

**PROPOSED LONG RANGE DEVELOPMENT PLAN
AMENDMENT NO. 7**

The San Benito Student Housing project includes the following amendments to the 2010 LRDP, collectively considered as Long Range Development Plan Amendment No. 7. Additions are shown in *italicized and underlined* and deletions are shown in ~~strikeout~~, while existing language is shown in plain text. The 2010 LRDP is provided here in its entirety: https://drive.google.com/file/d/1sv6C1r957kwLHIIXIs57_3y4WP6aXRh_/view

- **Amend the description of the proposed Facilities Management (Mesa Verde) housing project (Page D-10) to conform with LRDP Policy TRANS-15B**

Facilities Management (San Benito)

The 9-acre Facilities Management site would be redeveloped to provide up to a maximum of 550 units of largely undergraduate student housing, with the potential for some housing for faculty, staff, or families located along the property's northern edge. The site is well suited to housing since it is 20 feet below the surrounding mesa and could accommodate relatively high structures without appearing obtrusive. The first level could accommodate some maintenance facilities or even non-residential neighborhood-serving uses. Parking would be provided in nearby parking lots and structures for students, staff, and visitors. ~~Parking would be provided at the target ratio of one space for every four beds for student housing and 2 spaces for each family unit, including guest parking.~~

- **Amend 2010 LRDP Figure D.4 (Height Limits) and LRDP Policy LU-10 to increase the maximum building height on the housing project site from 65 to 85 feet.**
- **Amend 2010 LRDP Policy LU-10c to include the project-related parking requirements specified by 2010 LRDP Policy TRANS-15B.**

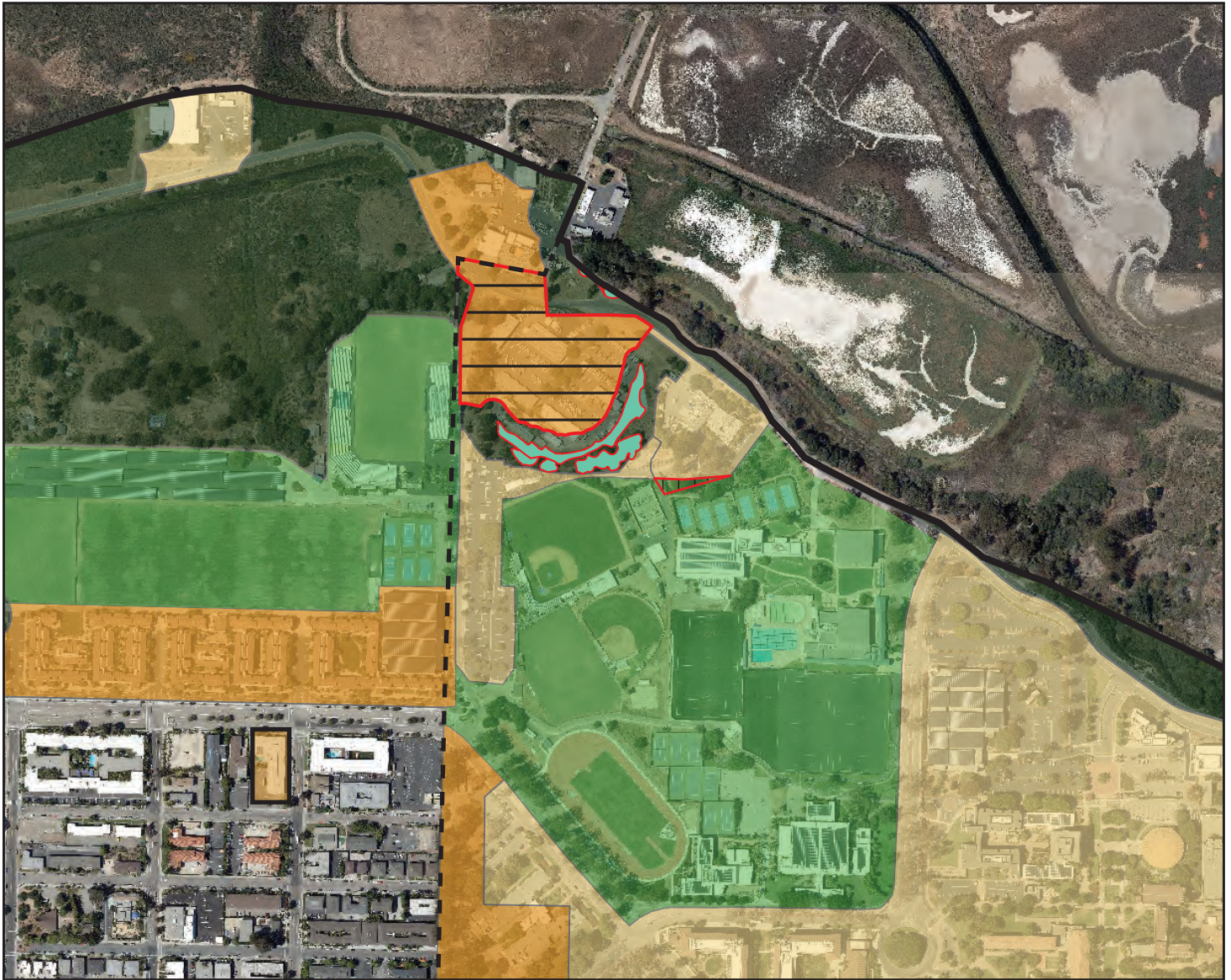
Policy LU-10 – Development at the Facilities Management Housing site shall be located within the approximately 9-acre potential development envelope designated as Housing in Figure D.3 and shall be consistent with the following build-out provisions:

