

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ADOPTING AN AMENDMENT TO SPECIFIC PLAN NO. 4 (RANCHO ARROYO), FOR SPECIFIC PLAN AREA A-2, ASSESSOR'S PARCEL NUMBER 051-240-008, SUBJECT TO ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN.

WHEREAS, the City accepted an application from the Housing Authority of the City Santa Barbara, owner of the subject property, in order to process a request for: 1. An Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2; 2. A Zone Change Amendment from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones; 3. A Front Setback Modification; 4. An Interior Setback Modification; 5. A Lot Area Modification; and 6. A Parking Modification;

WHEREAS, Title 7 of the California Government Code (commencing with Section 65450) establishes that a planning agency may prepare specific plans for the implementation of the general plan for all or part of the area covered by the general plan;

WHEREAS, on November 20, 1984, the City Council adopted the Specific Plan No. 4 (Rancho Arroyo) covering an area approximately 25 acres in the vicinity of Hope Avenue and Hitchcock Way;

WHEREAS, the Rancho Arroyo Specific Plan designated Specific Plan Area A for Low Intensity Planned Development (PD) consisting of the following: automobile dealerships; and ancillary facilities which are part of the automobile dealerships; except spray paint booths shall be permitted only after a determination by the APCD or other subsequent air quality regulating agency that the proposed design would not emit vapor or fumes that could travel beyond the boundary of Area A, and upon approval of the Planning Commission making the findings required for a Conditional Use Permit; and

WHEREAS, on October 8, 2013, the City Council held a duly noticed public hearing to initiate an Amendment to the Specific Plan to allow a State-Licensed Senior Residential Care Facility with a Conditional Use Permit, Community Benefit Housing and Recreation/Open Space as the uses in Area A-2 by a vote of 6-0;

WHEREAS, on February 18, 2016, the Planning Commission held a duly noticed public hearing to consider the proposed development request for the affordable senior housing project at 251 S. Hope Avenue with respect to environmental and planning matters and

approved the development request by a vote of 4-1-2 (all applications except Front Setback Modification) and 3-2-2 (Front Setback Modification);

WHEREAS, the Environmental Analyst determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15183 (Projects Consistent with the General Plan);

WHEREAS, on February 25, 2016, Rich Frickmann, Santa Barbara Urban Creeks Council, timely filed an appeal of the Planning Commission's approval. In their appeal letter, the objected to the proposed creek setback being less than 50 feet from the top of bank, stating that the creek setback would jeopardize the City's goal to restore the creek;

WHEREAS, on May 3, 2016, the City Council conducted a duly noticed public hearing on the appeal and, after consideration of all of the evidence presented and public testimony received, voted \_\_\_\_\_ to deny the appeal and grant approval of the project;

WHEREAS, on May 3, 2016, the City Council has conducted a duly noticed public hearing concerning the requested Amendment to the Specific Plan, pursuant to the provisions of Chapter 3, Title 7 of the Government Code of the State of California;

WHEREAS, the City Council has reviewed and considered all materials and exhibits in the current record relative to this amendment, including the project and all staff reports. At the close of the public hearing, the City Council, voted \_\_\_\_\_ to approved the Amendment to the Specific Plan as described in Exhibit 1; and

WHEREAS, the documents or other materials which constitute the record of the proceedings upon which this decision is based are on file at the City of Santa Barbara Planning Division, located at 630 Garden Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SANTA BARBARA THAT the Amendment to the Specific Plan No. 4 (Rancho Arroyo) as shown in Exhibit 1 is approved, making the following finding and determination:

Environmental Finding:

The proposed project qualifies for an exemption from further environmental review under CEQA guidelines section 15183, based on city staff analysis and the CEQA certificate of determination on file for this project.

EXHIBIT 1 TO RESOLUTION NO. \_\_\_\_\_

AMENDMENT NO. 4  
OF SPECIFIC PLAN NO. 4  
RANCHO ARROYO

Section 1: Section VI.1 (Permitted Uses) is amended to read as follows:

1. Area A –

Community Benefit Housing and Recreation/Open Space