



November 2, 2021

County of Santa Barbara
123 Anapamu Street
Santa Barbara, CA 93101

**RE: Bailard Avenue Multifamily Housing Development
Request for Discretionary Approvals
1101 and 1103 Bailard Avenue, Carpinteria, CA
APNs: 001-080-045 and 001-080-046**

Dear County Planning and Development,

On behalf of the Housing Authority of the County of Santa Barbara (HACSB) and Red Tail Multifamily Land Development, LLC, RRM Design Group (RRM) is pleased to submit this application for a new 169-unit mixed income housing development located at 1101 and 1103 Bailard Avenue in Carpinteria. Our team is excited to work with County staff to create new high-quality housing opportunities for the community and looks forward to receiving your feedback and comments on this project.

Existing Conditions and Zoning

The site is located at 1101 and 1103 Bailard Avenue in Carpinteria, CA and consists of two parcels (APNs 001-080-045 and 001-080-046) totaling 6.98 acres (gross) or 6.61 acres (net) in size. The site is within the County of Santa Barbara jurisdiction and the Coastal Zone, though it is bordered on the southern and a portion of the eastern property lines by the City of Carpinteria. Per the City's 2016 Land Use Map, the site is not currently within the City's Sphere of Influence; however, it is within its proposed or anticipated Sphere of Influence. The site is located immediately west of Monte Vista Park and north of existing PRD-20 residential uses, both of which are within the City limits. The site is identified in the City of Carpinteria's 2016 Local Coastal Plan Land Use Map as a Public Facility, as it had been at one time intended for construction of a new school for the Carpinteria Union School District. However, this site is no longer needed by the School District and has been identified as surplus land subject to the Surplus Lands Act (SB 1486).

Each existing parcel is currently developed with residential single family uses and agricultural row crops, with an average slope of approximately five percent. The existing County land use



designation is RES-0.33 and zoning is 3-E-1. As discussed further below, we anticipate the project would remain in the County's jurisdiction and required County approvals would require a General Plan Amendment to change the existing land use designation to Design Residential (DR) and zoning to Design Residential 20 du/ac (DR-20). It would also require a Local Coastal Plan Amendment, a Development Plan, Coastal Development Permit, Lot Line Adjustment, Density Bonus and concessions pursuant to Cal Gov Code §65915, the annexation of the site into the Carpinteria Sanitary District, and design review by the South Board of Architectural Review (SBAR).

Several existing easements are located on the properties and are shown in the ALTA map included with this application. Along the eastern property line adjacent to Bailard Avenue there are three separate easements for road widening, utilities, and access, the widest of which is 25.45 feet from the eastern property line. A 10-foot-wide road easement exists along the southern property line, and a 10-foot-wide road and utility easement is located along the western property line. The Bailard Avenue public right-of-way terminates at Pandanus Street at the entrance to the parking lot serving Monte Vista Park. While this is not public right-of-way, it is owned by the City of Carpinteria and provides access to several private residences to the north and east of Monte Vista Park.

Project Goals and Objectives

The development will be a joint venture between the HACSB and Red Tail Multifamily Land Development, LLC. The project will redevelop and improve an underutilized site currently designated as Surplus Land owned by the Carpinteria Unified School District with new deed-restricted affordable and market rate workforce housing and associated recreational amenities for residents. The project is envisioned to accommodate households of varying sizes and needs, including small families, couples, and individuals. The affordable component will provide housing for households with low, very-low, and extremely-low incomes, and the market rate workforce housing units are intended to provide smaller, more affordable by design rental housing opportunities. We believe the proposed project will create an inclusive mixed-income community, significantly improve and activate an underutilized site and will produce an overall benefit to the County, City, and adjacent neighborhood.

