Decision Date: March 24, 2022

Steve Fort
SEPPS, Inc.
1625 State St, #1
Santa Barbara, CA 93101

RE: Finding of Substantial Conformity Determination (SCD)
120 S. Patterson Avenue (APN 065-050-030)
Patterson Place Apartments Building Additions, Façade, Circulation, and Landscaping Improvements
21-0007-SCD

Dear Mr. Fort:

I have reviewed your request for a Substantial Conformity Determination (SCD) and, following the 10-day onsite noticing and website posting date, now approve the requested SCD, as outlined below.

Background

The Land Use designation for the property in the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) is Medium-Density Residential (R-MD) and the site is zoned Medium Density Residential (RM). The proposed project is a request for a SCD for remodeling of the existing Patterson Place Apartments leasing office, club house/recreation building, residential apartment buildings, and landscaping and site work, effecting the Santa Barbara County approved Development Plan (74-DP-25). The existing apartment complex has 168 apartment units, a club house, and manager's unit/leasing office within the 11 on-site buildings. There are 228 parking spaces, which include one ADA space on a site originally approved as part of Development Plan approvals by the County of Santa Barbara. Subsequent approvals by the City of Goleta include two Land Use Permits, which added 145 SF to an existing manager's unit/ office and a 220 SF roof over the existing outdoor pool showers (Case Nos. 01-071-LUP and 10-002-LUP, respectively).

BACKGROUND

Prior Planning Approvals

The subject property is identified as the 8.4-acre parcel designated Assessor Parcel Number (APN) 065-050-030, which was recorded by the County of Santa Barbara Recorder as Parcel Lot 1 of Tract No. 13,172 in Book 220, pages 15 to 26, on December 16, 2008. The existing General Plan land use designation for the site was approved by the County of Santa Barbara on April 13, 1979, per Resolution 79-16, which remained the same following the City of Goleta's incorporation. The existing 168-apartment unit project was approved by the Santa Barbara County Board of Supervisors in 1972 (72-RZ-19 and 72-CP-27). Subsequent permits include two Land Use Permits, which added a 145 SF building addition to an existing manager's unit/office and a 220 SF roof over the existing outdoor pool showers (Case Nos. 01-071-LUP and 10-002-LUP).

PROJECT DESCRIPTION

This SCD consists of remodeling of the existing Patterson Place Apartments leasing office, club house/recreation building, residential apartment buildings, and site landscaping. The existing apartment complex has 11 buildings, housing 168 apartment units (20 dwellings/acre), a club house, and leasing office. The intent of the project is to add 69 sf to the existing 1,711 sf clubhouse (1,780 total proposed), add 291 sf to the existing 533 sf clubhouse (824 sf total proposed), and refresh the facades of existing buildings, improve amenities and leasing operations, update site landscaping, improve the onsite pedestrian experience, and make certain accessibility upgrades as shown in the proposed Project Plans in Attachment B. The proposal includes no increase in the number of residential units or employees.

The specific details regarding the changes are as follows:

Building Additions and Façade Improvements

1. *Clubhouse Building.* A 69-square foot (SF) addition and remodel of the existing 1,711 SF clubhouse building are planned. These changes include: 1) revisions to the interior layout of the clubhouse; 2) reconfiguration of the interior bathrooms for improved accessibility; 3) additional storage space will be added with exterior access; 4) addition of a pool restroom and two showers with exterior access from the pool area; and 5) addition of a small seating/counter area with a pass-through window to the existing interior kitchen. Further, changes to windows, doors, and facades, a new exterior patio, a trellis adjacent to the pool, and new pool patio furniture are part of the upgrade to the Clubhouse Building.
2. *Leasing Office.* A 291 SF addition and remodel of the existing 533 SF leasing office building are planned. The interior layout of the leasing office will be revised as follows: 1) enclosing an existing exterior fenced area; 2) adding an accessible

bathroom; and 3) converting an existing bedroom from an adjoining apartment unit to a copier/resource room (the leasing office is attached to an existing apartment building). Further changes to windows and doors and facades and an updated entry are part of the upgrade to the Leasing Office

3. *Façade Improvements.* Façade improvements to the ten (10) existing residential apartment buildings include new paint, plaster repair as necessary, new stairs, new deck railings, new wood trim in certain locations, new exterior light fixtures, new door hardware, and new building entry awnings.

Site Circulation and Lighting

4. *Walkways*. All of the existing pedestrian walkway surfaces will be updated to be accessible paths of travel.
5. *Reconfigured parking*. There are 228 existing standard parking spaces and one existing accessible parking stall currently on site. The proposed reconfiguration of the parking areas would result in 203 standard stalls, two new accessible stalls, and 15 tandem stalls. A minimum of 10% of new parking stalls will be devoted to electrical vehicle charging stations.
6. *Exterior Lighting.* New exterior lighting fixtures are proposed on the exterior of apartment buildings, as pathway lights, limited up lights at certain trees, string lights at the clubhouse, pendant lights, wall lights, and new, pole-mounted lights. The Pole mounted lights would be between 10 to 12 feet tall.
7. *Trash Enclosures.* New and remodeled trash and recycling enclosures will be provided throughout the complex as shown on the site plan.

