

**Office of the President**

**TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:**

**ACTION ITEM**

*For Meeting of May 18, 2022*

**LONG RANGE DEVELOPMENT PLAN AMENDMENT AND DESIGN OF OCEAN ROAD HOUSING PROJECT FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, SANTA BARBARA CAMPUS**

**EXECUTIVE SUMMARY**

The Santa Barbara campus proposes to construct the Ocean Road Housing Project (Project), a new 540-unit residential neighborhood on campus to serve faculty and staff, including 180 two- to four-bedroom for-sale townhomes, and 360 one- to three-bedroom rental apartments. The Project also includes up to 33,100 gross square feet (gsf) of retail space, and vehicle parking in two structures, two-car garages, and surface parking facilities. The Project will provide below-market living opportunities for faculty and staff. The Project is proposed to be developed in two phases. Phase 1 includes approximately 120 rental homes and up to 23,600 gsf of retail space on an approximately two-acre site, and approximately 142 for-sale townhomes on an approximately 5.5-acre site. Phase 2 includes approximately 240 rental homes and up to 9,500 gsf of retail space on an approximately four-acre site, and approximately 38 for-sale townhomes on an approximately two-acre site. Phase 1 will include the realignment of Ocean Road to create development-ready parcels, and both phases will include new replacement structured and surface parking, and related utilities, open space, and site improvements.

The Project includes the reconfiguration of Ocean Road, improvements to El Colegio Road, and an enhanced network of pedestrian and bicycle pathways between the Main Campus and the adjacent community of Isla Vista. The Project requires the demolition of the Student Health Building, to be replaced in a future project by a new facility potentially located adjacent to the Project on a surface parking lot. The Project requires an amendment to the 2010 Long Range Development Plan (LRDP) to change the land use designation of approximately 3.5 acres of the Project site from “Academic and Support” to “Housing.” A companion closed session item for business terms is being considered by the Regents at this same meeting.

In November 2019, Regents reviewed an information item regarding the Project and the proposed public-private partnership deal structure. This item requests that the Regents: (1) adopt the California Environmental Quality Act Findings; (2) approve a minor LRDP Amendment; and (3) approve the Project design of the Ocean Road Housing Project.

### **RECOMMENDATION**

The President of the University recommends that, following review and consideration of the environmental consequences of the Ocean Road Housing Project, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 48 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Finance and Capital Strategies Committee recommend that the Regents:

- A. Adopt the CEQA Findings for the Ocean Road Housing Project, having considered both the 2010 Long Range Development Plan (LRDP) Environmental Impact Report (EIR) for the Santa Barbara campus and Addendum No. 4 to the 2010 LRDP EIR for the Ocean Road Housing Project.
- B. Adopt as conditions of approval the implementation of applicable mitigation measures within the responsibility and jurisdiction of the Santa Barbara campus as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2010 LRDP EIR.
- C. Approve Amendment No. 6 to the 2010 Long Range Development Plan.
- D. Approve the design of Phase 1 of the Ocean Road Housing Project, Santa Barbara campus.
- E. Approve the design of Phase 2 of the Ocean Road Housing Project, Santa Barbara campus.

### **BACKGROUND**

The Santa Barbara campus's current and continuing demand for faculty and staff housing has several driving factors, including constraints in local housing supply, growth of the campus community, and rising housing prices. The need for attainable, high-quality housing options remains a critical issue for recruitment and retention of faculty and staff at UCSB. Furthermore, the campus has committed to provide up to 1,874 new units for faculty and staff per the 2010 Long Range Development Plan (LRDP) Mitigation Implementation and Settlement Agreement with the City of Goleta and County of Santa Barbara.

The campus has accordingly been active in development of both for-sale and rental housing for faculty and staff and has constructed 125 units of such housing since 2010, with 70 more units currently in development. The campus continues to see a demand for workforce housing that exceeds the available supply. Currently, the campus's waitlist for subsidized for-sale townhomes exceeds 176 for the 70 units presently in development, and the waitlist for the campus's 36

existing subsidized apartments is closed at 200. UCSB recognizes this urgent need for attainable housing and views the availability of additional subsidized units as critical to supporting recruitment and retention of faculty and staff. Accordingly, the campus proposes to build a faculty- and staff-focused housing development consistent with the goals identified in its LRDP.

