ATTACHMENT A
FINDINGS OF APPROVAL
The Patterson Place Apartments Substantial Conformity Determination (SCD)
120 S. Patterson Avenue; APN 065-050-030
Case No. 21-0007-SCD

The Planning and Environmental Review (PER) Director has reviewed the application materials, the Design Review Board (DRB) findings and approval, and staff recommendations for 21-0007-SCD. Based on substantial evidence derived from consideration of the entire record, the PER Director has determined that the following findings for approval can be made for Case No. 21-0007-SCD, Substantial Conformity Determination (SCD), pursuant to Goleta Municipal Code, Title 17 Zoning Ordinance Sections, and Findings for Approval: 17.52.100 Minor Changes to approved Development

1. 17.52.100(B)(1)(a) Minor Changes to Approved Development

Pursuant to Title 17, Section 17.52.100(B)(1)(a), the Director's designee finds the following regarding applicability of the SCD Development Thresholds:

1.1 The change will not result in an increase of 1,000 square feet or more than 10 percent of building coverage of new structures over total previous Permit or Plan approval, whichever is less.

The proposed project involves adding 69 sf to the existing 1,711 sf clubhouse (1,780 total proposed) and adding 291 sf to the existing 533 sf clubhouse (824 sf total proposed). The other changes (refreshing and updating the facades of existing buildings, improving on-site amenities and leasing operations, updating site landscaping, improving the onsite pedestrian experience, and accessibility upgrades do not involve additional building square footage. The proposal does not increase the number of residential units or employees. As the proposed additional square footage is under the 1,000 square feet threshold, the change qualifies for a Substantial Conformity Determination (SCD).

1.2. The change will not result in an overall height, which is greater than 10 percent above the previous Permit or Plan approval height.

No change in building height is proposed.

1.3 The change will not result in more than 1,500 cubic yards of new cut and/or fill in the Inland Area (50 cubic yards in the Coastal Zone) and avoids slopes of 30 percent or greater unless these impacts were addressed in the environmental

analysis for the project; mitigation measures were imposed to mitigate said impacts and the proposal would not compromise the mitigation measures imposed.

No new grading is proposed with the project.

1.4. The project is located within the same general location as, and is topographically similar to approved plans. The location must not be moved more than 10 percent closer to a property line than the originally approved Permit or Plan.

All the buildings and site changes are staying within the original locations as permitted.

1.5 The project has not been the subject of substantial public controversy, nor is there reason to believe the change is likely to create substantial public controversy.

The project has been reviewed at a public hearing held for design review and notices were published in the local newspaper and mailed out to owners and tenants within a 500' radius. No public comments were received and the minor changes will likely not generate public interest or controversy.

2. 17.52.100(B) Common Procedures, Changes to Prior Permits and Approvals

Pursuant to Title 17, Section 17.52.100(B), the Director makes the following Changes to Prior Permits and Approval Findings for Substantial Conformity Determination:

3.1. The findings required for the original approval must be re-made.

The development proposed by the SCD meets the original finding(s) of the development plan. Due to the lack of a copy of the development plan in the record, the City is relying on the staff report associated with the development plan that was approved by the Santa Barbara County Board of Supervisors (BOS) in 1972 (72-RZ-19 and 72-CP-27). According to the staff report, the development includes 168 apartment units with a density of 20 units per acre. The SCD proposed in the instant case continues to meet the Goleta General Plan Land Use designation and zoning of Medium-Density Residential (R-MD), remains at a residential density of 20 units per acre as originally approved and is consistent with the development

plan. Therefore, the original finding(s) made by the BOS of the development plan can still be made.

3.2. The change does not conflict with project conditions of approval and/or final map conditions and the change can be effectuated through existing permit conditions. The environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval.

The project approved in 1972 did not identify any environmental impacts associated with the project. Further, the change proposed by this SCD does not increase the intensity of use of the site (maintaining the apartment use at 20 dwelling units per acre) and stays within the same configuration. The location of the increase in building coverage (370 square feet) will occur in areas that are already developed. The environmental impacts related to the proposed changes are substantially the same as those associated with the previous approval. The change to the project provides design improvements and additional ADA access, improves compliance with Goleta Municipal Code Title 17 requirements for buildings, circulation, parking, and landscaping as detailed the Director's SCD letter and can be effectuated through standard building permit conditions.

3.3 The change will not result in environmental impacts not analyzed or discussed at the time of the previous approval or result in the need for additional mitigation measures and the change does not alter; findings that the benefits of the project outweigh the significant unavoidable environmental effects, if any, made in connection with the original approval.

CEQA was not in effect at the time for private development projects when the project was considered in 1972. Based on the County records from the Planning Commission and the BOS, CEQA findings were not made at the time of approval.

The City is relying on the staff report and meeting minutes associated with the development plan that was approved by the Santa Barbara County Board of Supervisors (BOS) in 1972 (72-RZ-19 and 72-CP-27). Both the staff report and the minutes are silent regarding an environmental determination or any environmental impacts anticipated to occur with the development of the site with 168 apartment units at a density of 20 units per acre.

In regards to the SCD, the City of Goleta is the lead agency for this project pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.). The project has been found exempt from CEQA and a Notice of Exemption can be issued by the Director. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15304(b) (New gardening or landscaping) and Section 15301(a) (Exterior alterations). The existing development is located within the urbanized area and improved with existing commercial land uses and exempt from CEQA consistent with Section 15303(c) (New Construction of Conversion of Small Structures) for the replacement building and site improvements.

2.4 Any revisions to the original project have received Design Review Board approvals for landscaping and structures, if necessary.

The revised project received Conceptual, Preliminary and Final Design Review at the November 9, 2021, DRB meeting. The project was determined to be compatible with the City of Goleta design principles, policies and standards for structures and landscaping, as specified in the General Plan and Title 17 Zoning Ordinance and detailed in the staff report and the DRB findings. The findings made by the DRB are attached as Exhibit 1 to Attachment A.