



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
FAX: (805) 568-2030

February 11, 2013

General Services Department  
Attn: Ronn Carlentine  
105 E. Anapamu Street  
Santa Barbara, CA 93101

PLANNING COMMISSION  
HEARING OF FEBRUARY 6, 2013

***RE: Pescadero Lofts Real Estate Option Agreement Government Code Conformity;  
13GOV-00000-00001***

Hearing on the request of Ronn Carlentine, agent for Santa Barbara County General Services Department, to consider case number 13GOV-00000-00001, application filed on January 9, 2013, for a determination that entering into a Real Estate Option Agreement with the Housing Authority of the County of Santa Barbara for APN 075-080-005, is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The property is located in the Isla Vista community, Third Supervisorial District.

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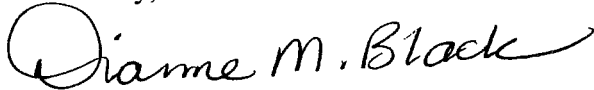
Dear Mr. Carlentine:

At the Planning Commission hearing of February 6, 2013, Commissioner Cooney moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Determine that the proposed Real Estate Option Agreement with the Housing Authority of the County of Santa Barbara for the option to purchase County property (APN 075-020-005) is in conformity with the Comprehensive Plan, including the Goleta Community Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Ronn Carlentine, General Services Department and the Board of Supervisors. The memo from Ronn Carlentine dated January 9, 2013 and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code Section 65402(a) is advisory in nature; therefore the appeal procedure is not applicable. I am hereby forwarding the Commission's determination to the Board of Supervisors.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 13GOV-00000-00001  
Planning Commission File  
County Chief Appraiser  
Doreen Farr, Third District Supervisor  
Joan Hartmann, Third District Planning Commissioner  
Rachel Van Mullem, Chief Senior Deputy County Counsel  
✓ Jenna Richardson, Deputy County Counsel  
Alex Tuttle, Planner

**Attachments: Memo to Planning Commission from Alice McCurdy dated February 6, 2013**

DMB/dmv

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**Consent Agenda**

**TO:** County Planning Commission

**FROM:** Alice McCurdy, Deputy Director, Development Review South

**HEARING DATE:** February 6, 2012

**RE:** Hearing on the request of Ronn Carlentine, agent for Santa Barbara County General Services Department, to consider case number 13GOV-00000-00001, application filed on January 9, 2013, for a determination that entering into a Real Estate Option Agreement with the Housing Authority of the County of Santa Barbara for APN 075-020-005, is in conformity with the Comprehensive Plan of the County of Santa Barbara, including the Goleta Community Plan, pursuant to Government Code §65402(a). The property is located in the Isla Vista community, Third Supervisorial District

**APPLICANT:** Ronn Carlentine, Santa Barbara County General Services Department, 568-3078

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**Project Description:** In the summer of 2011 the California Legislature enacted Assembly Bills 1X 26 and 1X 27, involving the statewide windup and dissolution of redevelopment agencies. On December 29, 2011, the California Supreme Court upheld almost all of Assembly Bill 1X 26 (“the dissolution measure”) and invalidated all of Assembly Bill 1X 27 (“the continuation measure”). Within the new law that was upheld, Health and Safety Code Section 34176(a) allowed the County to elect to retain the housing assets and functions previously performed by the Redevelopment Agency of the County of Santa Barbara. The County of Santa Barbara’s Board of Supervisors elected under Section 34176(a) to retain those housing assets and functions, and the State’s Department of Finance did not object to transfer of those housing assets from the Redevelopment Agency to the County. Title to the subject property, however, still shows the name of the Redevelopment Agency of the County of Santa Barbara. In order for title to correctly show the transfer of this property, via Section 34176(a), from the former Redevelopment Agency to the County, Staff expects to recommend to the Board of Supervisors that the Successor Agency to the former Redevelopment Agency execute a quitclaim deed to the County.

In addition to the quitclaim deed, the County desires to grant certain option rights for the sale of the subject property to the Housing Authority of the County of Santa Barbara. The option rights granted to the Housing Authority would be to acquire the subject property (APN 075-020-005) and develop the property as a 33 unit affordable apartment project. The purpose of the option agreement with the Housing Authority is to provide the Housing Authority the opportunity to apply for tax-credit financing with the State of California. In order to apply for these credits, the Housing Authority is required to demonstrate control of the project site. Site control can be demonstrated by providing an option to purchase the property at a future date based on completing their financing to proceed with the property.

**Background:**

The County Board of Supervisors granted land use approval to the 33-unit Pescadero Lofts affordable apartment project on March 20, 2012. The project is consistent with buildout envisioned for the site in the Isla Vista Master Plan and the County Board of Supervisors determined that the previously

certified Isla Vista Master Plan Environmental Impact Report was adequate environmental review for the project pursuant to CEQA Sections 21090(b) and 21166.

**Conformity with Applicable Comprehensive/Community Plan Policies:**

The project involves entering into a Real Estate Option Agreement with the Housing Authority of the County of Santa Barbara in order to provide the Housing Authority with the opportunity to qualify for tax-credit financing with the State of California. This option to purchase the property does not change the intended use of the site for residential purposes and simply facilitates development of the site with the 33-unit affordable apartment project that was previously reviewed and given land use approvals by the County Board of Supervisors on March 20, 2012. That project was found to be consistent with all applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and Goleta Community Plan (see Attachment C for complete discussion of the project's conformity with applicable County policies).