UCSB conducted a survey of faculty and staff housing preferences in April 2019, which indicated strong interest in a faculty and staff housing project at Ocean Road. A target market for demand at Ocean Road – those most likely and eligible to participate in the rental and purchase of homes – was developed based on the survey data and the number of UCSB full-time faculty and staff. This target market includes approximately 590 faculty and staff for rental homes and approximately 1,100 faculty and staff for the for-sale homes. In addition to providing clear indications of interest and demand, survey responses also confirmed that a significant portion of the target market of faculty and staff currently experience long commute times (over 45 minutes) and distances (over 25 miles), further highlighting the need for housing options close to campus.

### **PROJECT DESCRIPTION**

The development of the Ocean Road project (Project) will provide an on-campus residential community prioritized for UCSB's workforce, structured to provide below-market housing for faculty and staff. Additionally, the Project will transform the campus interface with Isla Vista.

#### ***Project Site***

The Project site is a 16.7-acre site owned by the University at the western boundary of the main campus adjacent to the community of Isla Vista. The site as currently developed includes the Ocean Road roadway, the Student Health Building and its adjacent Parking Lot No. 25, a eucalyptus tree windrow, Parking Lot No. 23, and a small landscaped area that is south of and adjacent to the Parking Structure No. 22. Through realignment of the Ocean Road right-of-way and incorporation of adjacent areas that are undeveloped or under-developed, and demolition of the Student Health Building, the Project creates 11 development parcels, along with an enhanced network of pedestrian and bicycle pathways that connect Isla Vista and the campus. The Project location and development parcels are illustrated in Attachments 1 and 2.

#### ***Program***

A total of 540 residential units consisting of 180 for-sale townhomes and 360 rental apartments will be occupied by UCSB faculty and staff. The Project also includes the development of up to 33,100 gross square feet (gsf) of accessory retail uses that are primarily intended to serve Project residents and the UCSB community. Vehicle parking for the Project includes two proposed parking structures, private two-car garages associated with each of the proposed townhomes, and additional on- and off-street parking spaces.

The development program achieves the maximum density allowed under the LRDP, which was developed through extensive consultation between the campus, local jurisdictions, community

stakeholder groups, and the California Coastal Commission (CCC). LRDP Policy LU-15 describes a maximum development envelope for the Ocean Road Housing Project, with provisions governing the number of units, total lot coverage and development, and height limits. Table 1 demonstrates that the Project program aligns with the maximum development envisioned by the LRDP without requiring an additional review process.

**Table 1  
Ocean Road Housing Project  
LRDP Maximum Development Envelope**

<b>LRDP Provisions</b>	<b>LU-15 Maximums</b>	<b>Proposed Project</b>
Number of residential units	540	540
Gross Square Feet of development	810,000	802,200
Height limits		
Northern portion of site	65 feet	65 feet
Adjacent to Manzanita Village	45 feet	45 feet
Average adjacent to Isla Vista	55 feet	55 feet
Site Coverage	50%	48%
Maximum onsite population	2,400	1,500 (approx.)

Table 2 summarizes the Project’s development program, and a site plan illustrating the distribution of uses throughout the site is included as Attachment 3.

**Table 2**  
**Ocean Road Housing Project**  
**Development Program Summary**

Parcel	Area (acres)	Town-houses	Apart-ments	Total Units	Retail (gsf)	Max Bldg. Height (ft.)	Bldg Area (gsf)	Density (units/acre)
A	1.46	38		38		45	66,600	26.0
B	3.70		240	240	9,500	65	312,000	64.9
C	2.17	61		61		45	104,900	28.1
D	0.54	15		15	1,800	45	27,500	27.8
E	0.36			0	20,000	45	20,000	0.0
F	0.39	10		10	1,800	45	18,600	25.6
G	0.34	10		10		45	16,800	29.4
H	1.87		120	120		65	159,000	64.2
I	0.40	12		12		45	20,400	30.0
J	0.40	12		12		45	20,400	30.0
K	0.73	22		22		45	37,000	30.1
<b>Total</b>	<b>12.36*</b>	<b>180</b>	<b>360</b>	<b>540</b>	<b>33,100</b>		<b>803,200</b>	<b>43.7</b>

\* Parcel areas do not include streets

The 180 proposed townhouses are distributed throughout the Project site, including parcels “A”, “C”, “D”, “F”, “G”, “I”, “J”, and “K”. The townhouses are three-story units, have a maximum height of 45 feet, and include a mix of two-, three-, and four-bedroom units. The approximate density of the product is 28 units per acre. Each townhouse has a two-car garage in either a tandem or side-by-side configuration, with primary living areas located on the second and third floors. The townhouse units will be available to UCSB and faculty and staff for sale at approximately 20 percent to 40 percent below market rates based on comparable sales in the previous three months of similar residential product in the Goleta and Santa Barbara area (within a 15-mile radius).