The project goals and objectives include, but are not limited to the following:

- Create an economically viable multifamily rental housing development providing a mix of deed restricted affordable housing and market rate workforce housing to serve households ranging from the extremely low-income level to middle income levels



- Encourage the reduction of vehicle-miles-travelled by siting the project in close proximity to existing employment centers and recreational amenities on the South Coast of Santa Barbara
- Improve an underutilized site designated as Surplus Land pursuant to the Surplus Lands Act
- Provide robust on-site recreational amenities for residents including a community building, pool/spa, dog relief area, community garden, and other active and passive landscaped recreation areas
- Provide for a deed-restricted affordable housing component meeting the requirements for California Tax Credit Allocation Committee (TCAC) competitive tax credit funding opportunities
- Create a project consistent with the allowed density of adjacent properties within the urban area to the south (20 dwelling units per acre).
- Help achieve the County and City's Comprehensive Plan and Housing Element goals with respect to anticipated housing needs for extremely low to middle income households
- Provide ample on-site parking to eliminate parking impacts on neighborhoods to the south along Bailard Avenue

Project Description

The proposed project will consist of a total of 169 units of both market rate and affordable rental housing units and a total of eight structures. Buildings 1 through 6 shown on the schematic architectural site plan consist of 128 market-rate units, and Building 7 is a detached community amenity building for the market rate portion of the project. Building 8 consists of 40 affordable units available to those making less than 80% of the Area Median Income (AMI), one resident manager's unit, and communal space with shared laundry facilities, community room, and resident services offices. A range of housing units will be provided, including studios and, one-, two- and three-bedroom units. The market rate workforce housing units will consist of 60 one-bedroom, 68 two-bedroom units, while the affordable portion will consist of eight studio, 25 one-bedroom, and eight two-bedroom units. Parking for all 169 units will be provided in undesignated (except for ADA and EV) surface spaces in the north, south, and centrally throughout the site. All units will have private outdoor patios and/or balconies. An on-site pool and spa will be centrally located for resident access. Additional project amenities include an approximately 5,000-sf community center and patio, walking paths, tot lot, orchard area, BBQ area, dog park/dog relief area, recreation lawn, and courtyard.

The site will be accessed from the Bailard Avenue/Pandanus Street intersection via the existing access easement and entry point. An entry drive off the Bailard Avenue/Pandanus Street



intersection will guide residents and visitors around the clubhouse and into the parking areas located around the site to access the residential buildings. Trash and recycling services will be accessed via the two-way looped drive aisle. The 28-foot wide drive aisle will also allow for fire access. Sufficient fire access around building perimeters is provided as indicated on the conceptual site plan.

Zoning and Policy Consistency

Residential Density and State Density Bonus Law

A zone change to DR-20 would allow a base density of approximately 140 units, and a total of 41 units, approximately 29% of the base density, would be restricted to low, very low, or extremely low-income households. Therefore, the project will conform to State Density Bonus Law (SDBL) and be eligible for up to a 35% density bonus and at least two concessions. The maximum density assuming a 35% density bonus would be approximately 189 units. The 169 units proposed represents only an approximately 21% density bonus. The proposed density is approximately 24.2 du/ac. At this time, the applicant anticipates requesting the following concessions under SDBL for the following:

- Increase in allowed height from a maximum of 35'-0" to a maximum of 45'-10"
- Waiver of the agricultural buffer setback requirements in Article II Section 35-144O Agricultural Buffers

Building Coverage

Section 35-74.10 allows building coverage to not exceed 30% of the net area covered by buildings containing dwelling units. The proposed total building footprints account for approximately 66,407 square feet, or approximately 23% of the gross lot area, and will therefore, conform with the site coverage requirements.

Building Height

Section 35-74.11 sets a maximum height of 35 feet. The proposed maximum height for the market rate buildings is 42'-6" and for the affordable building is 45'-10". We therefore are requesting a density bonus concession to allow for the increased height.

Minimum Setbacks

The required setbacks for the DR zone (Section 35-74.8) include a 20-foot front setback from Pandanus Street (south) and 50 feet from a public street centerline or 45 feet from a private street centerline. Side and rear setbacks from the north, east, and west, are required to be one-half the height of the building / structure. See below table for required and provided setbacks. The project conforms to the required front, side, and rear setbacks.



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| | Required Setbacks | Proposed Setbacks |
|---------------|--------------------------|--------------------------|
| Front (South) | 20 ft. | 67 ft. |
| Side (East) | 21 ft. 3 in. | 25 ft. 1 in. |
| Side (West) | 13 ft. 4 in. | 18 ft. 5 in. |
| Rear (North) | 21 ft. 3 in. | 100 ft. |

The Rincon Creek Fault is directly north of the site. The County’s Seismic and Safety Element requires a minimum setback of at least 50 feet from a fault. Building 6, the closest building to the northern property line is located a minimum of 95 feet away from the northern property line.