Specifically, Policy LUR-GV-3 of the Goleta Community Plan states:

*The County shall encourage the use of appropriate publicly-owned land as potential sites for affordable housing, with a prioritization of units affordable to low-income persons.*

In addition, Housing Element Policy 4.1 states:

*Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement. Participate in available Federal and State housing subsidy and assistance programs and use the County's own resources in order to leverage maximum funding for the provision of affordable housing.*

The Real Estate Option Agreement and associated potential sale/transfer of land from the County to the Housing Authority would help to facilitate development of this project by allowing the Housing Authority to apply for tax-credit financing by the State of California on this publicly-owned land consistent with these policies. The development project is 100% affordable and provides a mix of one bedroom and studio units with the intention of providing housing to as large a population as the site can reasonably accommodate. All of the rental apartment units proposed in this project would be designated as affordable housing targeting extremely low income households, including the homeless and individuals living in substandard housing, consistent with these policies.

**Recommendation:** That the Planning Commission:

1. Determine that the proposed Real Estate Option Agreement with the Housing Authority of the County of Santa Barbara for the option to purchase County property (APN 075-020-005) is in conformity with the Comprehensive Plan, including the Goleta Community Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Ronn Carlentine, General Services Department and the Board of Supervisors. The memo from Ronn Carlentine dated January 9, 2013 and the letter reflecting the Planning Commission's action shall constitute the required report.

Pescadero Lofts Government Code Conformity, 13GOV-00000-00001

February 6, 2013

Page 3

**Attachment A** – Assessors Parcel Map

**Attachment B** – Departmental Letter

**Attachment C** – Planning Commission Staff Report dated January 13, 2012

**Staff Contact/Prepared by:** Alex Tuttle, Planner

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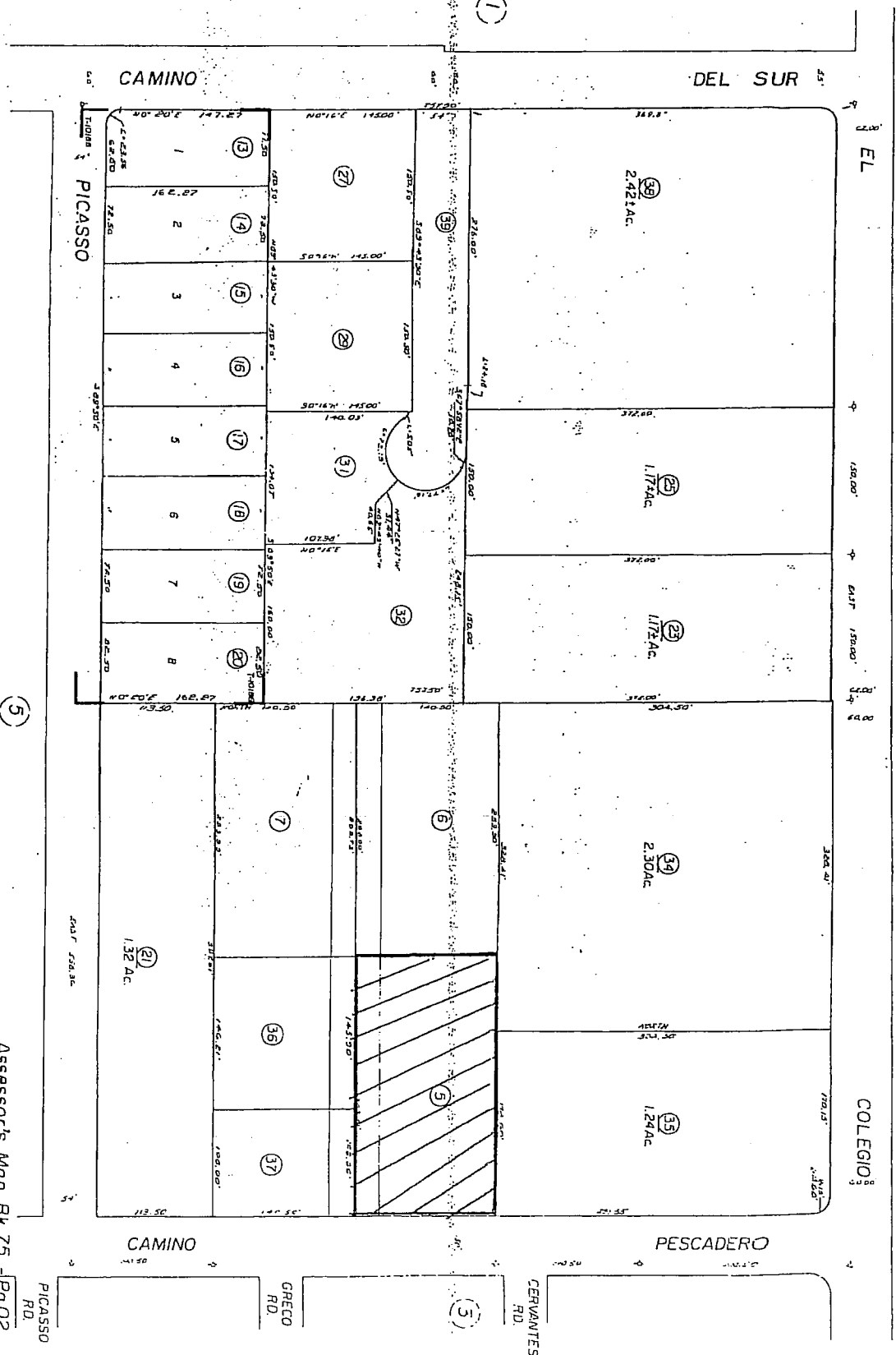


# EXHIBIT A

RANCHO LOS DOS PUEBLOS

Bk. 73

75-02



5/16/61 R. M. Bk. 56, Pg. 3 - Track 10186

NOTE - Assessor's Block Numbers Shown in Ellipses.