Stormwater, Open Space and Landscaping

8. *Common Open Space.* A new tot lot will be installed on the east side of the property. The play equipment will be made of natural materials and have a permeable surface under the play equipment.
9. *Landscaping.* An updated landscaping plan is proposed that involves: 1) removal of 117 trees (refer to the Arborist Report provided in Attachment C); 2) installation of 142 new trees native to the Mediterranean climate and 3) changes to the plant materials around the site. Approximately 20% of the proposed plant materials will required moderate levels of water demand with the remainder having low to very low water demand once established.

General Plan and Zoning Consistency

Patterson Place apartment complex, as a medium density residential complex, is consistent with the R-MD General Plan Land Use designation as shown on Figure 2-1 of the City of Goleta General Plan and Coastal Land Use Plan (GP/CLUP). The project is consistent with the maximum density allowed under City standards (20 units per acre) and the density approved by the Board of Supervisors in 1972 at 20 units per acre. No change is proposed to increase or decrease the number of units.

The current project revisions are considered minor in scale and will continue to meet the applicable performance standards of the original County of Santa Barbara approvals

and current City standards. The current infrastructure and services remain available to serve the proposed project and no increase in infrastructure is needed to support the proposed changes listed above. The use of the site with the improvements proposed by the SCD will continue to be consistent with the multifamily housing designation of the site. The rehabilitation of these aging, medium density, renter-occupied housing units is consistent with Housing Element Policy HE1, which seeks to "protect, conserve, and enhance the existing housing stock…" The proposed enhancements to the complex will facilitate the preservation of the existing housing stock at this location.

The project remains consistent with the GP/CLUP General Plan Conservation Element policies and prior County approval, which requires pre-development review to ensure protection of sensitive habitats and species, including a nesting birds and raptors survey onsite and along the adjacent Maria Ygnacio Creek riparian area prior to construction, minimization of light and glare, and the use of non-invasive landscape plantings.

The revised landscaping plan with installation of a new tot lot and permeable surfaces in an existing landscaped area, removal of 117 trees, planting of 142 new trees are considered appropriate for the local Mediterranean climate, using a new low-to-very-low water demand planting plan as detailed in the Arborist Report in Attachment C. The improvements associated with the SCD will not have a negative visual impact, given that the minor building additions not visible to the public streets and that the DRB has found the changes to be consistent with City design standards. Further, the less than 400 sq. ft of building additions to the manager's office and the club house will not result in a transportation impact as these improvements are for the purpose of enhancing the usability and functionality of support facilities at the apartment complex and do not add tenants or employees. The project will maintain the existing amount of open space and have submitted an elaborate landscaping and planting plan to enhance and improve upon the existing landscaping.

The SCD remains consistent with the development standards in place during approval by the County of Santa Barbara as well as current Code standards. The SCD request does not affect the project's ability to maintain consistency with the applicable standards as previously approved. The proposed change in coverage is consistent with Goleta Municipal Code Section 17.52.100 (B) Changes to Prior Permits and Approvals requiring an SCD. The proposed project will not result in an increase of 1,000 SF in building area or more than 10 percent of building coverage of new structures over the previous County approval.

Circulation and Parking

The proposed project proposes enhancements to the approved onsite vehicle and pedestrian circulation by reconfiguring parking areas, updating, and widening onsite walkways without changing the locations or dimensions of the existing ingress/egress points. (See Attachment B Plan Sheets A2 and A3 for changes.) The parking changes include a minor shifting the location of some spaces to locations that are more suitable and efficient for the current residential use of the buildings. The proposed changes to

the parking, circulation, and internal walkways do not affect the number of automobile and bicycle parking spaces provided. While the current number of parking spaces (228 provided; 336 required under today's standards) and lack of covered parking spaces (approximately half should be covered) are not consistent with current standards and are therefore non-conforming, the proposed changes do not exacerbate the non-conforming situation by reducing the numbering of spaces. Further, 17 additional parking spaces are proposed, of which at least four spaces will be dedicated to electric vehicle charging stations.

As there is not an increase in the number of apartment units, the improvements proposed by the SCD will not result in an increase in vehicle use. The two accessible spaces included in the project would result in an increase of one from the original project. Overall improvements to the onsite circulation will not result in negative impacts to the local transportation system, since no increase in vehicle trips is expected, nor are there any changes proposed to adjacent roadways or transportation corridors associated with the improvements associated with the SCD.

Lastly, based on the nature and scale of the enhancements proposed with this SCD, compliance with Chapter 17.38 Parking and Loading standards (i.e., bicycle parking, and heat island reduction) are not required at this time. The requirements are not triggered as the improvements proposed with the SCD are not a major alteration of the existing development (17.38.010(A) nor are the circumstances listed in the applicability section (17.38.020) activated.

