

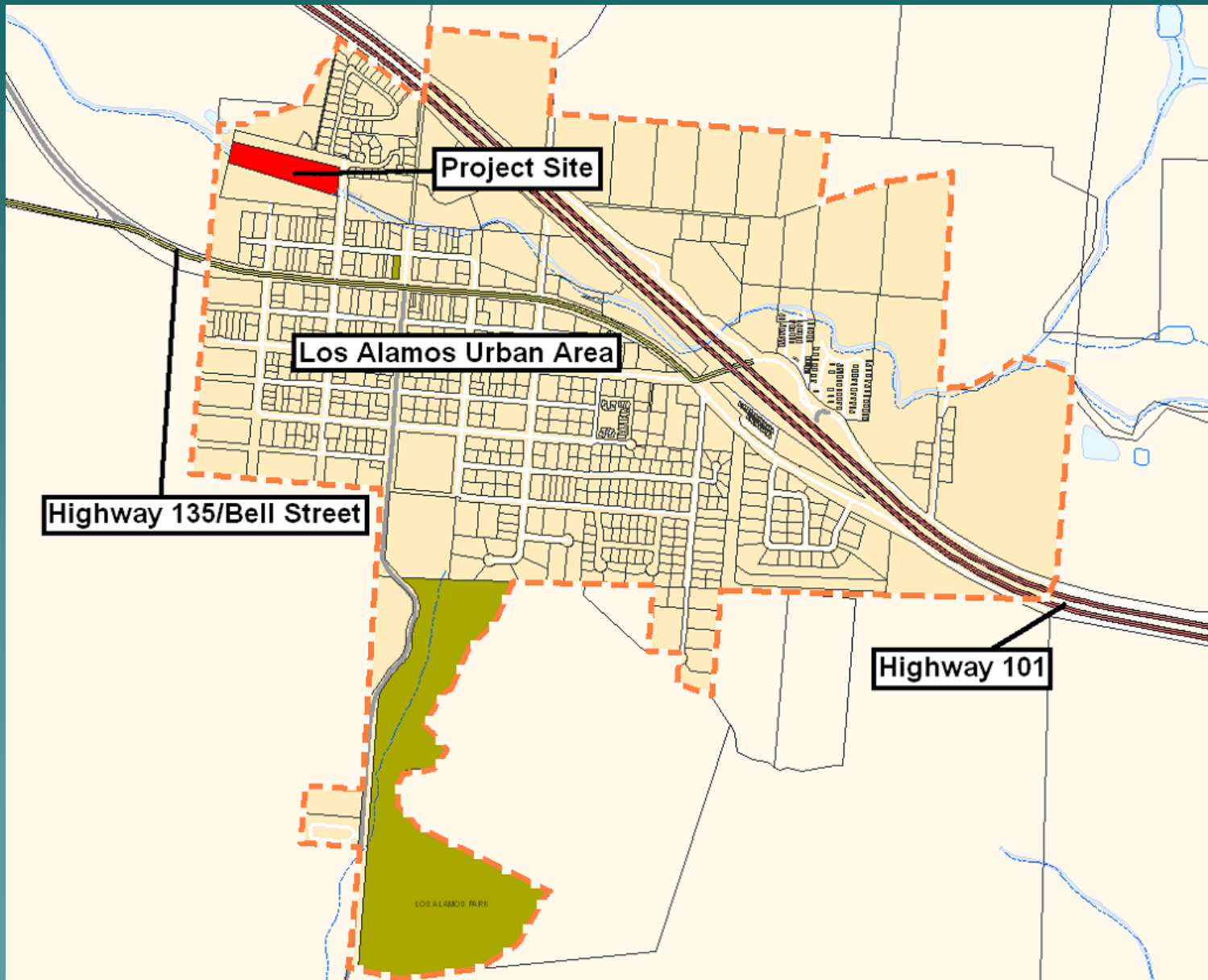
Santa Barbara County Board of Supervisors



Creekside Village Apartments
Affordable Housing Project

May 19, 2009

Project Vicinity



Project Site



Site looking east



Proposed Project

- ◆ Housing Authority of S. B. County
- ◆ 39 apartment units
- ◆ 100% affordable to low and very low income households
- ◆ Priority for local families with an agricultural worker

