



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION ON A PROPOSED SPECIFIC PLAN AMENDMENT

THURSDAY, SEPTEMBER 6, 2018
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL, CITY COUNCIL CHAMBERS, 735 ANACAPA STREET

APPLICATION OF TONY TOMASELLO, RRM DESIGN GROUP, AGENT FOR WESTMONT COLLEGE (MST2018-00139) FOR A PROPOSED SPECIFIC PLAN AMENDMENT TO CHANGE THE AFFORDABILITY REQUIREMENTS OF THE WESTMONT COLLEGE SPECIFIC PLAN (SP5-WC)

The applicant is proposing to amend the Westmont College Specific Plan (SP5-WC), specifically Section 30.110.040.B of the Santa Barbara Municipal Code, to eliminate the requirement for all units to be affordable to moderate income households, and to replace it with affordability restrictions as outlined in a new Westmont Affordable Housing Program.

In summary, the proposed Westmont Affordable Housing Program ("Program") would include the 41 existing single-family residences in SP5-WC (Las Barrancas) located at 802-1141 Westmont Road and the 13 approved condominium units (Tejado Grove) currently under construction at the corner of W. Los Olivos and Oak Park Lane. All 54 units would be included in the Program and affordability would be as follows:

- A minimum of 21 moderate income units located at Las Barrancas.
- A minimum of 2 middle income three bedroom units located at Tejado Grove.
- 31 moderate, middle, upper middle income or price restricted units (with a maximum of 6 price restricted units).

The Specific Plan Amendment was initiated by the Planning Commission on May 3, 2018. The purpose of this meeting is to present the proposed Specific Plan Amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption. The discretionary application required for this project is a Specific Plan Amendment (SBMC § 30.265.090).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

You are invited to attend this hearing and address your comments to the Planning Commission. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. **Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.**

ADDITIONAL INFORMATION: The scope of this Specific Plan Amendment may be modified under further review. If you have any questions or wish to be placed on a mailing list for future agendas for this item, contact Allison De Busk, Project Planner, at (805) 564-5470, ext. 4552 or email ADeBusk@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

Meeting agendas, minutes, and videos are available online at SantaBarbaraCA.gov/PC. This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. Meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, August 30, 2018, an Agenda with all items to be heard on Thursday, September 6, 2018 will be available at 630 Garden Street and at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change.