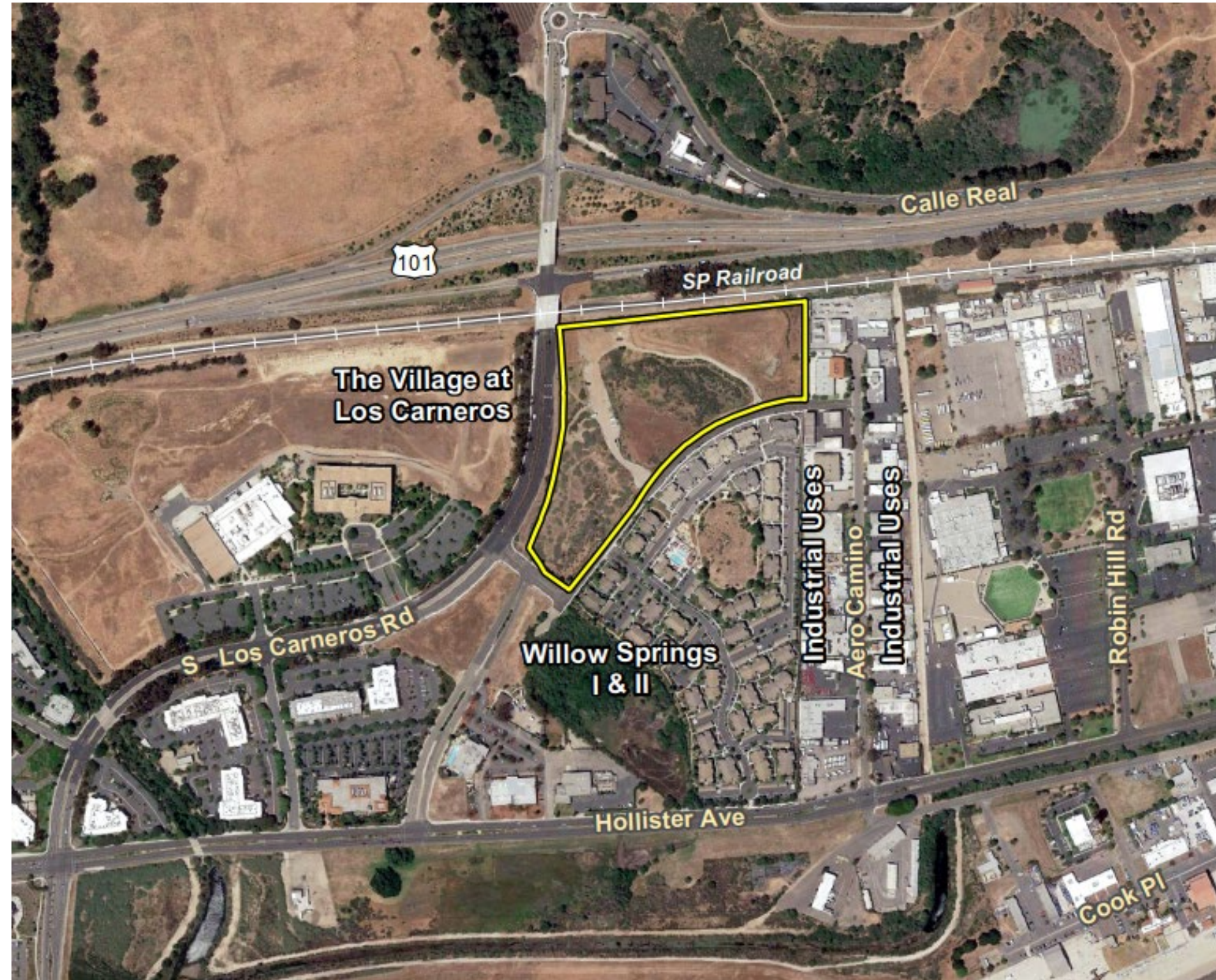


PLANNING COMMISSION HEARING

November 14, 2022

Heritage Ridge Residential Project





Project Site

17.36-acre vacant site
north of Camino Vista and
east of S. Los Carneros Rd.

