

**HOUSING AUTHORITY OF SANTA
BARBARA COUNTY
PESCADERO LOFTS HOUSING
PROJECT**

11DVP-00000-00004, 11CDP-00000-00041

**SANTA BARBARA COUNTY
BOARD OF SUPERVISORS**

March 20, 2012

Project Vicinity



Background

- Property purchased by County RDA in 2009
- Site currently occupied by fraternity house
 - 17 bedrooms
 - 26 residents
- 0.82 acres in size
- Currently zoned SR-H-20
- Site would be rezoned to MR-30 under IVMP

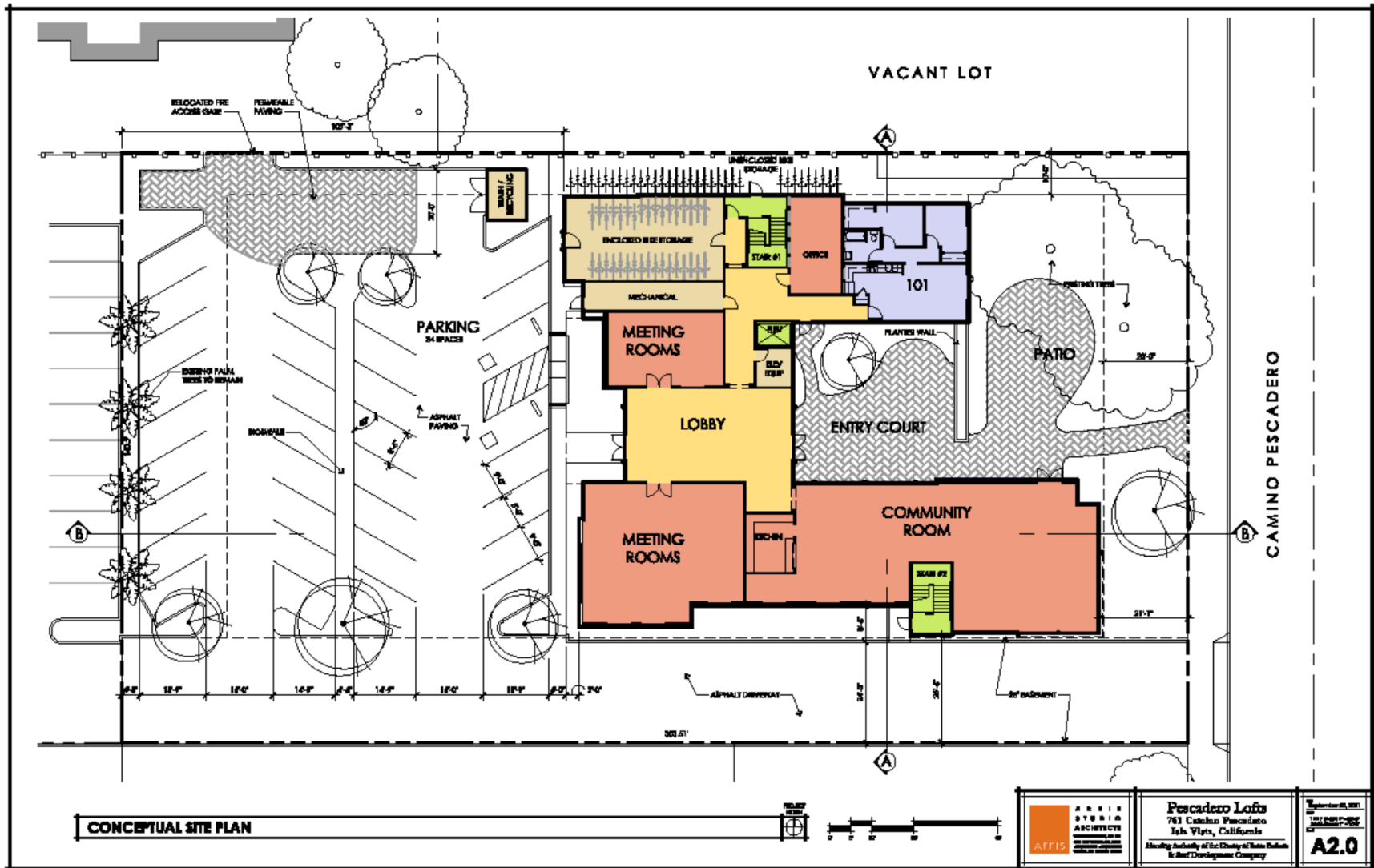
Project Description

- Amend land use designation from Res-20 to Res-30 (30 units per acre)
- Rezone from SR-H-20 to SR-H-30
- Base density of 24 units –use of 35% bonus density to increase density
- Develop 33 apartment units in single building
 - 1 two-bedroom unit for apartment manager
 - 6 one-bedroom units
 - 26 studio apartments
- All units to be designated affordable per new SR-H-30 standards

Project Description

- 21,031 square feet in size
- Three stories – 35 feet tall
- 34 parking spaces, 68 bicycle spaces
- Common area facilities provide meeting space and space for training opportunities for the residents

SITE PLAN



Analysis

- IVMP EIR is adequate environmental review for project per CEQA Statute Section 21090(b)
- Applicable mitigation measures incorporated as conditions of approval
- Project consistent with Coastal Land Use Plan, Goleta Community Plan

State Density Bonus Incentives

- Incentives authorized under the State Density Bonus Program
- Applicant entitled to 3 incentives:
 - Reduction in setbacks
 - Waiver of two development impact fees
- Traffic fees cannot be waived without identification of alternative funding source
- Incentive applied to Parks and Public Administration impact fees

State Density Bonus Waiver

- State Density Bonus Program authorizes waivers of development standards if they would physically preclude construction
- 35% bonus density allows 33 units
- Bedroom density would limit site to 29 bedrooms
- Requesting waiver from bedroom density requirement under State Density Bonus Program

Planning Commission Action

- Voted 5-0 to recommend project for approval
- Adopted resolution recommending approval of new SR-H-30 zone district and rezone and General Plan Amendment 20 to 30 units/acre
- Recommended waiver of all development impact fees as a single incentive

Recommendations

- Make the findings for approval, including CEQA findings
- Determine that previously certified EIR prepared for the IVMP is adequate environmental review
- Approve a text amendment to Article II to establish the SR-H-30 zone density and approve an amendment to the land use designation of the CLUP map from RES-20 to RES-30 and an amendment to the zoning map from SR-H-20 to SR-H-30
- Approve the project (Case Nos. 11DVP-00000-00004 and 11CDP-00000-00041) subject to the conditions included in Attachment 4