Requested Permits

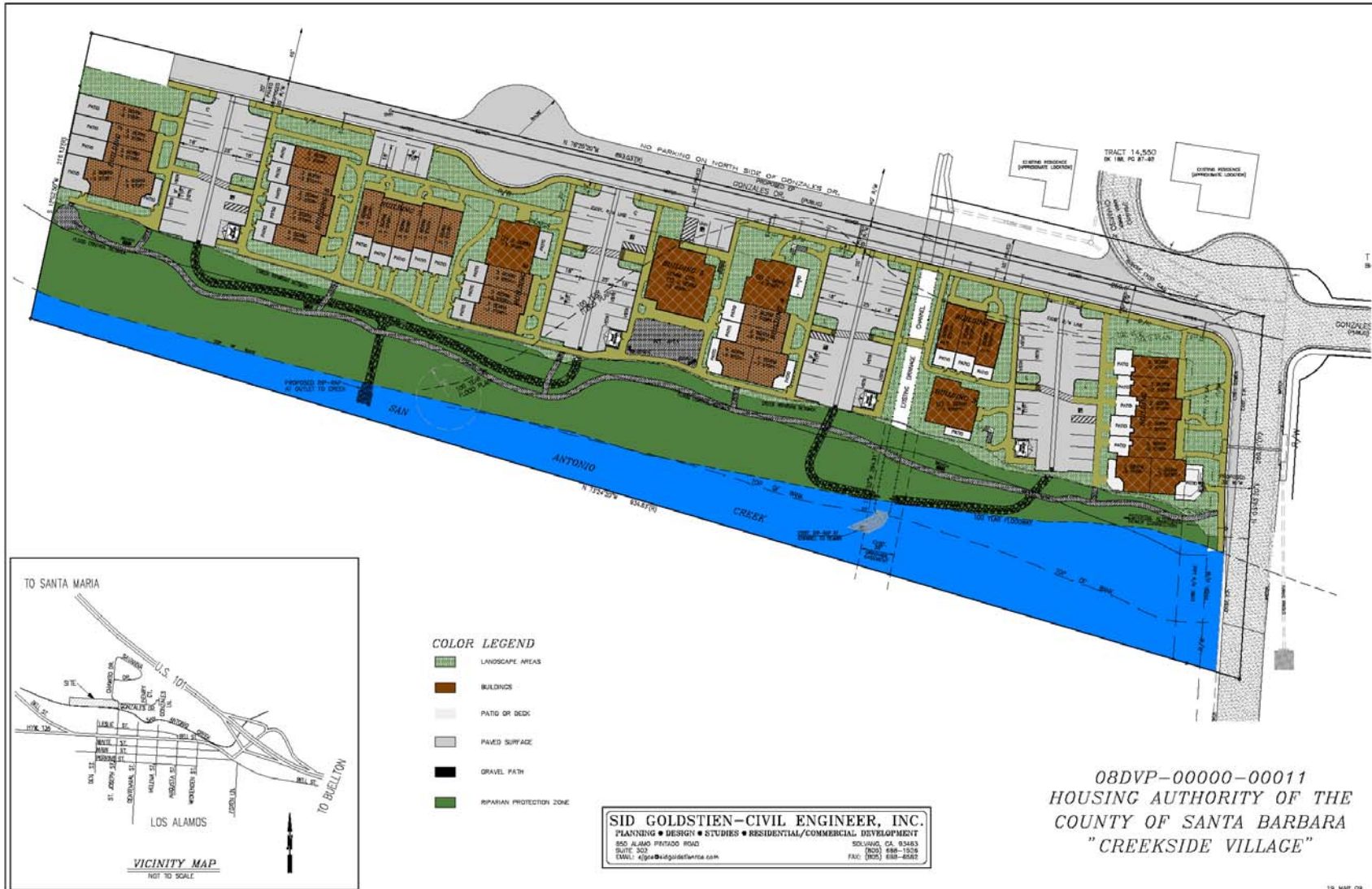
- Development Plan
- General Plan Amendment
- Govt. Code Consistency Determination
- Road Naming

Development Plan

- 39 Residential Units = 34,016 s.f. (.78 acre)
- 18- Two Bedroom Units
- 18- Three Bedroom Units
- 3- Four Bedroom Units

Total of 113,787 s.f. (2.6 acres) allocated for open space, recreational pathway, tot lot, and undeveloped riparian area.