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

(11/7/70)





RECEIVED

## Memorandum

JAN 09 2013

S.B. COUNTY

PLANNING &amp; DEVELOPMENT

GOLETA

075-020-00



DATE: January 9, 2013

TO: Alice McCurdy, Deputy Director,  
Development Review Division  
Planning & Development DepartmentFROM: Ronn Carlentine *RC*  
General Services  
Office of Real Estate ServicesSUBJECT: Government Code Section 65402(a) - Conformity with County's Comprehensive  
Plan; Pescadero Lofts Project; (APN: 075-020-005); Third District

In accordance with Government Code Section 65402(a), the County of Santa Barbara, General Services Department, Office of Real Estate Services is requesting a determination as to the conformity with the Comprehensive Plan on the County's desire to enter into a Real Estate Option Agreement with Pescadero Lofts Isla Vista, Limited Partnership. The Housing Authority of the County of Santa Barbara and Surf Development are the general partners of the Partnership. The County desires to grant certain option rights to the Partnership to acquire county property and develop the property so that it will be a 33 unit affordable apartment project. The General Services Department is contemplating a recommendation to the County Board of Supervisors to grant that certain option right to the Pescadero Lofts Isla Vista, L.P. for said purpose.

LOCATION: The subject property is located in Isla Vista, County of Santa Barbara, State of California, and known as County Assessor Parcel Number 075-020-005, and more particular shown on Exhibit "A" attached hereto and incorporated herein.

The PURPOSE of the Option Agreement to the Partnership will provide the Partnership the opportunity to apply for tax-credit financing with the State of California. In order to apply for these credits, the Partnership is required to demonstrate control of the project site. Site control can be obtained by providing an option to purchase the county property at future date based on completing their financing to proceed with the property.

The EXTENT of this proposed real property transaction is the County granting fee interest of the subject property to the Pescadero Lofts Isla Vista L.P. as the entity which will own, develop, and operate this affordable housing project.

In accordance with Government Code Section 65402(a), the General Services Department hereby requests that a finding be made by the Planning Commission as to whether the proposed conveyance to the Pescadero Lofts Isla Vista L.P. is consistent with the Comprehensive Plan of the County of Santa Barbara.

In accordance with your findings, please forward the Planning Commission final report to the Office of Real Estate Services, General Services Department for further processing this transaction.

If you have any questions, please call me at extension 3078. Thank you for your assistance.

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**SANTA BARBARA COUNTY PLANNING COMMISSION**  
**Coastal Zone Staff Report for Housing Authority of Santa Barbara County**  
**Pescadero Lofts Apartment Project**

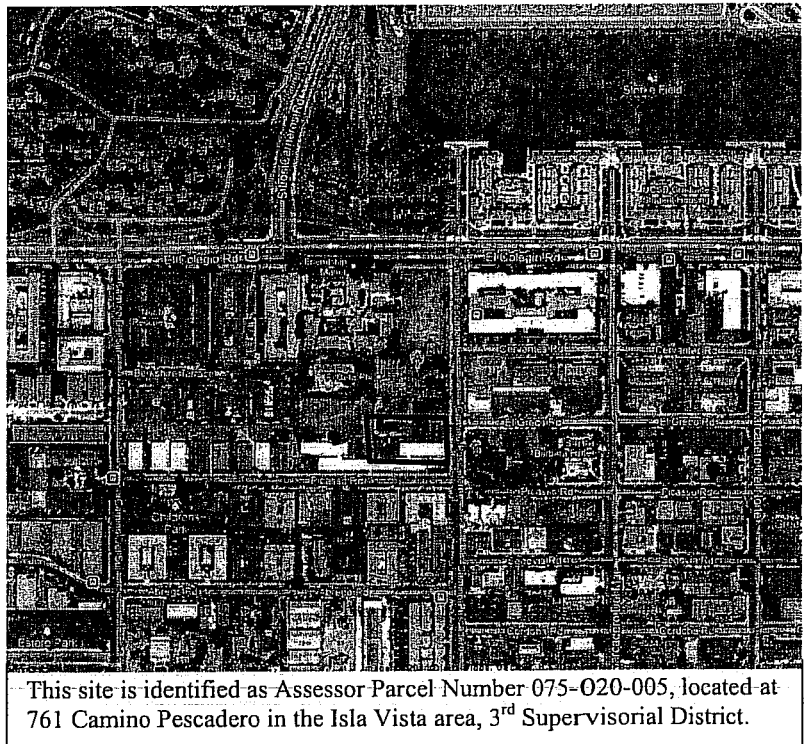
**Hearing Date: February 1, 2012**  
**Staff Report Date: January 13, 2012**  
**Case No.: 11GPA-00000-00004,**  
**11ORD-00000-00034, 11RZN-00000-00003,**  
**11DVP-00000-00004, 11CDP-00000-00041**  
**Environmental Document: 03-EIR-08,**  
**CEQA Statute 21090(b)**