The 360 proposed apartment units and associated parking structures are located on parcels “B” and “H.” The apartment buildings are four to five stories with a maximum height of 65 feet. The apartments include a mix of studios and one-, two-, and three-bedroom units, and on average are approximately 900 square feet in size. The approximate density of the product is 64.4 units per acre. The apartments will be available to UCSB faculty and staff for rent at approximately ten percent below market rate based on comparable market rents for similar units. Floorplans for residential units are included in Attachment 4.

Community-serving retail uses totaling up to 33,100 gsf are located on the ground floor of the mixed-use apartment building on Parcel B where Ocean Road meets El Colegio Road, and also along Pardall Road at Ocean Road as ground-floor retail in mixed-use buildings on parcels “D” and “F” and in a stand-alone retail building on parcel “E” adjacent to Parking Structure 22.

A total of 1,249 vehicle parking spaces to serve the Project will be distributed throughout the site. Of these, 360 spaces are provided in private two-car garages in the 180 townhome units. Two parking structures will contain 765 spaces to accommodate parking for the 360 rental apartment units and to replace 45 of the existing parking spaces for the Faculty Club that will be displaced by the Project. A total of 124 off-street parking spaces will be provided in three small surface parking lots and on-street spaces along Ocean Road. The amount of parking provided in the Project aligns with the LRDP requirement for two parking spaces per residential unit, in addition to parking for the retail. The Project also replaces some existing parking removed for the Project, and provides required public access to coastal resources.

The campus evaluated alternatives to reduce the amount of parking for the project, including relying on parking infrastructure already developed on campus and Transportation Demand Management (TDM). A survey of existing parking facilities near the Project demonstrates that existing capacity is insufficient to serve the Project: many of the existing parking facilities operate close to capacity during the middle of the week, with 90 percent of the parking spaces located in facilities that operate at least one day per week above 90 percent capacity. Transportation Demand Management (TDM) programs to reduce parking demand in the Project would require an entirely different set of programs focused not on in-bound commuters but rather on increasing regional access for Project residents to services off-campus. The faculty and staff households of Ocean Road are expected to be older and more likely to include children and/or have a household member who works off-campus, and accordingly are more likely to require a private vehicle to access work, services, and recreational amenities. Eliminating the parking structures from the Project in favor of TDM services would make the units less marketable to the intended faculty and staff occupants.

Ocean Road and El Colegio Roads will be reconfigured with reduced widths; both roads will remain the primary vehicular access to the Project and adjacent uses. The Project will also install an enhanced network of walkways and bicycle paths along the length of the Project on El Colegio and Ocean Roads, and through the site at El Greco Road, Segovia Road, Cordoba Road, Pardall Road, Madrid Road, Seville Road, Trigo Road, Sabado Tarde Road, El Nido Lane, and Del Playa Drive. The Project's pedestrian and bicycle network will provide access throughout the Project and will also provide connections between Isla Vista and the Main Campus circulation system. Short-term bicycle parking facilities will be located at various points along Ocean Road, and secure long-term bicycle parking facilities will be located in the apartment buildings on parcels "B" and "H".

Approximately 5.1 acres of the Project not developed with buildings or circulation infrastructure will be landscaped with new drought-tolerant trees, shrubs, and ground covers. Open space features include private common areas in apartment building courtyards and between townhomes, and also public open spaces in multiple pocket parks through the Project. New street trees will be planted along El Colegio Road and Ocean Road.

***Project Phasing***

The Project will be developed in two phases due to construction logistics, sequencing of infrastructure and vertical development, and to allow for the relocation of the existing Student Health Building. Each phase includes both a rental and for-sale housing component; the retail and structured parking is included with the rental component for each phase, while the for-sale townhomes include in-unit garage parking spaces and surface lots. Open space, utilities, and related site-infrastructure improvements would occur as each phase is developed. See Attachment 11 for an illustration of site phasing and associated open space, circulation, and site-infrastructure improvements.