Site Plan



Elevations: two story bldgs



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Elevations: three story bldgs



SOUTH ELEVATION
10' x 14'0"



WEST ELEVATION
10' x 14'0"



EAST ELEVATION
10' x 14'0"



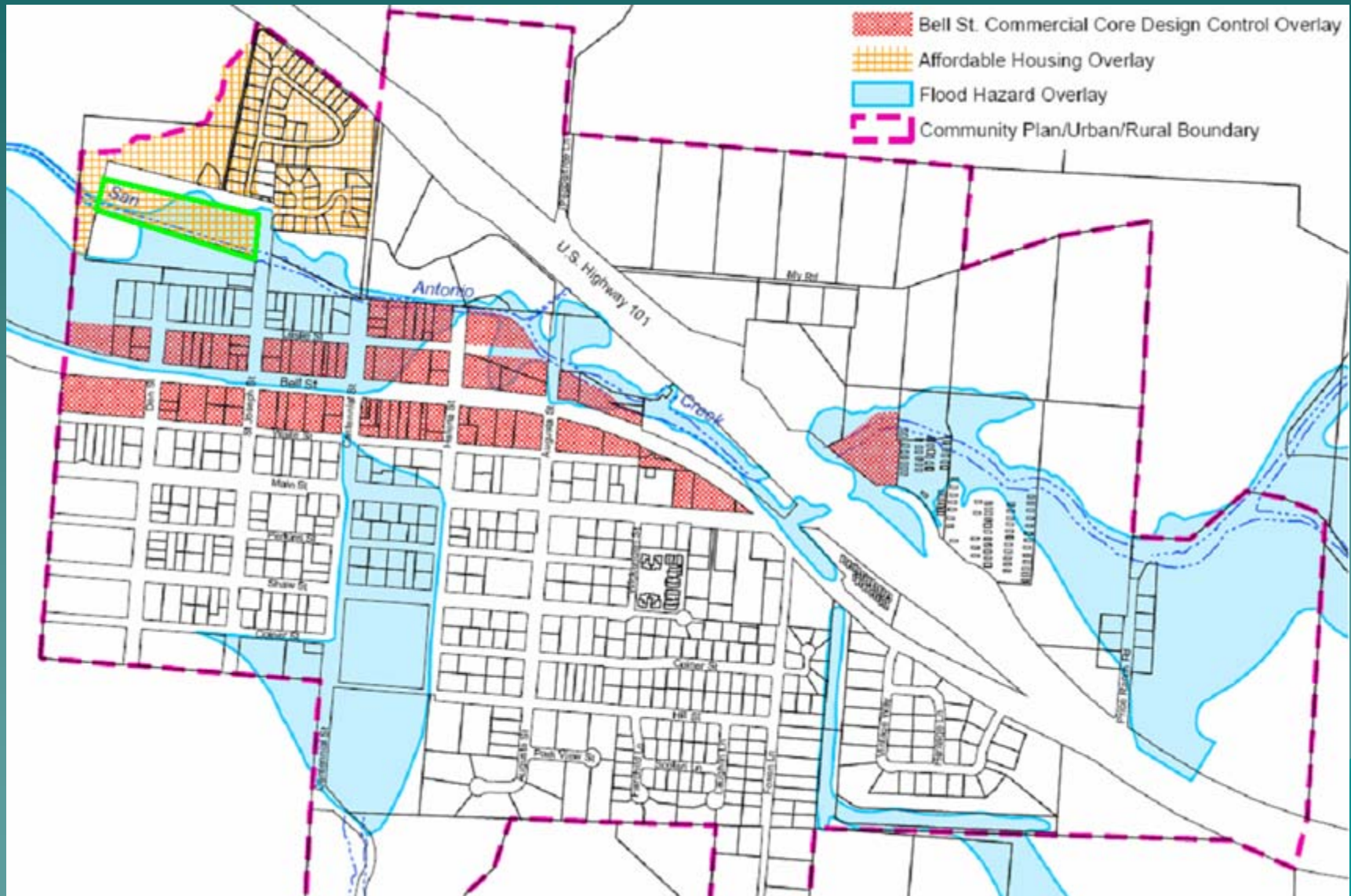
NORTH ELEVATION
10' x 14'0"

Property Management

The Housing Authority of the County of Santa Barbara will:

- Operate, manage, and maintain Creekside Village.
- Provide a fulltime, on-site resident manager
- Provide a facility maintenance staff
- Construct and operate a community center

Los Alamos Community Plan Overlays



General Plan Amendment

- ◆ Existing Los Alamos Community Plan language:

Development Standard FLD-LA-1.1.5:

Residential units in areas prone to flooding... shall accomplish... raised finish floor elevations... by use of a raised foundation rather than by the use of fill.