- A maximum of 200 faculty/staff/ family housing units;
- A maximum of up to 2,250 student bed spaces;
- Up to 900,000 GSF development;
- Heights shall not exceed ~~65~~ 85 feet on the southern portion of the site and 35 feet on the northern portion of the site as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 3,000

ATTACHMENT 7





- a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.
 - b. Academic and support build-out on this site shall not exceed 185,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.
 - c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided on-site to the extent feasible and in Structure/Lot 30 or consistent with the requirements of 2010 LRDP Policy TRANS-15B.
 - d. Early in the project planning process for the Facilities Management site, a site-specific flooding/Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04.
 - e. Mesa Road and Stadium Roads shall not be realigned further west due to the presence of ESHA.
 - f. The ESHA buffer to the north of the wetland on the FM site may be reduced to a minimum of 50 feet consistent with the allowed buffer reductions in Policy ESH-31 and where fully mitigated consistent with Policy ESH-17.
 - g. The fire reduction/fuel modification plan shall certify that no fire/fuel modification activities shall occur within the wetland or ESHA area.”
- **Amend 2010 LRDP Figure D.1 (Land Uses), Figure D.2 (Land Use Overlays), Figure F.1 (Open Space Areas), Figure F.2 (Historic and Current Biological Resources), and F.5 (ESHA Buffers) to revise existing ESHA and ESHA buffer designations that reflect the results of recent biological studies and wetland delineations conducted at and adjacent to the proposed housing project site.**
 - **Amend LRDP Figures E.1 (Vehicular Circulation & Parking), Figure E.2 (Bicycle Routes), Figure E.3 (Trail Routes), and Figure E.4 (Coastal Access Program) to reflect infrastructure changes resulting from proposed modifications to Stadium Road, the proposed Lot 17 service driveway, a proposed transit stop, and proposed pedestrian and bicycle paths.**
 - **Amend 2010 LRDP Figure D.1 (Land Uses) to change the land use designation of the southern portions of the proposed Central Utility Plant site, and the southern portion of the proposed Lot 17 service vehicle driveway from a “Recreation” land use designation to an “Academic and Support” land use designation. Also, make corresponding changes to Figure D.3 (Potential Development Areas).**

LONG RANGE DEVELOPMENT PLAN AMENDMENT NO. 7






LEGEND

Land Use

-  Academic & Support
-  Housing
-  Recreation
-  Open Space

-  UCSB Boundary
-  Campus Boundary

Proposed Amendments

-  ESHA Delineation
-  Academic and Support Land Use
-  85 feet height