Approval Requests

- **General Plan Amendment** to remove an Environmental Sensitive Habitat Area designation;
- **Vesting Tentative Map** to consolidate 13 lots into 4 lots;
- **Development Plan** for 332 units (102 affordable units with two manager units and 228 market rate); and
- **Certification of an Environmental Impact Report**



Background

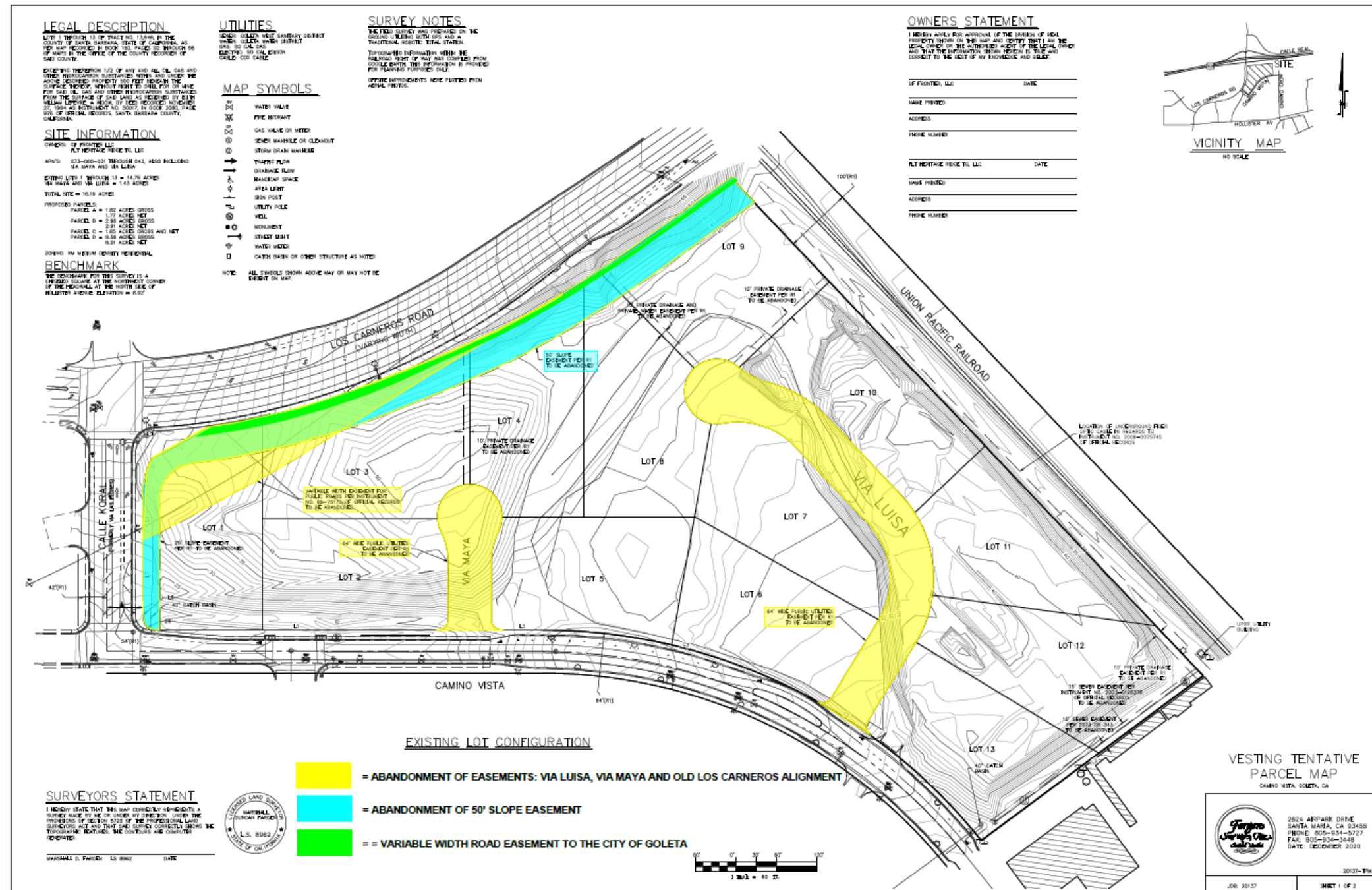
- Submitted in 2014 as 360 units (132 senior, 228 market-rate)
- Application deemed complete in 2014 (being processed under prior Zoning code)
- Draft EIR circulated in 2016
- Project revised in 2019 as 332 units (104 affordable, 228 market-rate)
- New design to DRB in 2020 and 2021
- Revised Draft EIR circulated in 2021 (public comment period closed in June 2021)
- Final EIR prepared January 2022 and made available in February 2022
- Planning Commission Hearings March and April 2022



Project Description

General Plan Amendment remove ESHA designation of Coastal Sage Scrub from the site.