Phase 1 consists of approximately 120 rental homes, up to 23,600 gsf of retail space, approximately 142 for-sale townhomes, and approximately 285 parking spaces in a structure, 14 surface parking spaces, and 284 private garage spaces (townhomes). Phase 1 will also include realignment of Ocean Road and associated infrastructure to support creation of the developable parcels (A-I) as depicted in attachment 11. The demolition of the Student Health Building is not necessary in order to construct Phase 1; however, it is included in Phase 1 to create the development site for Phase 2. Phase 2 consists of 240 rental homes, up to 9,500 gsf of retail space, and approximately 480 parking spaces in a structure, ten surface parking spaces, and 76 private garage spaces (townhomes).

**Table 3  
Project Phasing Summary**

	<b>Rental Homes</b>	<b>For-Sale Townhomes</b>	<b>Retail</b>	<b>Parking</b>	<b>Parcels</b>	<b>Other Scope</b>
<b>Phase 1</b>	120 units / 2 acres	142 units / 5.5 acres	23,600 gsf	585 spaces	C, D, E, F, G, H, I, J, K	Student Health Building demolition; Ocean Road realignment and associated main utility infrastructure (all sites, A-K).
<b>Phase 2</b>	240 units / 4 acres	38 units / 2 acres	9,500 gsf	664 spaces	A, B	El Colegio Road Improvements

**DESIGN ELEMENTS**

The Project design reconfigures Ocean Road – currently acting as a barrier between campus and Isla Vista – into a mixed-use neighborhood with enhanced pedestrian and bicycle circulation and infrastructure. The buildings will create a unified façade along the length of Ocean Road with active public uses on the ground floor in key locations and residential scale porches and gardens in others. The buildings are planned to provide a finished end for the blocks of Isla Vista, and to serve as a series of gateways into both Isla Vista and the Main Campus.

To achieve cohesion within the Project and with the neighboring development in Isla Vista and the Main Campus, the Project's buildings will be designed in the Spanish Revival style that characterizes much of the region's notable architecture, or the more modern UCSB Contextual style utilized by many campus buildings. Townhomes and apartments designed in the Spanish Revival style will incorporate architectural elements including bay windows, doors with arched openings, tile roofs, shutters, stairways, pergolas, and balconies. Buildings designed in the UCSB Contextual style will feature corner windows, balconies, bay and box windows with flush glazing, and a variety of solar screening devices.

The Project design and architecture are consistent with Ocean Road Pattern Book design guidelines prepared for the Project in 2006. The Pattern Book guidelines describe the overall configuration of the development parcels, circulation system, and landscaping, as well as building massing, design elements, and architectural composition for Project buildings.

### ***Sustainable Features***

The Project will comply with the University's Sustainable Practices Policy, which establishes goals for green building, clean energy, transportation, climate protections, facilities operations, zero waste, procurement, food service, and water systems. The Project is being planned with a focus on sustainable development and will seek a minimum Leadership in Energy and Environmental Design (LEED™) standard of "Gold". A full range of sustainable practices for building design and operation is included in the budgeting, programming, and design effort for the Project. Sustainable features in the current design include:

- Residential uses and common spaces will be all electric for all uses
- Retail spaces will be all electric for space and water heating. Some portion of the retail space may be occupied by restaurant tenants who utilize natural gas for food preparation
- The 180 townhome units will feature photovoltaic panels for solar power generation
- The structural system of apartment and retail buildings will support the use of photovoltaic panels
- Feasibility of installing photovoltaic systems to provide electrical service to building common areas will be investigated during design development
- Community solar opportunities for the project, including virtual net metering, will be explored
- Home buyers will be provided information on options to purchase electricity with a higher renewable energy mix
- Common areas and landscaping will be watered with reclaimed water from Goleta Water District
- Water reduction through low-flow, weather-based irrigation with controllers
- High performance attics and roof systems
- Pre-wired electric vehicle charging circuits
- Natural ventilation for energy conservation
- LED lighting design in both the homes and the common areas
- High-performance glazing system of E3 or better
- High-performance envelope thermal insulation



- Light-reflecting materials/finishes to reduce heat island effect
- Energy-efficient building systems including HVAC, water heating, and appliances
- Low-flow plumbing fixtures and showers for domestic water reduction
- Solid waste disposal reduction by diversion of at least 65 percent of construction waste from landfills
- Reduction of Volatile Organic Compounds (VOC) emissions through use of no- and low-VOC products
- Reduction of heat island effect through minimization of surface parking and inclusion of pocket parks and landscaping
- Native and drought-tolerant landscape materials that do not require fertilizers or insecticide
- Storm water management systems to clarify storm water discharge
- Bicycle parking, including public bicycle racks on Ocean Road and securable storage in the apartment buildings.