**Deputy Director: Alice McCurdy**  
**Division: Development Review South**  
**Supervising Planner: Anne Almy**  
**Supervising Planner Phone #: 568-2053**  
**Staff Contact: Alex Tuttle**  
**Planner's Phone #: 884-6844**

**OWNER:**  
SB County Redevelopment  
Agency  
County of Santa Barbara (after  
2/1/12)  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2047

**APPLICANT:**  
John Polanskey  
SB County Housing Authority  
815 W. Ocean Avenue  
Lompoc, CA 93436  
(805) 736-3423

**ARCHITECT:**  
Thom Jess  
Arris Studio Architects  
1540 Marsh St., Suite #150  
San Luis Obispo, CA 93401  
(805) 547-2240



**Application Complete: October 18, 2011**  
**Processing Deadline: 60 days from NOE**

## 1.0 REQUEST

Hearing on the request of John Polanskey of the Housing Authority of Santa Barbara County to consider Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041 [applications filed on June 24, 2011] proposing:

- 1) To amend the Santa Barbara County Coastal Land Use Plan by changing the Land Use Designation from RES-20 to RES-30;

- 2) Approval of an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-77.6 to create a new density category of SR-H-30 (30 dwelling units per gross acre), and to limit lots zoned SR-H-30 to those that provide 100% affordable housing projects;
- 3) To rezone 0.82 acres from SR-H-20 to SR-H-30 in compliance with Section 35-180 of the Article II Coastal Zoning Ordinance;
- 4) Approval of a Final Development Plan in compliance with Section 35-174 and a Coastal Development Permit in compliance with Section 35-169 to develop an apartment complex totaling 33 residential apartments and common area facilities; and
- 5) To determine that the previously certified EIR (03-EIR-08) is adequate environmental review pursuant to CEQA Statute Section 21090(b) of the State Statutes for the Implementation of the California Environmental Quality Act.

The application involves AP No. 075-020-005, located at 761 Camino Pescadero, in the Isla Vista area, 3<sup>rd</sup> Supervisorial District.

## **2.0 RECOMMENDATION AND PROCEDURES**

Follow the procedures outlined below and conditionally approve Case Nos. 11GPA-00000-00004, 11ORD-00000-00034, 11RZN-00000-00003, 11DVP-00000-00004, and 11CDP-00000-00041 marked "Officially Accepted, County of Santa Barbara February 1, 2012 County Planning Commission Attachments A-F", based upon the project's consistency with the Comprehensive Plan, including the Goleta Community Plan and Coastal Land Use Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the findings and recommend that the Board of Supervisors make the findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors determine that the previously certified EIR prepared for the Isla Vista Master Plan (03-EIR-08) is adequate environmental review for this project as specified in Attachment A, pursuant to CEQA Statute Section 21090(b), Public Resources Code Section 21166 and CEQA Guideline Section 15162.
3. Adopt the Resolution recommending that the Board of Supervisors 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 recommending that the Board of Supervisors 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 parcels from SR-H-20 to SR-H-30 (draft resolution and ordinance amendment included in Attachment E).

4. Recommend that the Board of Supervisors approve the project (Case Nos. 11DVP-00000-00004 and 11CDP-00000-00041) subject to the conditions included as Attachment B and Attachment C.

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

### **3.0 JURISDICTION**

Pursuant to Section 35-174.2(4) of Article II Zoning Ordinance, the County Planning Commission is the decision maker for the Final Development Plan:

*All Development Plans outside the jurisdiction of the Director or the Zoning Administrator shall be within the jurisdiction of the Planning Commission.*

Section 35-180.4 of Article II states that the County Planning Commission reviews rezones and general plan amendments and provides a recommendation to the County Board of Supervisors who are the final decision makers.

Pursuant to Section 35-144B of Article II, when two or more applications are submitted that relate to the same development 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 as follows in descending order:

1. Board of Supervisors, 2. Planning Commission, 3. Zoning Administrator

Therefore, the Board of Supervisors is the decision maker for this project and the County Planning Commission makes a recommendation to the Board of Supervisors.

### **4.0 ISSUE SUMMARY**

The Isla Vista Master Plan (IVMP) was adopted by the Board of Supervisors on August 21, 2007. The Isla Vista Master Plan area is located wholly within the Coastal Zone and legislative amendments to the Local Coastal Plans, such as the IVMP, are thus under the jurisdiction of the California Coastal Commission. The IVMP is currently pending before the Coastal Commission, though certification requires amending the IVMP to incorporate its content into an amendment to Article II. The subject parcel would be rezoned to Mixed Residential-30 (30 units per acre) under the IVMP.

The applicant is requesting a rezone of the subject parcel from SR-H-20 to SR-H-30 in order to accommodate the density envisioned for this site without having to wait for certification of the IVMP by the California Coastal Commission. The project consists of a 100% affordable housing project targeting Isla Vista residents who are homeless or who are living in substandard housing. As such, it represents a project which is beneficial to the Isla Vista community and County as a whole.