Vesting Tentative Map and Roadway/Slope easement vacations merge 13 existing lots and re-subdivide into four lots; vacate three road and slope/landscape easements; and dedicate area adjacent to Los Carneros.



Development Plan – 332 apartment units and a 2-acre public park



Affordable Units

Voluntarily proposed the 102 affordable housing at the low-income range with 2 manager units. The currently anticipated mix is as follows:

Senior Affordable (41 units)

- 1 unit for an onsite resident manager
- 10 units for veterans
- 12 units for seniors who are unhoused with significant medical needs
- 8 units for seniors who are unhoused and have mental health and other needs
- 10 units for lower income seniors in need of affordable housing
-

Family Affordable (63 units)

- 1 unit for an onsite resident manager
- 12 units for households with veterans
- 12 units for households in need of housing with a family member with significant medical needs
- 14 units for households in need of housing with a family member who has mental health and other needs
- 12 units for households currently experiencing, or at risk of, homelessness
- 12 units for lower income households in need of affordable housing



Public Park Original Design

General Plan designation of two-acre public park

- Grassy lawn area;
- Playground and tot lot;
- Picnic area;
- Perimeter walking/jogging path;
- 10 fitness equipment stations;
- Meadow with native grasses;
- Educational features of Chumash village renditions; and
- Native interpretive garden.



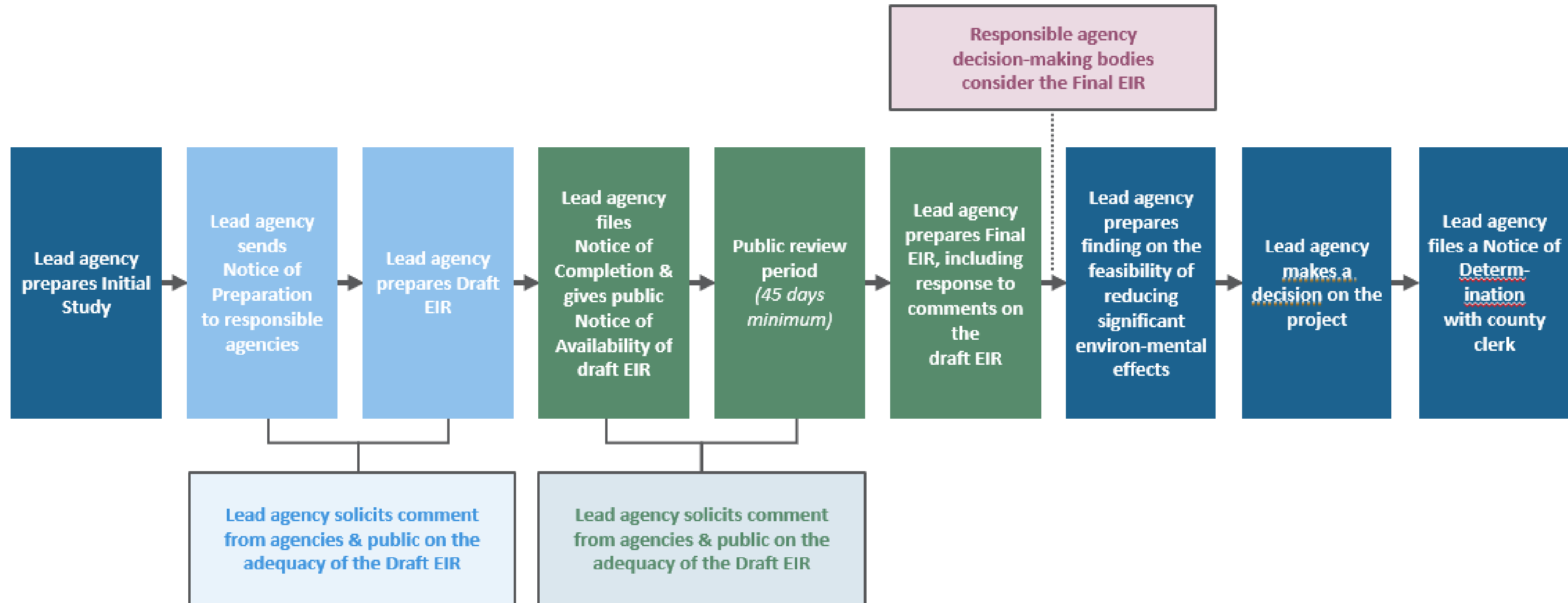
HERITAGE RIDGE



Architectural Style and Height



CEQA Process



EIR Background

- Notice of Preparation circulated in April 2015
 - 9 public comment letters received
- Draft EIR circulated in June 2016
 - 14 public comment letters received
- Revised Draft EIR circulated in May 2021 (public comment period ended in June 2021)
 - 7 public comment letters received
- Final EIR released in February 2022
 - Public comments received after close of public comment period in March and April 2022
- Preface chapter added to Final EIR in October 2022