General Plan Amendment

- ◆ Proposed Los Alamos CP language:
Development Standard FLD-LA-
1.2.2:

Residential units that are proposed in areas prone to flooding shall comply with the requirements of the County Flood Control District.

Affordable Housing Policies

- ◆ **Development Standard 1.9.2:** The county shall encourage development of low, moderate and workforce income housing at medium to higher densities on the limited remaining urban in-fill sites by:

Strongly supporting development of medium to higher density residential uses at or near the maximum designated densities, on urban in-fill sites while respecting environmental constraints and protecting neighborhood compatibility;

Affordable Housing Policies

- ◆ **Development Standard 5.1.4:** To the maximum extent feasible, the bulk and scale of new structures shall blend in as effectively as possible to be compatible with adjoining properties with transition between established neighborhoods and newer ones, recognizing that in certain instances bulk and scale of development may be different but should be designed to be as compatible as possible. Design features should reduce visual prominence.

Comprehensive Plan Consistency

Project is consistent with:

- Land Use Element
- Housing Element
- Los Alamos Community Plan

LUDC Compliance

- ◆ Complies with density (8 d.u./acre)
- ◆ Complies with setbacks (20' front; side and rear 10')
- ◆ Complies with 35' height limits (24-34')
- ◆ Building coverage (14%) less than allowed maximum (30%)
- ◆ Exceeds 40% open space reqt (51%)
- ◆ Exceeds parking requirements (82 proposed/68 required)

Environmental Issues

- ◆ Biology: requirement for creek setback and protection for nesting raptors
- ◆ Schools: 26 new elementary students and 5 new high school students; schools are experiencing declining enrollment

Environmental Issues

- ◆ Traffic Safety: Restricted hours for fill trucks to avoid impacts to students walking to and from school.
- ◆ Flooding: Requirement for floors to be raised above 100 yr flood water elevation; the project would increase floodwater elevations 0-2 inches.

Environmental Issues

- ◆ Aesthetics: requirements for additional BAR review and nightlighting mitigation.
- ◆ Noise: limited construction hours
- ◆ Water quality: adherence to drainage plans; provision of bioswales, etc.

Summary of Issues

- ◆ Project would provide 39 affordable rental units
- ◆ All project impacts mitigated to less than significant levels
- ◆ With the proposed GPA, project would be consistent with the Comprehensive Plan
- ◆ Project is consistent with the proposed Los Alamos Community Plan Update
- ◆ Project is consistent with the LUDC

Planning Commission action

- ◆ On April 8, 2009, the PC approved the Creekside Village Apartments project by a vote of 5 to 0.