Open Space

Section 35.23.060(B) requires 40% of the net site area to be reserved as common open space. The proposed common open space on-site is approximately 120,724 square feet or 41.9%, and includes terraces/patios, pool/spa area, hard surface sidewalks in common areas, recreation lawn, orchard area, and dog park. Private open space is not specified in the County’s Coastal Zoning Ordinance; however, the proposed site plan integrates 4,439 sf of private open space.

Parking

As the project conforms to State Density Bonus Law, the total minimum number of parking required for the project is 245 spaces pursuant to Cal Gov Code §65915(p). In addition, required parking under Density Bonus Law is inclusive of guest and accessible stalls, and may be uncovered. Total parking provided is 276 spaces, which also encompasses 15 ADA spaces and 29 electric vehicle spaces. Parking spaces will be undesignated between the affordable and market rate components of the project.

Additionally, Section 35-115 provides landscaping and screening requirements for parking areas. A minimum five-foot-wide planting strip is located on all four sides of the subject site. Since the total uncovered parking area exceeds 3,600 sf, a landscape plan had been included in this application.

Wastewater

The existing site is on a septic system; however, the proposed project anticipates connecting into the public sewer system owned and maintained by the Carpinteria Sanitary District



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(Sanitary District). As the site is not currently within the district boundary or sphere of influence, it is bordered by the Sanitary District boundaries on the south and east sides, thus we will be requesting annexation into the Sanitary District as part of project approvals. Preliminary conversations with Sanitary District staff have indicated their willingness to annex the site and there are no known infrastructure capacity issues at this time. We will continue to work with Sanitary District staff to obtain an intent to serve letter for inclusion with our formal County land use and development applications, prior to a completeness determination.

Water

The existing site is served by Carpinteria Valley Water District (Water District). Based on preliminary conversations with Water District staff, there are sufficient water resources to serve the anticipated development, and no known capacity issues exist in proximity to the site. We will continue to work with Water District staff to obtain an intent to serve letter for inclusion with our formal County land use and development applications, prior to a completeness determination.

Agricultural Buffer

Section 35-1440: Agricultural Buffers outlines agricultural buffer requirements for discretionary applications for non-agricultural development located adjacent to agriculturally designated properties. The County's Pre-Application comment letter calls for an agricultural buffer along the north and west sides of the subject site; however, the parcel directly west of the subject site is designated for residential uses. The Range of Agricultural Buffer Widths Table in Section 35-1440.1 provides that for "Residential uses not located on a Small Lot located in an Urban Area" a minimum buffer of 200 feet from production agriculture is required; however, additional provisions for reduction and waiver of Agricultural Buffers in special circumstances are described in Subsections 35-1440.D and Appendix H.

Production Agriculture is defined in the County of Santa Barbara Coastal Land Use Development Code as "A commercial agricultural operation that excludes rangeland or pastureland operations. Production agriculture allows for a change of crop or fallow periods." The agriculturally zoned site north of the subject property is currently occupied by Pacific Grown Organics (PGO), an organic cannabis cultivation company which cultivates indoor/mixed-light cannabis contained in existing enclosed greenhouses on the site. In addition, PGO operates a small, approximately 0.5-acre, organic community garden; however, it is not intended or used for commercial agriculture production. The closest commercial cannabis greenhouse structure is located approximately 650 feet from the northeastern most corner of the project boundary, and the organic community garden is located approximately 150 from the site. A stand of dense mature trees approximately 100 feet is located on the adjacent parcel to the north and provides a visual and physical buffer between the subject site and PGO's uses.



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Due to the allowance for cannabis cultivation on this site, and the significantly increased land value cannabis cultivation presents, we believe it is highly unlikely the property to the north would be reverted to any traditional commercial agriculture or rangeland contemplated in the foreseeable future. Therefore, based on the above information, we believe the underlying purpose of the agricultural buffer requirements provided in Section 35-144O.D.1 no longer exists and request removal of these requirements pursuant to Section 35-144O.H, and per the requested concession in conformance with State Density Bonus Law.

