



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: County Board of Supervisors

FROM: Glenn Russell, Ph.D.

DATE: March 15, 2012

RE: Housing Authority of Santa Barbara County Pescadero Lofts Apartment Project
Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003,
11DVP-00000-00004, and 11CDP-00000-00041

The Housing Authority of Santa Barbara County Pescadero Lofts Apartment project is scheduled to be considered by your Board on March 20, 2012. Subsequent to the Planning Commission's action on this project and docketing of the Board letter, the project's traffic impact fees were recalculated. The fees were originally calculated based on 33 new apartment units at a rate of \$8,329 per unit (per the FY 2011-2012 Development Impact Mitigation Fee Summary Sheet for the Goleta Planning Area), with a credit given for the existing residents of the fraternity house totaling \$36,816 (\$1,416 per resident and 26 residents). This was based on using a trip generation rate from the Institute of Traffic Engineers (ITE) manual for a senior congregate care facility, which was considered the closest match to the fraternity house given the shared dining and bathroom facilities and low trip rates. However, the fees were revisited in order to grant a more appropriate credit for the existing fraternity house in terms of vehicle trip generation and the net difference in residents between the fraternity and the new apartment project. The result is a reduction in the traffic fees from \$238,041 to \$81,482 based on a net increase resulting from the project of 14 residents and an associated six Peak Hour Trips. A revised condition letter from the County Public Works Department is attached to this memorandum, along with the corresponding revisions to Condition Nos. 40 and 41 of the conditions of approval. Staff will include these revisions into the recommended conditions of approval at the March 20th Board hearing.

In another matter, staff has determined that it is appropriate to add a condition to the Coastal Development Permit (CDP) to require Coastal Commission certification of the text amendments to the Article II Coastal Zoning Ordinance establishing the SR-H-30 zone district before the CDP can be issued. This will ensure that the underlying zoning required to facilitate the project is in place before the CDP is issued. A copy of the updated Coastal Development Permit is included as Attachment 2.

With these proposed changes to the conditions of approval of the Development Plan and Coastal Development Permit, your Board's motion would be as follows:

1. Make the findings for the project specified in Attachment A of Attachment 1 of this Board Agenda Letter, including CEQA findings;
 2. After considering the previously certified EIR for the Isla Vista Master Plan (03-EIR-08), determine pursuant to Public Resources Code sections 21090(b) and 21166 and CEQA Guideline section 15162 that, as reflected in the CEQA findings in Attachment A of Attachment 1 to the Board Letter, no subsequent EIR or Negative Declaration shall be prepared for this project;
 3. Approve a text amendment to the Article II Coastal Zoning Ordinance to establish the SR-H-30 zone density and limit rezones to this zone district to projects meeting certain affordable housing criteria; and approve an amendment to the land use designation of the Coastal Land Use Plan map for APN 075-020-005 from RES-20 to RES-30 and an amendment to the zoning map for the subject parcel from SR-H-20 to SR-H-30 (draft resolution and ordinance amendment included in Attachment 3 of the Board Agenda Letter); and
2. Approve the project (Case Nos. 11DVP-00000-00004 and 11CDP-00000-00041) subject to the conditions included in Attachment 4 of the Board Agenda Letter, as revised in the staff memorandum dated March 15, 2012.

Attachments

- Attachment 1:** Revisions to Conditions of Approval, including Revised County Public Works Department Condition Letter
- Attachment 2:** Revised Coastal Development Permit