

## RESOLUTION NO. 14-43

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA APPROVING THE VILLAGE AT LOS CARNEROS PROJECT.

**APN 073-330-023, 024, 025, 026, 027, 028, 029, 030**

The City Council of the City of Goleta does resolve as follows:

**SECTION 1:** The City Council finds and declares that:

- A. On March 23, 2010 CHA McKinley Goleta, LLC and Los Carneros Business Park, LP filed an application for the Village at Los Carneros project to develop 465 residential units comprised of: 265 townhome and condominium units; 56 single family residences; 74 market rate apartments; and 70 affordable apartments. Included with the application were requests for a General Plan Amendment; Vesting Tentative Map; two Development Plans; a Minor Conditional Use Permit and two Development Plan Amendments (collectively, "Project");
- B. The City reviewed the Project's environmental impacts pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines (collectively, "CEQA");
- C. The Planning Commission considered the entire administrative record including, without limitation, information provided by City staff and public testimony. This Resolution, and its findings are made based upon the entirety of the record including the public hearing held by the Planning Commission on June 23, 2014;
- D. The City Council conducted a duly noticed public hearing on July 15, 2014 at which time all interested persons were given an opportunity to be heard.

**SECTION 2:** *Environmental Assessment.* Resolution No.14-42 recommends that the City Council certify a Final Environmental Impact Report (along with a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations) and Resolution No.14-41 recommends that the City Council adopt the CEQA Addendum to the General Plan/Coastal Land Use Plan Final Environmental Impact Report for this Project. Each Resolution properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution Nos.14-41 and 14-42.

**SECTION 4.** *Findings.* Pursuant to Government Code §§ 65358 through 65855, 65867.5 and GMC §§ 35-317.10(2)(b), 35-315.4, 35-325.5, 35-317.7, the City Council adopts the findings set forth in attached Exhibit 1 (Factual Findings); Exhibit 3 (GP Consistency); and Exhibit Nos.4 and 5 (Zoning Consistency) which are incorporated by reference as if fully set forth.

**SECTION 3:** *Action.* The City Council of the City of Goleta, California does hereby resolve as follows:

- A. Amend the General Plan as set forth in attached Exhibit 6, which is incorporated by reference.
- B. Approve the Vesting Tentative Map attached as set forth in Attachment 6, which is incorporated by reference.
- C. Approve the Final Development Plan for constructing 395 residential units (including the conditions of approval) as set forth in attached Attachment 6, which is incorporated by reference.
- D. Approve the Final Development Plan for constructing 70 affordable residential units (including the conditions of approval) as set forth in attached Attachment 6, which is incorporated by reference.
- E. Approve Development Plan Amendment with associated modifications and Minor Conditional Use Permit as set forth in attached Attachment 6 which is incorporated by reference.

**SECTION 4:** *Reliance of Record.* Each and every one of the recommendations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The recommendations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

**SECTION 5:** *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations of the City's ability to solve what are, in effect, regional, state and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

**SECTION 6:** *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

**SECTION 7:** This Resolution will remain effective until superseded by a subsequent resolution.


**SECTION 8:** A copy of this Resolution must be mailed to CHA McKinley, Goleta LLC and Los Carneros Business Park LP and to any other person requesting a copy. The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

**SECTION 9:** This Resolution will become effective immediately upon adoption.

**SECTION 10.**

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of July, 2014.

  
MICHAEL T. BENNETT, MAYOR

ATTEST:

APPROVED AS TO FORM:

  
DEBORAH LOPEZ  
CITY CLERK

  
TIM W. GILES  
CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA ) ss.  
CITY OF GOLETA )

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 14-43 was duly adopted by the City Council of the City of Goleta at a Regular meeting held on the 15<sup>th</sup> day of July, 2014 by the following vote of the City Council:

AYES: MAYOR BENNETT, MAYOR PRO TEMPORE PEROTTE,  
COUNCILMEMBERS ACEVES, FARR AND VALLEJO.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

  
DEBORAH LOPEZ  
CITY CLERK