As an affordable housing project, the project is entitled to a density bonus through eligibility under the State Density Bonus Program. The project is entitled to a density bonus of 35% above base density, which would equate to 33 residential units for the 0.82-acre site. The maximum bedroom density allowed for this property under Article II is 29 bedrooms based on a requirement of 1 bedroom per 1,200 square feet of net lot area. Requiring compliance with this bedroom density standard would have the effect of physically precluding the construction of the project with the bonus density, which does not comply with the provisions of the State Density Bonus Program. As such, the applicant is entitled to a waiver of this development standard under Government Code section 65915(e)(1). Therefore, the project proposal of 33 units and 34 bedrooms is consistent with the SR-H-30 zone as modified by the density bonus provisions of the State Density Bonus Program.

In order to meet the intent of full affordability of the higher density zoning in the interim before the IVMP is certified by the Coastal Commission, the project proposes to include language in the zoning text amendment to Article II to limit the SR-H-30 zone district to housing development projects that are fully affordable. This would ensure that any other project wishing to take advantage of the higher density before the IVMP is certified would be providing 100% affordable units.

## 5.0 PROJECT INFORMATION

### 5.1 Site Information

<b>Site Information</b>	
Comprehensive Plan Designation	Urban, Coastal, RES-20 (maximum 20 dwelling units/acre)
Zone	High Density Student Residential (SR-H-20), 20 units per acre
Site Size	0.82 acres
Present Use & Development	Student housing - Fraternity building and parking lot
Surrounding Uses/Zoning	<i>North:</i> Vacant land/Retirement Home, SR-H-20 <i>South:</i> Residential, SR-H-20 <i>East:</i> Vacant lot, apartments, SR-H-20 <i>West:</i> Sorority, SR-H-20
Access	Existing driveway off Camino Pescadero
Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire Department

## 5.2 Setting

The project site is a flat developed lot within the urban Isla Vista community. It is surrounded by residential development and a few vacant lots. The site currently contains a fraternity and parking lot, as well as four mature coast live oak trees. The site is approximately three blocks from downtown Isla Vista and is within walking distance of UCSB. There are no sensitive resources or habitat on-site. The property represents an urban infill redevelopment site.

## 5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	21,031 s.f.	N/A
Max. Height of Structure(s)	35 feet	35 feet
Building Coverage (footprint)	8,508 s.f. = 24%	30%
Parking	34 spaces	Article II – 68 spaces State Density Bonus Program – 34 spaces
Bicycle Parking	34 enclosed, 34 unenclosed	34 enclosed, 34 unenclosed
Landscaping	7,140 s.f. = 20%	15% minimum
Number of Dwelling Units	33 units	<ul style="list-style-type: none"> <li>• 16 units under SR-H-20,</li> <li>• 24 units under SR-H-30</li> <li>• 33 units under State Density Bonus Program (35% bonus)</li> </ul>
Bedroom Density	34 bedrooms	<ul style="list-style-type: none"> <li>• 1 bedroom per 1,200 s.f. of lot area = 29 bedrooms</li> <li>• 40 bedrooms under State Density Bonus Program (35% bonus)</li> </ul>
Grading	208 cubic yards cut, 261 cubic yards fill	N/A

## 5.4 Description

The applicant is requesting to amend the land use designation of the property from RES-20 to RES-30 and rezone the property from SR-H-20 to SR-H-30; and to demolish the existing fraternity house and develop a total of 33 new very low income affordable residential apartments and common area facilities, including 26 studio apartments, six one-bedroom apartments, and one two-bedroom apartment for the apartment manager. Common area facilities would include a lobby, meeting rooms, a community room, and a kitchen to provide meeting space and space for training opportunities for the residents of the site. The rezone requires establishment of a new density of 30 units per acre under the existing SR-H zone district in Article II. The project includes a request to add restrictive language to the rezone ordinance to require that for any site rezoned to SR-H-30, all units would be affordable. Total square footage for the project would be 21,031 square feet. The

maximum building height is proposed to be 35 feet. The project would include 34 parking spaces, in conformance with State Density Bonus Program allowances, and 68 bicycle parking spaces. Two oak trees would be removed and replaced. Grading for the project would total approximately 208 cubic yards of cut and 261 cubic yards of fill.

## **5.5 Background Information**

The project site is currently occupied by a fraternity. The fraternity contains 17 bedrooms and is home to 26 residents. In 2009, the site was purchased by the Isla Vista Redevelopment Agency, which is working cooperatively with the Housing Authority of Santa Barbara County to develop the proposed project.

## **6.0 PROJECT ANALYSIS**

### **6.1 Environmental Review**

Environmental review of the project under the California Environmental Quality Act (CEQA) has been adequately discharged pursuant to CEQA Statute Section 21090(b) [Redevelopment Plan Deemed Single Project], as the environmental impact report for a redevelopment plan (IVMP EIR) is a project EIR and all public and private activities or undertaking pursuant to, or in furtherance of a redevelopment plan shall be deemed a single project. The Board of Supervisors certified the IVMP EIR (03-EIR-08) on August 21, 2007, which included and analyzed the intended buildout of Isla Vista's downtown revitalization, including residential buildout of the subject property. The IVMP EIR evaluated the significant environmental effects associated with buildout of the project site at a density of 30 residential units per acre, which is consistent with the density proposed as part of this project before the bonus units are calculated. Additionally, the events specified in CEQA Statutes Section 21166 have not occurred with respect to this project including:

- a) Substantial changes are not proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes will not occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, has not become available.

