NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Henry Wakamiya, Planner, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 057-143-001 **Case No.:** 24ZCI-00075

Location: 560 North La Cumbre Road, Santa Barbara, CA 93110

Project Title: Hope Villas

Project Applicant: Franciscan Real Estate, LLC

Project Description: The project is a request for a Zoning Clearance to allow demolition of the existing 9,054 SF structure and associated parking lot, and construction of 8 separate buildings (94,960 SF total) containing 50 residential units. Of the proposed units, 20% (10 units) are proposed to be affordable to low-income households, while the remaining 40 units will be available at market rate.

Building	Size (square feet)	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units	Total No. of Units
1	9,020	1 market-rate 1 low-income	1 market-rate	2 market-rate	5
2	9,020	1 market-rate 1 low-income	2 market-rate	1 market-rate	5
3	15,080	1 market-rate 1 low-income	3 market-rate	3 market-rate	8
4	9,020	1 market-rate 1 low-income	2 market-rate	1 market-rate	5
5	10,180	0	5 market-rate	0	5
6	9,020	1 market-rate 1 low-income	2 market-rate	1 market-rate	5
7	11,880	0	4 market-rate 2 low-income	0	6
8	21,740	0	8 market-rate 3 low-income	0	11
TOTAL	94,960	5 market-rate 5 low-income	27 market-rate 5 low-income	8 market-rate	50 Units Total

The project includes a total of 99 parking spaces, including 90 private garage spaces and 9 surface spaces. For the life of the project, residents will be provided with discounted transit passes (50%) and information regarding the alternative transportation programs offered by Traffic Solutions, the alternative transportation division of the Santa Barbara Association of Governments. The project proposes resident amenities available to all residents, including a 5,407 SF amenity area containing 2 barbecues and 4 picnic tables, and a 769 SF playground. Additional development includes a 2,778 SF bioretention basin, 27,369 SF of landscaping, and 10,059 SF of restored natural landscape. Grading will include 6,900 cubic yards of cut and 6,200 cubic yards of fill. A total of 46 trees are proposed for removal (8 Coast Live Oak, 16 Olive, 6 Canary Palm, 5 Jacaranda, 4 California Pepper, 2 Black Walnut, 1 Brazilian Pepper, 1 Juniper, 1 Toyon, 1 Tan Oak, 1 Tipu Tree) and a total of 9 trees are proposed for transplant (8 Olive, 1 California Pepper). The project proposes planting 24 native trees, including 20 Coastal Live Oak (36" Box) and 4 California Sycamore (15 gallon), as well as ornamental trees. The project proposes to comply with the recommendations of the project studies, including the Transportation Demand Management Plan & Construction Traffic Access Management Plan (dated September 27, 2024), Phase I Archaeological Resources Report (dated October 2024), Tree Protection Plan (dated February 17, 2025), Acoustic Report (dated August 22, 2024), and Biological Resource Memo & Habitat Protection Plan (dated October 2, 2024).

Pursuant to State Density Bonus Law (Gov. Code §65915 - 65918), the applicant proposes the following waivers/reductions as part of the project:

- Height Limit – A Waiver/Reduction is requested for the required 35' height limit. The project proposes development with a height of up to 45.9' above existing grade.
- Open Space – A Waiver/Reduction is requested for the requirement that a minimum of 40 percent of the net site area shall be reserved for the life of the project as common open space. The project proposes that 21.3% of the net site area be reserved for the life of the project as common open space.

The parcel will be served by the Goleta Water District, the City of Santa Barbara Wastewater System, and the County Fire District. Access will continue to be provided off of Calle Cita. The property is a 2.95-gross acre (2.95-net acre) parcel zoned DR-20/30 and shown as Assessor's Parcel Number 057-143-001, located at 560 North La Cumbre Road, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Franciscan Real Estate, LLC

Exempt Status:

__X__ Ministerial
_____ Statutory Exemption
_____ Categorical Exemption
_____ Emergency Project

_____

_____ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Guidelines Section 15268 (Ministerial Projects)

Reasons to support exemption findings: CEQA Guidelines Section 15268 exempts ministerial projects from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis. Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances. Pursuant to Santa Barbara County Land Use and Development Code Section 35.39, housing developments located on sites that were rezoned under the 2023-2031 Housing Element Update and meet certain standards are allowed as a "use by right" and are subject to ministerial review and approval.

The project is exempt from CEQA as it is allowed as a use by right pursuant to Government Code Section 65583.2(i) and Government Code Section 65589.5 for multifamily residential housing. The subject properties were rezoned to accommodate the County's 2023-2031 Regional Housing Needs Allocation for very low- and/or low-income households. Housing developments on sites that were rezoned and include at least 20% very low- and/or low-income units are allowed as a use by right and are not subject to any discretionary reviews or approvals, or environmental review under CEQA. 20% of the units qualify as low-income units, and therefore the project qualifies as a use by right and is ministerial.

Lead Agency Contact Person: Henry Wakamiya, Planner

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Date: 10/28/2025

Acceptance Date: October 17, 2025

Distribution: Hearing Support Staff

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