Landscaping and Drainage Plan Revisions

The applicant proposes a revised landscaping plan with installation of a new tot lot and permeable surfaces in an existing landscaped area, removal of 117 trees, planting of 142 new trees appropriate for the local Mediterranean climate, with new low-to-very low water demand planting plan as detailed in the Arborist Report in Attachment C. The arborist report describes the existing trees recommended for removal as declining in health, over-pruned, overcrowded, severely topped, or in poor condition. The tree species were determined to be non-native species types, which are less suitable for the local climate zone and include: Brazilian pepper, South African coral trees, lemon-scented gum, carrot wood, Victorian box, naked coral, purple-leaf plum, avocado, African fern pine, and evergreen pear, Queensland umbrella, rubber, evergreen ash, bronze loquat, and California pepper. Locations of trees to be removed are shown on Plan sheet L8 of Attachment B.

The new trees species are drawn from species more suited to the local climate and include sweet shade, chitapala, drake elm, Mexican sycamore, tristaniopis, arbutus, swan hill olive, king palm, and Bismarck palm (see Plan sheet L6 in Attachment B). This, along with new planting project-wide, will result in a site-wide change to the existing landscaping, yet will ensure improved water conservation and installation of species with improved long-term compatibility with the adjacent habitats, including the

Maria Ygnacio Creek watershed riparian habitat. The minor change will be reflected in a revised landscape plan associated with the SCD.

The changes to the on-site drainage and hardscaping (drainage swales, walkways, and parking), and landscaping are detailed in the proposed Project Plans in Attachment B. As stated in the Project Description, the hardscape and landscape changes would result in a net increase of 9,479 SF of impermeable surface area, a replacement of 20,273 SF of impermeable surfaces because of improved onsite retention south of the pool area and along walkways, parking areas, and driveways, and 16,362 SF of new permeable surface area, as detailed in the Stormwater Control Plan in Attachment D and shown on Attachment B plan sheets C-2 through C9. The proposed changes to the onsite drainage system, including onsite retention, as compared to the existing onsite system will result in improved drainage resulting in no potential impacts to offsite drainages, including the Maria Ygnacio Creek watershed.

Design Review Board

The Design Review Board (DRB) reviewed the project on November 9, 2021. The DRB granted preliminary and final approval in conformance with Goleta Municipal Code section 17.58.080 (DRB Findings). The DRB found the proposed landscaping changes to be appealing and expressed support for the proposed building and on-site enhancements.

While the DRB granted preliminary and final approval, the DRB identified a few items for the applicant to address through conformance review prior to the City issuing the effectuating Zoning Clearance:

1. Expansion of a visual buffer from the parking lot towards Patterson Avenue.
2. Identification of a different materials (not tropical hardwood) for the balconies and railings.
3. Demonstration that the on-site lighting is dark sky lighting-compliant.
4. Use of local genetic stock for the Sycamore tree species.
5. Revise the sizing of the plant materials to be appropriate for the proposed space.

Therefore, with the topics above addressed, the existing project with the SCD-proposed changes will remain consistent with the GP/CLUP Land Use, Open Space, Transportation, Visual Resources, and Conservation Elements.

Environmental Review

The proposed project will result in a slight increase in the building sizes (370 SF) as well as minor changes to existing parking, pedestrian, and landscaping amenities within the property. Since no change in use, increase in units, or increase in employment is proposed, no additional traffic and parking would be generated beyond the existing conditions. The proposed project involves minor building, landscaping, circulation,

lighting, drainage system, site and landscaping improvements, alterations and upgrades. The site will continue to be served by existing streets and driveway and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

As changes to the project are minor pursuant to Goleta Municipal Code Section 17.52.100 and necessitated by the goal of the Property Owner to rehabilitate and preserve existing housing stock, an exemption for the revised project is appropriate.

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 revisions have been found exempt from CEQA and a Notice of Exemption (NOE) will be issued by the Director. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15301(a) (Exterior alterations) and Section 15304(b) (minor alteration of land - new gardening or landscaping) as detailed in the NOE in Attachment C.

Conclusion

As outlined in Findings (Attachment A and Exhibit 1 to Attachment A) and given that the proposed project does not conflict with the original project conditions, does not alter project findings (density), does not result in significant site alterations that create the potential for environmental impact and is within the guidelines established for substantial conformity determinations, the above project description is in substantial conformity with the original permits issued by the County of Santa Barbara (72-RZ-19 and 72-CP-27) and continues to be consistent with the City of Goleta General Plan and Zoning Ordinance.

Please be advised that this Substantial Conformity Determination is based on staff's evaluation of current conditions, policies, environmental issues and attached findings. To become effective, the proposed changes require an effectuating Zoning Clearance, following the 10-day appeal period, which ends on April 4, 2022.

Please contact the Project Planner, Mary Chang, at (805) 961-7567 with any questions regarding this letter.

Sincerely,

Peter Imhof
Director of Planning and Environmental Review

cc: File (21-0007-SCD)
Lisa Prasse, Current Planning Manager
Mary Chang, Supervising Senior Planner

Attachments:

A - Findings with Exhibit 1 (DRB Findings)
B - Project Plans
C - Arborist Report
D - Storm Water Plan
E - NOE