



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 and
Development
Department No.: 053
For Agenda Of: 5/05/09
Placement: Set Hearing on 5/19/09
Departmental
Estimated Tme: 1 hour
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department John Baker, Director
Director(s) (805) 568-2085
Contact Info: Zoraida Abresch, Deputy Director
(805) 934-6585
SUBJECT: Hearing to Consider the Request for a General Plan Amendment, Development Plan,
Government Code Determination, and Road Naming to allow the development of a 39
unit affordable apartment project, located in Los Alamos.

County Counsel Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

Set a hearing for May 19, 2009 to consider:

- 1) **Case No. 08GPA-00000-00003** [application filed on March 19, 2008] to amend to Development Standard FLD-LA-1.1.5 of the Los Alamos Community Plan as follows:

Development Standard FLD-LA-1.1.5 1.2.2: Residential units that are proposed in areas prone to flooding ~~which are required by~~ shall comply with the requirements of the County Flood Control District. ~~to provide raised finish floor elevations shall accomplish this requirement by use of a raised foundation rather than by the use of fill above what is required to provide adequate drainage of the lot.;~~

- 2) **Case No. 08DVP-00000-00011** [application filed on March 19, 2008] for approval of a Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code, in order to develop a 39 unit apartment project. The affordable rentals would be owned and managed by the Housing Authority of Santa Barbara County. The project is

located on a 5.0 acre (4.0 acres net) site in a DR 4.6 zone district that has an Affordable Housing Overlay (AHO). The AHO allows for a density of 8.0 residential units per gross acre;

- 3) **Case No. 08GOV-00000-00024** [application filed on March 19, 2008] for a determination that the vacation of an excess 10 foot strip of County right-of-way along St. Joseph Street and an excess 15 foot strip of County right-of-way along Kahn Way by the County, and the County's acquisition of approximately 63 square feet of right-of-way from the applicant, are consistent with the County's General Plan in accordance with Government Code Section 65402(a);
- 4) **Case No. 08RDN-00000-00005** [application filed on March 19, 2008] to re-name Kahn Way as Gonzales Drive in compliance with Section 35.76 of the County Land Use and Development Code; and

to approve the Revised Mitigated Negative Declaration (08NGD-00000-00030) pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Land Use, Noise, Public Facilities, and Water Resources/Flooding. The Mitigated Negative Declaration and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria, CA 93455.

The project is proposed for AP No. 101-110-035, located at the northerly terminus of Saint Joseph Street and extending west along the northerly bank of San Antonio Creek, in the Los Alamos area, Third Supervisorial District.

At the May 19, 2009 hearing, the Board of Supervisor's motion should include the following:

1. Adopt the required findings for the project specified in Attachment A, including CEQA findings.
2. Approve the Mitigated Negative Declaration No. 08NGD-00000-00030 (included within Attachment B) and adopt the mitigation monitoring program contained in the conditions of approval.
2. Adopt by resolution (provided as Attachment C) a General Plan Amendment to revise Development Standard FLD-LA-1.1.5 of the Los Alamos Community Plan as follows:

~~Development Standard FLD-LA-1.1.5~~ 1.2.2: Residential units that are proposed in areas prone to flooding ~~which are required by~~ shall comply with the requirements of the County Flood Control District, ~~to provide raised finish floor elevations shall accomplish this requirement by use of a raised foundation rather than by the use of fill above what is required to provide adequate drainage of the lot.~~

4. Determine that the vacation of an excess 10 foot strip of County right-of-way along St. Joseph Street and an excess 15 foot strip of County right-of-way along Kahn Way by the County, and the County's acquisition of approximately 63 square feet of right of way from the applicant, are consistent with the County's General Plan in accordance with Government Code Section 65402(a).
5. Approve the project subject to the conditions included in Attachment D.

Refer back to staff for appropriate findings and conditions if the Board of Supervisors takes other than the recommended action.

Summary Text:

The project includes the request for a General Plan Amendment, Development Plan, Government Code Consistency Determination, and Road renaming to create a 39 unit affordable housing project in Los Alamos. The proposed General Plan Amendment would amend the text of a development standard to allow construction on fill within the floodplain within the Los Alamos Community Plan area, subject to the approval of the County Flood Control District. The proposal consists of a total of nine buildings throughout the site with the construction of two, three, and four bedroom units and a community center. The height of the buildings would range from 24 feet in height to 34 feet in height. The lot coverage would be approximately 31,376 square feet of structures. All development would be located outside of the 50-foot setback from the bank of San Antonio Creek. Approximately 9,000 cubic yards of fill would be required for the project, much of it to elevate floor elevations above the base flood elevation per County Flood Control requirements. All of the units would be rented at rates considered affordable to families of low and very low income. Families having a member employed in the agricultural sector would be given priority for renting the units.

Background:

At its regular meeting of April 8, 2009, the Planning Commission, by a vote of 5-0, recommended that the Board of Supervisors approve the project, subject to the proposed conditions. Attachment A, the Planning Commission Action Letter, includes the Planning Commission's findings supporting approval of the project.

Fiscal and Facilities Impacts:

All costs of permit processing are reimbursed by the project applicant. Costs to process this application are fully reimbursed by the applicant per the department's adopted fee schedule. Permit revenues are budgeted in the Permitting & Compliance Program of the Development Review, North Division on Page D-305 of the adopted 2008 – 2009 fiscal year budget. There are no facilities impacts. The costs to process this project are borne by the applicant.

Special Instructions:

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing (mailing labels are attached).

The Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Attention: David Villalobos, Hearing Support.

Planning & Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

Attachments:

Attachment A Planning Commission Action Letter dated April 8, 2009
Attachment B Staff Memorandum to the Planning Commission dated March 27, 2009
Attachment C Draft Board Resolution re 08GPA-00000-00003
Attachment D Final Conditions of Approval
Attachment E Planning Commission Staff Report dated January 23, 2009

Authored by:

Alice McCurdy, Supervising Planner, (805) 943-6256
Development Review Division-North, Planning and Development Department

cc: Case File: 08DVP-00000-00011
Records Management
John Baker, Director, Planning and Development
Dianne M. Black, Director Development Services
Owner: John Polansky, Housing Authority of S. B. County, 815 W. Ocean, Lompoc CA 93436
Agent: Sid Goldstien, 650 Alamo Pintado, Solvang CA 93463
Rachel Van Mullem, Deputy County Counsel
Alice McCurdy, Supervising Planner

ATTACHMENT A:
PLANNING COMMISSION ACTION LETTER
APRIL 8, 2009

ATTACHMENT B: STAFF MEMORANDUM DATED 3/27/09

ATTACHMENT C:
DRAFT BOARD RESOLUTION RE 08GPA-00000-00003

ATTACHMENT D:
FINAL CONDITIONS OF APPROVAL

ATTACHMENT E
PLANNING COMMISSION STAFF REPORT
JANUARY 23, 2009