The Project has been analyzed by the UC Operational Carbon and Energy Assessment for New Construction (“OCEAN”) Tool and results are included as Attachment 5. The OCEAN report provides high-level estimates of energy use, utility costs, and operational greenhouse gas emissions for the proposed Project, compared against policy targets.

### ***Seismic Policy***

This Project will comply with University’s Seismic Safety Policy including independent structural engineering peer review.

### ***Small Business Enterprises***

The campus is committed to promoting and increasing participation of small business enterprises (SBEs), which encompasses disadvantaged, disabled veteran, and women owned business enterprises, in all purchasing and contract business, subject to any and all applicable obligations under State and federal law, collective bargaining agreements, and University policies. Providing qualified SBEs with the maximum opportunity to participate will be encouraged with the selected design professionals and contractors with the goal of meeting 25 percent participation. UCSB’s private development partner and its selected general contractor will make good faith efforts to use SBEs and local workforce participants when subcontracting any of the services resulting from the Project.

## **LONG RANGE DEVELOPMENT PLAN AMENDMENT NO. 4**

The land use designation for a majority of the project is “Housing”, which allows for faculty and staff housing and ancillary commercial and neighborhood serving services integral to the housing complex, recreational facilities and open space areas, and parking. Approximately 3.5 acres of the project site, located on portions of parcels “A”, “B”, and “C”, is designated as “Academic and Support”, which does not allow housing. The Project includes a minor Amendment to the

LRDP to convert approximately 3.5 acres of land designated as “Academic and Support” to “Housing”, as depicted in Attachment 7. The Project supports implementation of LRDP policy LU-2 to construct up to 1,800 faculty and staff units. LRDP Policy LU-15 provides specific guidelines for the development of Ocean Road Housing. The Project design meets all the criteria in LU-15 as it relates to the development footprint, number of units, heights, site coverage, population, and parking. The proposed project, including the LRDP Amendment will require approval from the CCC.

**CEQA COMPLIANCE**

Pursuant to the California Environmental Quality Act (CEQA), Addendum No. 4 to the 2010 LRDP Environmental Impact Report (EIR) (SCH#2007051128) has been prepared for the Ocean Road Housing Project (Attachment 9). None of the circumstances that would trigger subsequent or supplemental environmental review under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 or 15163 have occurred or are present. Findings have been prepared to support the University’s determination that the proposed Project would not require major revisions of the 2010 LRDP Environmental Impact Report (EIR) (Attachment 10).

**Key to Acronyms**

CCC	California Coastal Commission
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
gsf	Gross Square Feet
LRDP	Long Range Development Plan
OCEAN	UC Operational Carbon and Energy Assessment for New Construction