Therefore, the previous environmental analysis is adequate for this project and no further analysis is required. The EIR can be viewed on the County's website at <http://www.countyofsb.org/ceo/rda.aspx?id=2148> and hard copies are available for review at P&D's Santa Barbara office. Mitigation measures identified in the IVMP EIR to reduce significant environmental effects associated with projects such as the proposed project have been incorporated as conditions of approval for this project where applicable.



## 6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<p><b>Local Coastal Plan Policy 2-6:</b> <i>Prior to the 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. 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 indicated in the land use plan.</i></p>	<p><b>Consistent:</b> The project would be served by the Goleta Water District and Goleta Sanitary District. Adequate water and sewer service is available to serve the proposed project. The project would also be served by the County Fire Department and police protection provided by the County Sheriff's Department. As an infill site within an urban area, there are adequate public services for this project.</p>
<p><b>Coastal Plan Policy 2-22:</b> <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><i>a. 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><i>b. 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><b>Coastal Plan Policy 4-4:</b> <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p><b>Consistent:</b> Most of the units are studio units designed for single occupants. The units are sized to provide ample living space and avoid overcrowding of units. The size of the studios range between approximately 300 square feet and 475 square feet and the size of the one-bedroom units range between 450 and 700 square feet. They meet or exceed the recommended 80 square feet per occupant standard.</p> <p>The project has been reviewed by the South County Board of Architectural Review on two occasions (July 15, 2011 and October 7, 2011) and has received favorable comments in terms of the architectural design and layout of the project and its overall aesthetic appearance (see Attachment D).</p> <p>The project would be in conformance with the scale and character of the surrounding community, which is dominated by a mix of student apartment complexes and multi-family housing with varied architectural styles. The project would provide a modern design that would help the community in its revitalization and redevelopment efforts, as envisioned in the Isla Vista Master Plan. The project would not</p>

REQUIREMENT	DISCUSSION
<p><b>Coastal Act Policy 30251:</b> <i>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.</i></p>	<p>impair or obstruct scenic views to and along the ocean and coastal areas. The site is an infill lot in the middle of an urban area (seven blocks from the coastal bluff). The proposed project is sited and designed appropriately and would not result in the alteration of natural landforms or degrade the visual character of the area. Rather, it would enhance the visual quality of the area by developing a modern and architecturally interesting apartment complex.</p>
<p><b>Policy LUR-GV-1:</b> <i>Consistent with the Housing Element, the County shall actively encourage the provision of a mix of affordable units on parcels designated for affordable housing, and on other parcels where affordable housing is proposed by private applicants.</i></p>	<p><b>Consistent:</b> The proposed project is 100% affordable and provides a mix of one bedroom and studio units with the intention of providing housing to as large a population as the site can reasonably accommodate while at the same time providing individual units as is appropriate given the target population.</p>
<p><b>Policy LUR-GV-3:</b> <i>The County shall encourage the use of appropriate publicly-owned land as potential sites for affordable housing, with a prioritization of units affordable to low-income persons.</i></p>	<p><b>Consistent:</b> The property is owned by the County Redevelopment Agency (RDA). The property is expected to be owned by the County of Santa Barbara following the pending dissolution of the RDA. Development of a 100% affordable housing project on this parcel is consistent with this policy.</p>
<p><b>Policy LUR-GV-6:</b> <i>In reviewing an affordable housing or bonus density project proposed for a site without an Affordable Housing Overlay designation, the County shall consider the project's effects on the character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with Pub. Res. Code Section 21085.</i></p>	<p><b>Consistent:</b> The project site is set in a neighborhood characterized by multi-family and student apartment complexes. As an apartment complex, the project has been sized and designed to be compatible with the character of the neighborhood consistent with this policy.</p>
<p><b>Coastal Land Use Plan Policy 5-10:</b> <i>Because of Isla Vista's location adjacent to the University of California and the critical need to provide affordable housing opportunities for the student population, which forms the majority of the community's residents, the following requirements shall be met in new residential developments of five units or more:</i></p> <p>a. <i>Twenty-five percent of the total units in the project shall be affordable to persons</i></p>	<p><b>Consistent:</b> The proposed project is 100% affordable and is therefore consistent with this policy. The project includes a mix of unit sizes, including studio and one-bedroom units to meet the needs of the target population. The project complies with the provisions of the State Density Bonus Program by providing very low income rental units. As a result, the applicant is entitled to up to three incentives or concessions as provided for under the State Density Bonus Program. The applicant has</p>