EIR Summary

Significant Unavoidable Impacts:

- Cultural and Tribal cultural resources (cumulative)
- Noise (short-term construction noise impacts)
- Utilities and service systems (solid waste project-level and cumulative)

Less than Significant with Mitigation

- Aesthetics and visual resources (lighting)
- Biological resources (nesting/foraging birds, indirect habitat impacts, wildlife linkage)
- Cultural and Tribal cultural resources (impacts on Native American Site #CA-SBA-56)
- Geology and soils (liquefaction potential, expansive and erodible soils)
- Hydrology and water quality (alteration of drainage patterns/increased impermeability)

Final EIR Preface

- Preface does not change the Final EIR analysis or conclusions
- Preface provides clarifying information to address:
 - Response to substantive comments received after the close of the public review period, including:
 - EIR baseline and mapping
 - 100-foot setback from Los Carneros Creek Streambed Protection Area (SPA)
 - Environmentally sensitive habitat area (ESHA) mapping
 - Wildlife corridors
 - Changes in project design
 - Increased SPA setback
 - Park design options
 - Affordable housing and manager units



Original Park Design

- Designed in collaboration with BBCI
- Reviewed by Design Review Board
- Reviewed by Parks & Recreation Commission



Two Other Park Options

Less Active



More Active



Affordable Housing

- Housing Authority to purchase Lots 1 & 2 on or before June 1, 2025.
- Heritage Ridge grades & constructs super pads for Lots 1 & 2.
- Heritage Ridge and Housing Authority will enter into an Affordability Covenant and Regulatory Agreement that will provide for the affordability of the units for 55 years.

Affordable Housing (cont.)

If Housing Authority does not purchase Lots 1 & 2 by June 1, 2025:

1. Within 1 year, Heritage Ridge can find another housing developer to develop the units under the same terms as provided for in the Conditions; or
2. Within 7 years, Heritage Ridge can build the units themselves.

Until Number 1 or Number 2 happens, the City holds onto the Quimby fees paid by Heritage Ridge at final map recordation.

If neither Number 1 or Number 2 happens, the City has the right to enforce violation of the Conditions in accordance with the Municipal Code, including but not limited to revocation of the Development Plan.



No Net Loss Housing

Government Code Section 65863(b)(2)

- Heritage Ridge site is included in 2015-2023 Housing Element (HE) list of sites to accommodate RHNA.
- HE Technical Appendix identifies 229 lower income units on this site.
- Heritage Ridge project will provide 102 lower income units.
- Other identified housing sites do not have enough capacity to fully account for the deficit.
- City will have 180 days following approval to identify additional sites.
- State law does not authorize City to disapprove the project based on not providing all of the RHNA assigned to the site.



State Density Bonus Concession

- The project qualifies for a concession under the Density Bonus Law.
- Heritage Ridge has requested the concession of providing fewer parking spaces than required for the market rate units from 542 to 494 parking spaces.

Conclusion

- Project site is designated as an Affordable Housing Opportunity site.
- The 102 affordable units will contribute to the City's RHNA numbers.
- Completes the third phase of the Willow Springs, planned in the General Plan.
- The project meets all zoning standards and General Plan policies.
- The EIR sufficiently analyzes the Project's potentially significant environmental impacts and provides a range of feasible alternatives.
- The DRB reviewed project 4 times to come to a desirable architectural style.
- All of the findings can be made to support approval.



Recommendation

That the Planning Commission adopt the following Resolutions Recommending that the City Council:

1. Adopt Environmental Findings Pursuant to the CEQA, to Certify the Heritage Ridge Residential Project Environmental Impact Report; Adopt the Mitigation Monitoring and Reporting Program, and Adopt Statement of Overriding Considerations;
2. Adopt Amendments to the General Plan/Coastal Land Use Plan Open Space Element Figure 3-5 and Conservation Element Figure 4-1;
3. Approve the Vesting Tentative Map to Merge and Re-subdivide Thirteen Lots into Four Lots (Three Residential Lots and One Park Lot) for the Heritage Ridge Residential Project; and
4. Approve the Development Plan for 332 Apartment Units, with a State Density Bonus Parking Concession, and a Public Park for the Heritage Ridge Residential Project