**ATTACHMENTS**

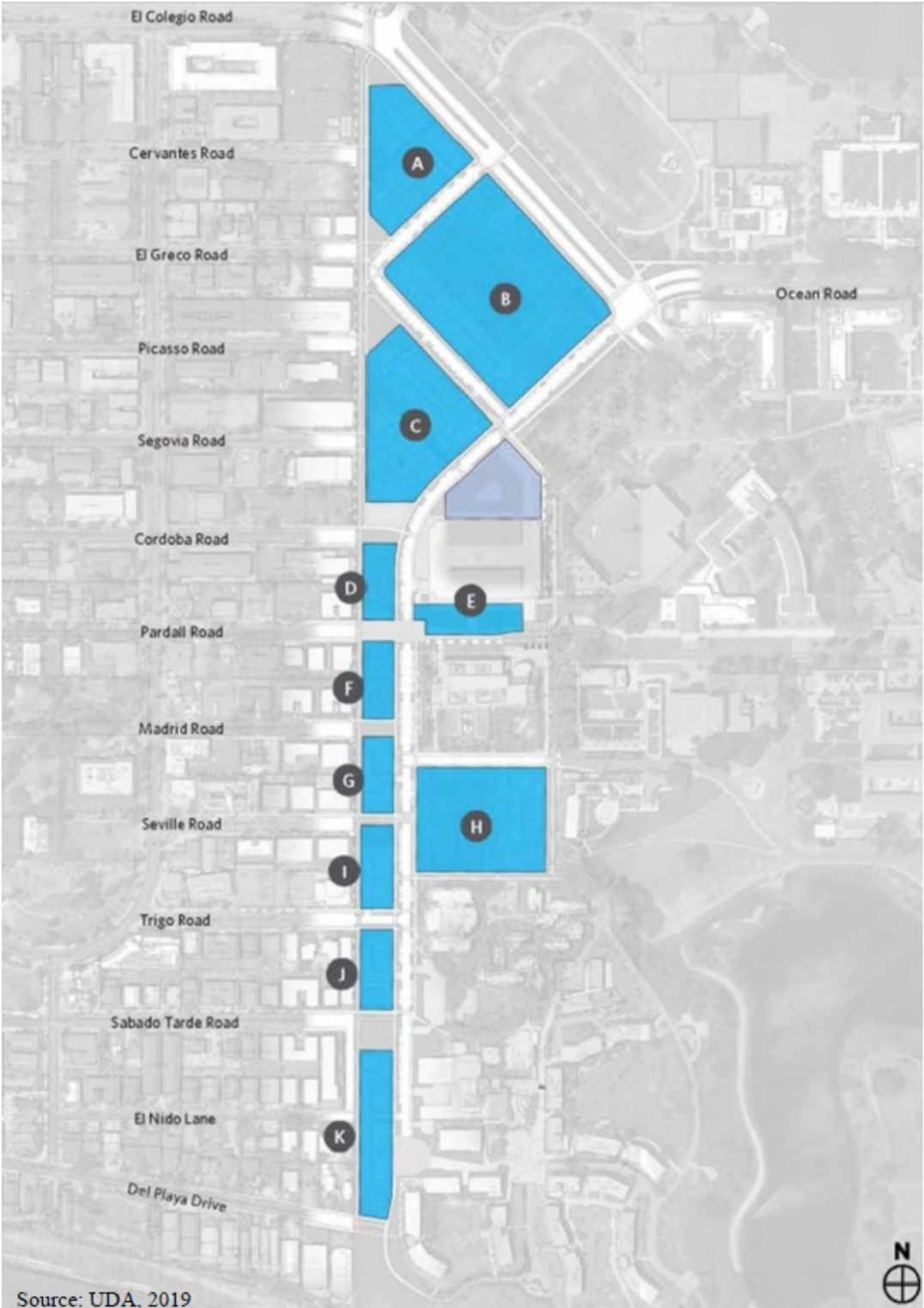
Attachment 1:	Project Location Map
Attachment 2:	Development Parcels
Attachment 3:	Site Plan, Uses, and Sustainability
Attachment 4:	<a href="#">Project Graphics – Architecture, Design, and Floor Plans</a>
Attachment 5:	OCEAN Report
Attachment 6:	2010 Long Range Development Plan: <a href="https://drive.google.com/file/d/1sv6C1r957kwLHIIX1s57_3y4WP6aXRh_/view">https://drive.google.com/file/d/1sv6C1r957kwLHIIX1s57_3y4WP6aXRh_/view</a>
Attachment 7:	Proposed LRDP Land Use Amendment
Attachment 8:	2010 Long Range Development Plan EIR: <a href="https://sam.ucsb.edu/campus-planning-design/2010-long-range-development-plan/documents-and-materials">https://sam.ucsb.edu/campus-planning-design/2010-long-range-development-plan/documents-and-materials</a>
Attachment 9:	Addendum No. 4 to the 2010 LRDP EIR:

	<a href="https://drive.google.com/file/d/17qFEe3qjDicCAW9Ux2nDERj4CbqJA_b9/view">https://drive.google.com/file/d/17qFEe3qjDicCAW9Ux2nDERj4CbqJA_b9/view</a>
Attachment 10:	<a href="#">CEQA Findings</a>
Attachment 11:	<a href="#">Project Phasing and Infrastructure</a>