REQUIREMENT	DISCUSSION												
<p><i>of low or moderate income, depending on the size of the unit as follows:</i></p> <table border="0" data-bbox="239 363 725 609"> <tr> <td></td> <td style="text-align: center;"><i>Maximum Affordable</i></td> </tr> <tr> <td style="text-align: center;"><u>Size of Unit</u></td> <td style="text-align: center;"><u>Sales Price or Rent</u></td> </tr> <tr> <td>Studio</td> <td style="text-align: center;">Low</td> </tr> <tr> <td>One-bedroom</td> <td style="text-align: center;">Low</td> </tr> <tr> <td>Two-bedroom</td> <td style="text-align: center;">Moderate</td> </tr> <tr> <td>Three-bedroom</td> <td style="text-align: center;">Moderate</td> </tr> </table> <p>b. <i>Affordable units required pursuant to this policy shall be provided on site and maintained as affordable units for a period of twenty-five years, consistent with Policy 5-5(c). [note that reference to 5.5c obsolete based upon deletion of old Policy 5.5 with the 1993 Housing Element; will be fixed in 1995.]</i></p> <p><b>Coastal Land Use Plan Policy 5-5:</b> <i>In large residential developments of 20 units or more, housing opportunities representative of all socioeconomic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, and single family detached) to provide for balanced housing opportunities, where feasible.</i></p>		<i>Maximum Affordable</i>	<u>Size of Unit</u>	<u>Sales Price or Rent</u>	Studio	Low	One-bedroom	Low	Two-bedroom	Moderate	Three-bedroom	Moderate	<p>selected to use one of the incentives to modify the standard setbacks that would otherwise apply to this project, as discussed in Section 6.3.</p>
	<i>Maximum Affordable</i>												
<u>Size of Unit</u>	<u>Sales Price or Rent</u>												
Studio	Low												
One-bedroom	Low												
Two-bedroom	Moderate												
Three-bedroom	Moderate												
<p><b>Housing Element Policy 1.1:</b> <i>Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the County's rural heritage and supporting each unincorporated community's unique character.</i></p> <p><b>Housing Element Policy 4.1:</b> <i>Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement. Participate in available Federal and State housing subsidy and assistance</i></p>	<p><b>Consistent:</b> All of the rental apartment units proposed in this project would be designated as affordable housing targeting extremely low income households, including the homeless and individuals living in substandard housing, consistent with these policies. In addition, the project would be located in close proximity to the commercial core of Isla Vista and UCSB, which is the largest employer on the south coast.</p>												

REQUIREMENT	DISCUSSION
<p><i>programs and use the County's own resources in order to leverage maximum funding for the provision of affordable housing.</i></p>	
<p><b>Policy CIRC-GV-4:</b> <i>New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between new residential development and adjacent and nearby commercial uses and employment centers.</i></p> <p><b>Policy CIRC-GV-5:</b> <i>The County shall facilitate the use of the bicycle as an alternate mode of transportation and shall provide adequate, safe bike-routes in the Goleta Area to meet the transportation and recreation needs of Goleta cyclists.</i></p>	<p><b>Consistent:</b> Isla Vista residents frequently rely on bicycles as their primary mode of transportation and the proposed project would provide bicycle parking areas to facilitate and encourage the use of bicycles by residents within the project site. Two bicycle parking spaces per bedroom for a total of 68 spaces would be provided as part of this project.</p> <p>In addition to bicycle use, the proposed project is located in walking distance to downtown Isla Vista and UCSB, thus making walking a viable form of transportation in Isla Vista for future residents of the project. Moreover, the project is located in close proximity to several bus routes providing service between Isla Vista, UCSB, Goleta and Santa Barbara, which would provide the project residents with an alternative to automobile use.</p>
<p><b>Coastal Plan Policy 3-19:</b> <i>Degradation of the water quality 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><b>DevStd BIO-GV-19.2:</b> <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><b>Consistent:</b> The project has been conditioned to treat stormwater before it exits the project site in order to prohibit the discharge of project-related pollutants to nearby watercourses. Treatment would occur through the incorporation of various best management practices that address construction and post-construction activities on the site. The project is required to comply with the County's NPDES General Municipal Storm Water Permit since it is located in an urbanized area and disturbs more than one acre of land and includes more than 25 parking spaces. As a result, the project must prepare a Storm Water Pollution Prevention Plan to treat runoff during construction as well as a Storm Water Quality Management Plan to treat post-construction runoff.</p>
<p><b>Policy BIO-GV-17:</b> <i>Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid</i></p>	<p><b>Consistent:</b> There are four oak trees located on site. The project would avoid two of the larger oak trees and remove two of the smaller oak trees, one of which is in poor health. As an</p>

REQUIREMENT	DISCUSSION
<p><i>damage to native oak trees. Regeneration of oak trees shall be encouraged.</i></p>	<p>urban infill site, the project proposes to mitigate for the loss of the one healthy oak tree by planting three new oak trees on site as part of the landscaping plan. Since the oak trees provide limited habitat value given their urban setting, the avoidance of the two trees and replacement of the healthy tree lots is consistent with this policy.</p>
<p><b>Noise Element Policy 1:</b> <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p> <p><b>Policy N-GV-1:</b> <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><b>Consistent:</b> The proposed residential project would not generate long-term noise impacts above surrounding ambient levels and there are no surrounding uses that would expose residents of the project site to significant noise levels inconsistent with these policies. Short-term noise impacts associated with construction (typical of most construction projects) would be addressed through a standard condition of approval restricting noise-generating construction hours.</p>
<p><b>Policy RRC-GV-2:</b> <i>All new residential development in the Urban area and, where feasible, outside the Urban area shall participate in yard waste collection programs as may be provided by the County of Santa Barbara. Such programs may include yard waste accumulation bins, curbside pickups and backyard composting.</i></p> <p><b>Policy RRC-GV-3:</b> <i>Recycling bins shall be provided at all construction sites to minimize construction-generated waste which goes to the landfill.</i></p>	<p><b>Consistent:</b> The project has been conditioned to require recycling during construction. Given the nature of the residential project, which includes apartments without yards, a yard waste collection program would not be necessary. However, landscape maintenance associated with the common areas within the project site would utilize the County's existing yard waste collection program that is currently available in Isla Vista.</p>
<p><b>Policy WAT-GV-6:</b> <i>In order to minimize water use to the maximum extent possible all new development shall utilize water-conserving landscaping and low-flow irrigation.</i></p>	<p><b>Consistent:</b> Landscaping proposed for the project would be primarily low water-using plants and ground cover. No turf is proposed as part of this project and irrigation would be composed of low-precipitation spray heads, bubblers and/or drip emitters.</p>
<p><b>Policy AQ-GV-5:</b> <i>The County shall require the use of techniques designed to conserve energy and minimize pollution.</i></p>	<p><b>Consistent:</b> The project has been conditioned to ensure consistency with this policy by incorporating energy efficient construction techniques and building materials where feasible.</p>