Staff Recommendation

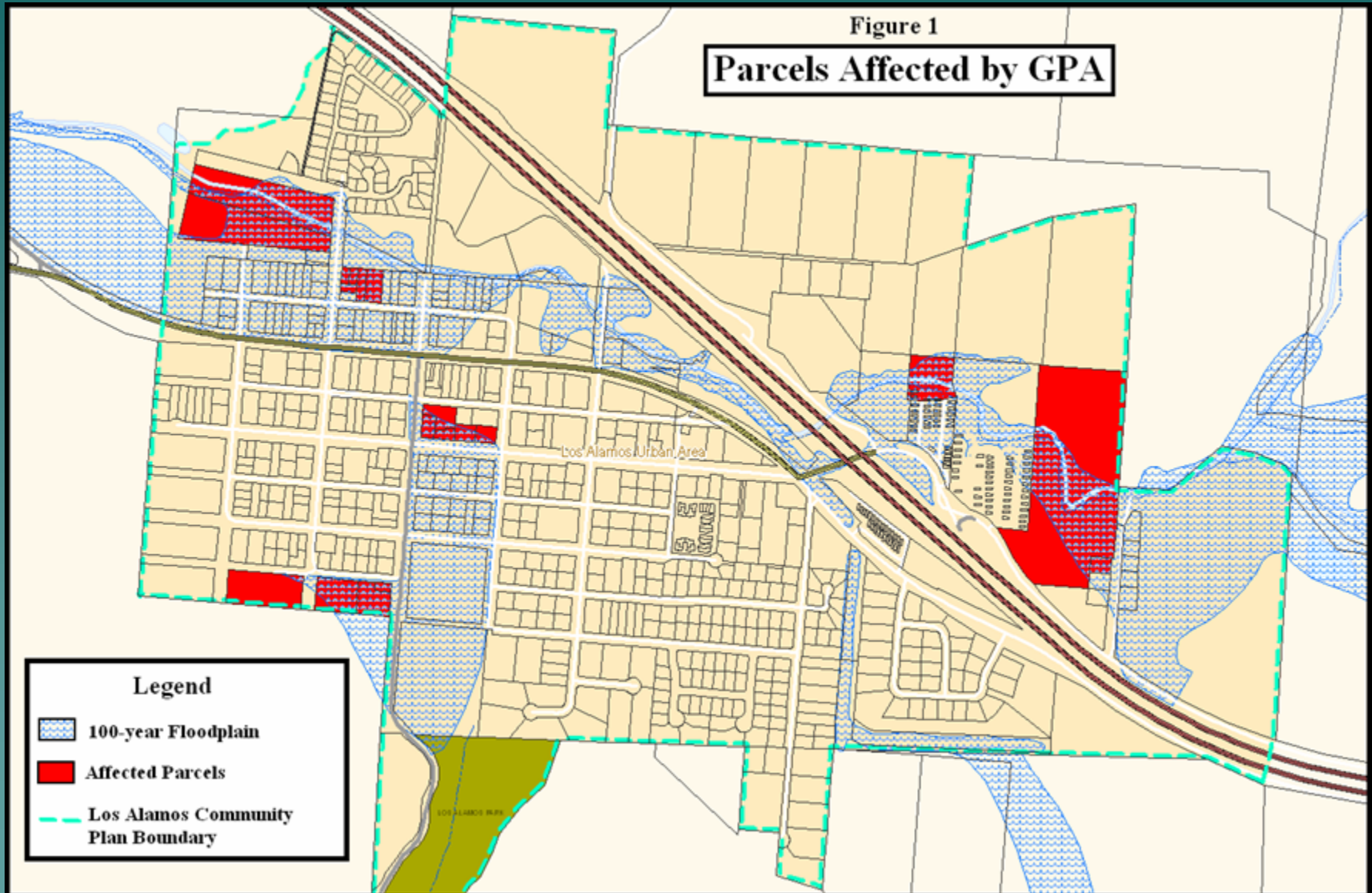
1. Adopt the required findings;
2. Approve the Mitigated Negative Declaration and adopt the mitigation monitoring program;
3. Adopt a resolution (Attachment C) approving a General Plan Amendment to revise Development Standard FLD-LA-1.1.5 of the Los Alamos Community Plan;

Staff Recommendation (cont.)

4. Determine that changes to the ROW are consistent with the County's General Plan per Govt. Code Section 65402(a); and
5. Approve the project subject to the conditions included as Attachment D.