Project Location Map

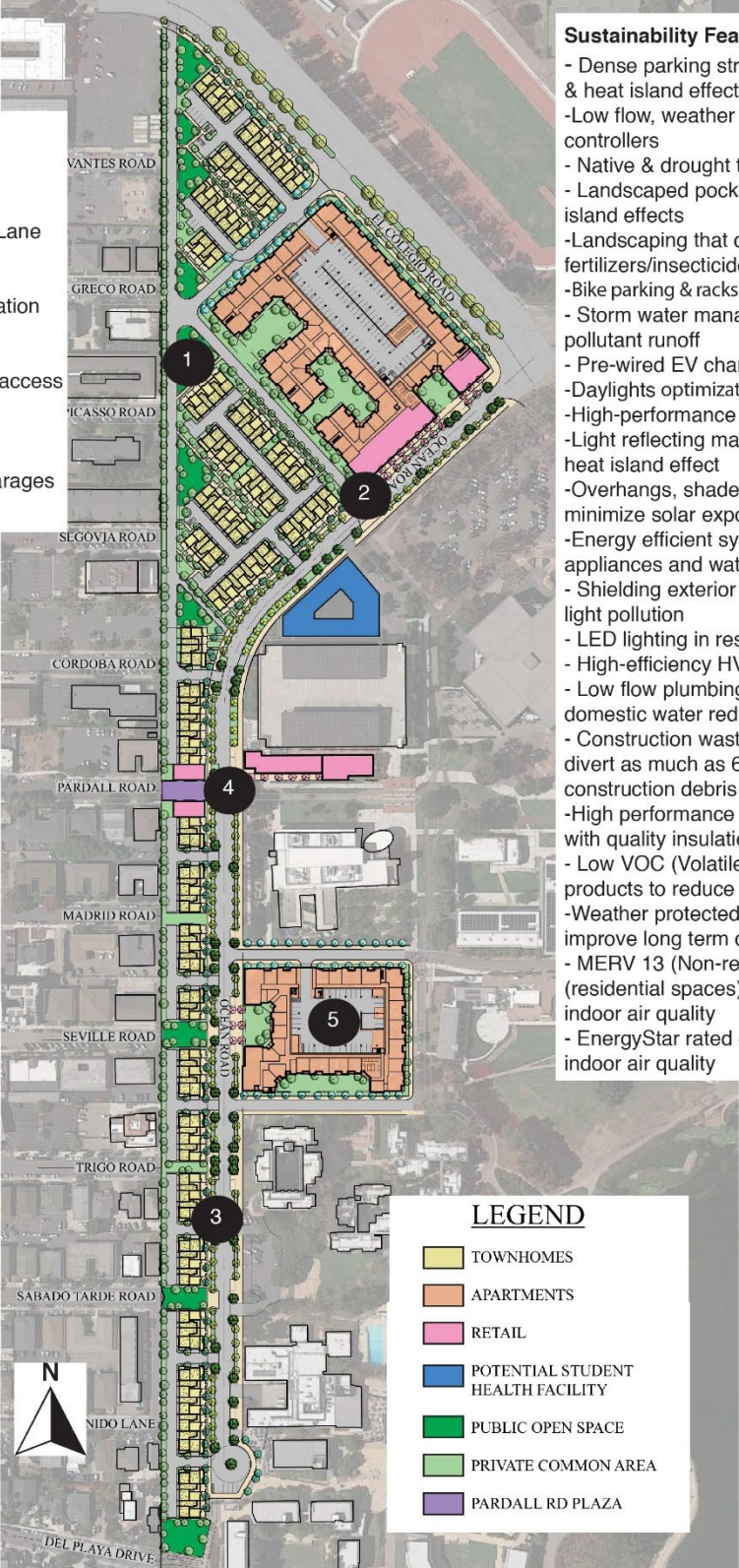


Development Parcels



Site Plan, Uses, and Sustainability

- 1 Pocket Parks
- 2 Dedicated Bike Lane
- 3 Tree lined circulation
- 4 Bike/pedestrian access to Isla Vista
- 5 Wrap Parking Garages