## **6.3 Zoning: Article II**

### ***6.3.1 Compliance with Article II, Coastal Zoning Ordinance***

The project conforms to the zoning requirements for the High Density Student Residential (SR-H) zone district in regards to building height and building coverage. Pursuant to Government Code Section 65915(p), participation in the State Density Bonus Program by providing affordable units on site entitles a developer to a parking ratio of 2 spaces per 2-bedroom units and one space per studio and one-bedroom units. This equates to a total of 34 spaces, which is consistent with what is being proposed as part of the project. In addition, through eligibility under the State Density Bonus Program by providing 33 very low income rental units, the applicant is entitled to up to three incentives or concessions which can include modifications of development standards. The applicant is requesting modifications to its setbacks as its requested incentive, as discussed below.

### ***6.3.2 Requested Modifications***

An existing private driveway that runs along the southern property line provides access to a total of five lots, thus constituting a private road. As a result, the project site is considered a corner lot and therefore has front yards on both the southern and eastern property lines. The standard front yard setback is 50 feet from the centerline and 20 feet from the edge of the right-of-way of the street. In the case of the project site, the existing driveway serving the multiple lots is located entirely within the subject lot such that the edge of the right-of-way is 24 feet in from the property line. Adherence to the 20-foot setback requirement from the edge of the right-of-way would render much of the site unusable. Therefore, the current proposal provides a setback of approximately 1.5 feet from the edge of the pavement at its closest point, or 25.5 feet from the edge of the property.

The project also includes a proposed trash enclosure located approximately four feet from the northern property line. The rest of the proposed development is setback 10 feet from the northern property line, consistent with setback requirements.

Pursuant to Government Code section 65915(e)(1), the County is prohibited from applying a development standard that "will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section." In such instances, an applicant may submit to the County a request for a waiver or reduction of said development standard. The Article II bedroom density standard, as applied to this project, would limit the number of bedrooms associated with this project to 29. Since the project is entitled to a bonus density of 35%, which equates to 33 residential units, the bedroom density standard would have the effect of physically precluding the development since you could not construct a residential project with 33 units but only 29 bedrooms. Thus, the applicant is requesting a waiver of this development standard under the State Density Bonus Program provisions.

#### 6.4 Subdivision/Development Review Committee

The project was reviewed by the Subdivision Development Review Committee on July 7, 2011. Departmental condition letters are included with Attachment B.

#### 6.5 Design Review

The project has been reviewed by the South County Board of Architectural Review and received favorable comments at its two meetings (July 15, 2011 and October 7, 2011). The BAR found that the massing, forms and style of the architecture are appropriate and vibrant, fitting into the revitalization of Isla Vista. A copy of the minutes from the two meetings is included in Attachment D to this staff report.

#### 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.

The Board of Supervisors has also adopted ordinances and resolutions that provide for the reduction of certain fees for projects that are determined to be beneficial. Eligible projects located in the South Coast area may receive a reduction in park and recreation fees. Eligible projects located in the Goleta Planning Area may receive a reduction in transportation fees. This project qualifies as a beneficial project and the fees shown in the following table have been adjusted accordingly. Pursuant to the ordinance providing for transportation fee reductions, any reduction or waiver of transportation fees must be accompanied by a finding of availability of substitute funds to assure that the needed transportation improvements can be constructed. Such substitute funds have not been identified in this instance

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.

<b>Estimated Goleta Development Plan Impact Mitigation Fees</b>			
<b>Fee Program</b>	<b>Base Fee (per unit or 1,000 sf)</b>	<b>Estimated Fee</b>	<b>Fee due at</b>
Recreation (Parks) Develop. Mitigation	\$7,436/unit – qualifies for 40% credit	\$142,771	Final Inspection
Transportation	\$8,329/unit – no credit for	\$238,041	LUP Issuance

	beneficial project		
Fire Countywide (\$0.10/sf) Goleta Area	\$0.10/s.f (sprinklered) \$592/unit	\$2,103 \$18,944	Final Inspection Final Inspection
Library	\$320/unit	\$10,240	Final Inspection
Public Administration	\$1,367/unit	\$43,744	Final Inspection
Sheriff	\$365/unit	\$11,680	Final Inspection

\* These calculations incorporate a credit for the existing fraternity house.

## 7.0 APPEALS PROCEDURE

Comprehensive Plan amendments and Ordinance Amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

A Zoning Map Amendment recommended for approval is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

## ATTACHMENTS

- A. Findings
- B. Conditions of Approval (DVP) with attached Departmental letters
- C. Coastal Development Permit, 11CDP-00000-00041
- D. BAR Meeting Minutes, July 15, 2011 and October 7, 2011
- E. PC Transmittal Resolution to the Board of Supervisors
- F. Site Plan
- G. Isla Vista Master Plan EIR – available for review at P&D’s office and download at <http://www.countyofsb.org/ceo/rda.aspx?id=2148>