End of Presentation

Parcels Affected by GPA



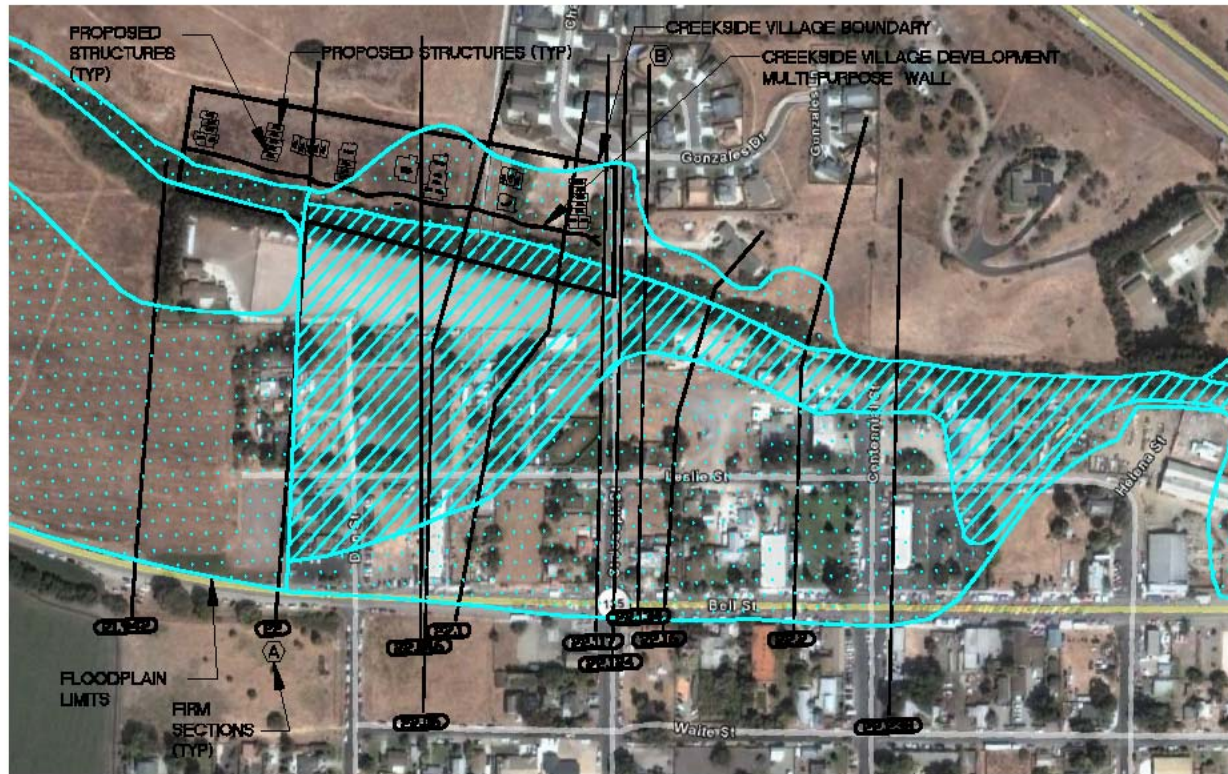
Previous Public Hearings

dates	hearing body	purpose
October 16, 2006 November 20, 2006 December 4, 2006	Los Alamos Planning Advisory Committee	Review of the original St. Joseph's condominium project
May 30, 2008 August 1, 2008 August 22, 2008	Central Board of Architectural Review	Conceptual Approval
July 7, 2008	Los Alamos Planning Advisory Committee	Review of the current project
December 8, 2008	County Environmental hearing	Review of and comments on the project's Mitigated ND
February 11, 2009 April 8, 2009	County Planning Commission	Consideration and approval of current project
May 8, 2009	Central Board of Architectural Review	Preliminary approval

Consultation with Native Americans

- ◆ The proposed GPA is part of the proposed Los Alamos Community Plan Update.
- ◆ In December 2007, the County offered to consult with local Native American groups re the Community Plan Update.
- ◆ The Creekside project was submitted in March 2008.
- ◆ Staff relied on the Community Plan consultation process for this project.
- ◆ Neither of the Native American groups responded to the County's offer to consult regarding the proposed General Plan Amendment.

Flood Study by MNS Engineers



REV.	DESCRIPTION	DATE	APP'D. BY	DESIGN FIRM:	DRAWN BY:	CHECKED BY:	SCALE:	RECOMMENDED BY:	PERFORM NO.	
				 MNS ENGINEERS • ENGINEERS • ARCHITECTS • CONSTRUCTION MANAGERS Quality Performance. Service. 6711 WEST 14TH AVE, SUITE 100 TULSA, OK 74107				HORIZ. 1"=100'	CHECKED BY: _____ DATE: _____ ACCEPTED BY: _____ DATE: _____	080103
								CREEKSIDE VILLAGE FLOODPLAIN ANALYSIS FIGURE 2		SHEET 1 of 4

Revisions to ROW and Govt. Code Determination

- ◆ vacation of an excess 10 foot strip of County right-of-way along St. Joseph Street
- ◆ vacation of an excess 15 foot strip of County right-of-way along Kahn Way
- ◆ acquisition of approximately 63 square feet of right of way from the applicant

Estimates: # of Residents

Reference	Multiplier	Total number of residents
Project application; Housing Authority of the County of Santa Barbara	Not Applicable	117
Census 2000 Overview, Santa Barbara Association of Governments	3.1 residents per unit in Los Alamos	121
U.S. Census Bureau, Census 2000; Average household size of renter- occupied units; Los Alamos	3.15	123
California Department of Finance, 2007; as cited in the County Housing Element EIR, 2008, p. A-48	2.76 persons per dwelling unit; S.B. County average	108
Range of estimates	Not Applicable	108-123

Countywide Household Distribution (Census 2000)

Number of Households	136,769
Very Low (<50% of Median)	23%
Low (50%-80% of Median)	17%
Mod. (80%-120% of Median)	18%
Above Moderate (>120%)	42%

Existing Housing Authority Project City of Santa Maria

