



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 020-18 WESTMONT COLLEGE SPECIFIC PLAN AMENDMENT SEPTEMBER 6, 2018

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.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 30, 2018

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Recommends approval of the Specific Plan Amendment to the City Council, making the following findings and determinations:

- A. The Specific Plan Amendment implements and is consistent with the General Plan because the land use will remain Low Density Residential and the change to affordability restrictions will allow Westmont College more flexibility in administering their Housing Program. The General Plan includes policies that encourage above moderate affordable housing, encourage preservation of existing affordable housing and encourage the private sector to address the jobs/housing imbalance, which are all achieved through this Specific Plan Amendment.
- B. The proposed development will be superior to development otherwise allowed under conventional zoning. There is no change to the physical development of the residential units/lots with this Specific Plan Amendment. However, the Amendment allows Westmont College more flexibility in administering their employer-sponsored housing program by allowing a greater variety of housing affordability, types and sizes to their employees overall, which ultimately provides more affordable housing units in the City as a whole.

This motion was passed and adopted on the sixth day of September, 2018 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

DRAFT

Krystal M. Vaughn, Senior Commission Secretary

Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.