Furthermore, as designed, the proposed buildings are proposed to be setback 94' 5" from the northern property line and landscape screening fruit trees are proposed to be located adjacent to the northern property line to further screen and buffer the adjacent uses to the north. Other proposed improvements along the northern property line and northeast corner of the site include accessory uses such as parking, a dog park/dog relief area, and a community garden to complement the adjacent agricultural uses on the adjacent property. Due to the information described above, we believe the proposed design and configuration of the project and the existing uses to the north will present no potential conflict, and that the proposed project is compatible with the adjacent agricultural uses to the north.

Existing Developed Rural Neighborhood (EDRN) & Urban/Rural Boundaries

The site is located within an Existing Developed Rural Neighborhood and in the Rural Area as identified in Comprehensive Plan maps. The requested Local Coastal Plan (LCP) amendment would include the removal of the site from the EDRN and moving the urban boundary line to include the subject site. While the EDRN was originally intended to serve as a buffer between urban areas expanding onto adjacent agricultural lands, we believe the underlying purpose of the EDRN is no longer applicable to this site and the adjacent agriculturally zoned property due to the special circumstances described in further detail below.

1. The existing Bailard Avenue right-of-way terminates at the Pandanus St. intersection at the entry to Monte Vista Park and presents the only reasonably viable option for continuing providing access and services to agricultural uses to the north. Based on previous discussions with the City of Carpinteria, the City has no plans or desire to extend Bailard Avenue northward beyond its existing terminus. Due to a lack of any reasonably viable and/or code compliant public access road, urban uses would be restricted from expanding into the agricultural areas north of the site.
2. Policy 2-9 in the County's Coastal Land Use Plan has existing policies limiting expansion of Carpinteria Valley Water District services to areas within the County of Santa Barbara for residential purposes. This policy specifically requires that water service for new development shall be based on a 10 to 1 ratio between the City and County, meaning residential uses in the county are limited to one tenth of the water usage as



residential uses located within the City. This policy limits the expansion urban and residential uses into the agriculturally zoned areas to the north.

3. The subject site is owned by the Carpinteria Unified School District (CUSD) and was at one time intended for development as a public school. However, CUSD no longer has need to develop a public school in this location and has designated the site as Surplus Land subject to the Surplus Lands Act. The Surplus Lands Act encourages the sale of surplus government agency owned land specifically for the purpose of constructing multi-family and affordable housing. Other sites within the EDRN are not Surplus Lands owned by government agencies, and do not present the same opportunity for development of such uses.

Agricultural Preservation and ERME Policies

The site has two existing farmland designations, including Prime Farmlands, located in the far northeast corner of the site, and Farmlands of Statewide Importance near the center of the site. Currently, the area designated Prime Farmlands is developed with an existing single family residence and accessory structures. A Farmland Impact Study was prepared by Padre Associates and found that the proposed project would not result in a potentially significant impact to agricultural suitability and productivity. This report is included with the application materials herein.

Discretionary Approvals

Based on the proposed program and design, discretionary approvals will include the following:

- General Plan Amendment
- Zone Change from RES-0.33 to DR-20
- Local Coastal Plan Amendment
- Coastal Development Permit
- Development Plan
- SBAR Design Review Approval
- Lot Line Adjustment
- Annexation to Carpinteria Sanitary District
- Density Bonus and Concession approvals

Conclusion

The vision and goals of this project are to provide high-quality market rate and affordable housing opportunities for local families/residents in the County. Through strong partnerships with local neighborhood groups, service providers, and the County, we believe this project will be a great asset to the community and to the County as a whole.



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We appreciate your time and consideration of the proposed project information and requested discretionary approvals. We look forward to receiving staff comments and continuing to work closely with the County on this exciting and beneficial project. Should you have any questions, please feel free to contact me at your convenience.

RRM DESIGN GROUP

Sincerely,

A handwritten signature in blue ink, which appears to read 'Tony Tomasello', is positioned below the word 'Sincerely,'.

Tony Tomasello, LEED AP
Senior Planner