 568-2085  
Contact Info: Alice McCurdy, Deputy Director, Development Review South  
(805) 568-2518  
**SUBJECT:** **Set Hearing for Geyer Appeal (Case No. 11APL-00000-00027) of Planning Commission Approval of Santa Barbara Student Housing Cooperative (Case Nos. 10DVP-00000-00019, 10CUP-00000-00033 and 10CDP-00000-00082)**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

On April 3, 2012, set a hearing for May 1, 2012, to consider the appeal filed by Craig Geyer of the County Planning Commission's December 7, 2011, approval of the Santa Barbara Student Housing Cooperative Change of Use.

On May 1, 2012, your Board should consider the following actions:

1. Deny the appeal, Case No. 11APL-00000-00027, thereby upholding the County Planning Commission's approval of the project;
2. Make the required findings for the project specified, including CEQA findings;
3. Determine the project is exempt from CEQA pursuant to Section 15303 of the State Guidelines for the Implementation of the California Environmental Quality Act;
4. Approve the Development Plan for the proposed student housing facility, 10DVP-00000-00019, subject to the conditions, including Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed and a covered bicycle parking structure

in the front setback north of the existing building, and two uncovered bicycle racks in the front setback east of the existing building;

5. Approve the Minor Conditional Use Permit for the proposed meeting room for non-profit organizations, 10CUP-00000-00033, subject to the conditions, 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; and
6. Approve the Coastal Development Permit, 10CDP-00000-00082, subject to the conditions.

The project site is located at 777 Camino Pescadero, in the Isla Vista area, Third Supervisorial District. The applications involve AP No. 075-020-037.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on May 1, 2012. The notice shall appear in the Santa Barbara Daily Sound. The Clerk of the Board shall fulfill noticing requirements. Mailing labels for the mailed notice are attached. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention David Villalobos.

**Authored by:**

Julie Harris, Planner III, Development Review South Division, P&D, (805) 568-3518

**cc:**

Anne Almy, Supervising Planner – Planning and Development