# Ocean Road

## UC OCEAN Report

Report prepared on April 8, 2022

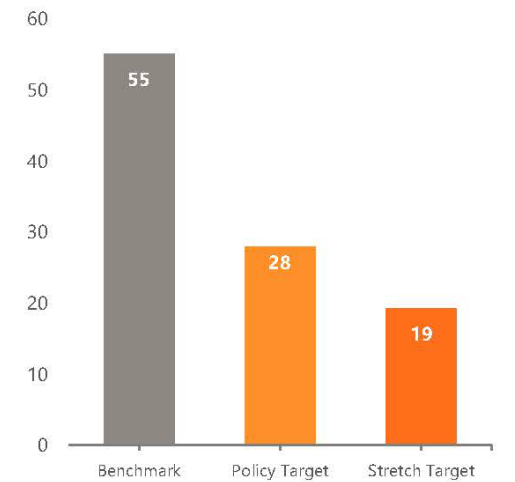
### PROJECT RESULTS

31-Year NPV Utility Costs **\$19,988,400**  
 Cumulative GHG Emissions **0 MTCO<sub>2</sub>e/yr**

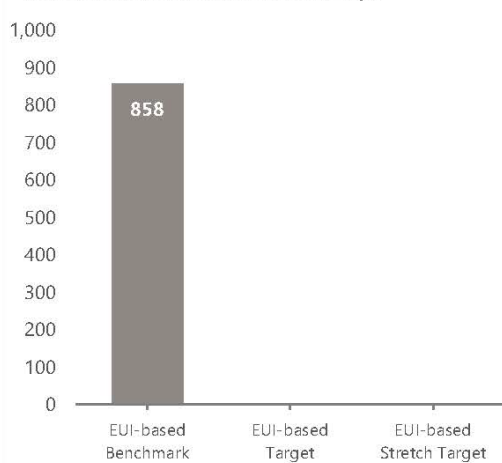
### PROJECT INPUTS

Campus *UCSB*  
 Project Size *812,700 sq ft*  
 Funding Stage *Not Applicable*  
 Design Phase *Concept Design*  
 Fuel Source *All-electric*  
 Electricity Provider *Campus Utility*  
 Cooling System *Stand-alone*  
 Heating System *Stand-alone*

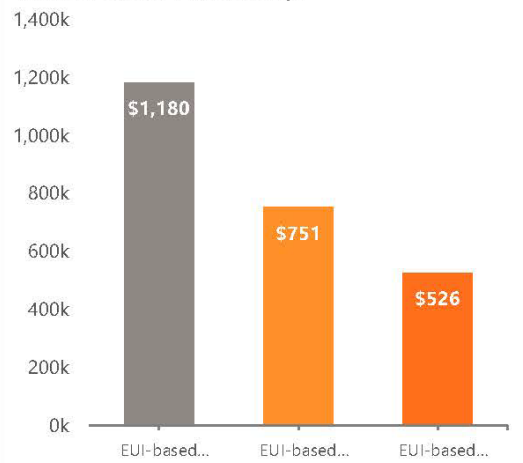
SITE ENERGY USE INTENSITY (kBtu/sq ft)



ANNUAL GHG EMISSIONS (MTCO<sub>2</sub>e/yr)



ANNUAL UTILITY COSTS (\$k/yr)



### DEFINITIONS

**Benchmark:** UC Sustainable Practices Policy whole building energy use baseline benchmark based on building type and campus location.

**Policy Target and Stretch Target:** The UC Sustainable Practices Policy includes bi-annually updated minimum and stretch targets based on percent reduction in energy use from the Benchmark. See Table 1 of Section V.A.3 in the Policy for more information (<https://policy.ucop.edu/doc/3100155/SustainablePractices>).

**Project:** Results are estimated based on currently available project details and campus-specific energy assumptions.

**EUI-based Benchmark, Target and Stretch Target:** GHG emission estimates, and utility cost estimates associated with the project Benchmark EUI, Policy Target EUI, and Stretch Target EUI.

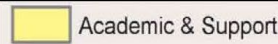
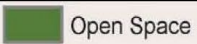
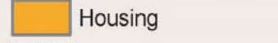
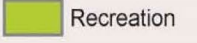
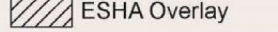
### NOTES

- Project estimates are forecasted to meet Policy Target goals based on currently available program space types and energy system configuration. In future phases (e.g., Design, and Working Drawings), with further developed design details, the project will demonstrate how goals will be met or exceeded.
- All residential and retail heating and hot water will be electric. A portion of the retail (approximately 2% of the total development square footage) may utilize natural gas for food preparation.

Proposed LRDP Land Use Amendment



 Proposed LRDP Land Use Designation Amendment Area

	Academic & Support		Open Space
	Housing		Recreation
	ESHA Overlay		