**Attachment A**
**Design Review & CEQA Findings**
**Pacific Oaks Leasing Office Addition, Site and Landscape/Tree Improvements**
**7170 Davenport Road**
**Case Nos. 23-0002-SCD and 23-0013-DRB**

## DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

*The proposed project includes an addition to an existing single-story leasing office of a multi-unit residential complex and various site improvements, such as color changes to existing apartment buildings, new walkways, certain new trash enclosures, stormwater improvements, new exterior lighting fixtures, new landscaping, and new dog runs. The proposed 213-square foot addition to the existing 409-square foot leasing office serving the 103,586-square foot apartment complex is miniscule (0.2% square footage increase). This small addition will not affect the size, bulk, and scale of the site and neighborhood. Therefore, the size, bulk, and scale of this project are appropriate to the site and compatible with the surrounding neighborhood, as the proposed changes to on-site structures are mostly aesthetic, except for the 213-square foot addition to the existing leasing office.*

*The applicant proposes to remove and replace 81 non-native trees in poor health with 132 native climate appropriate trees. By removing the non-native trees and replacing them with native trees, the landscaping will be more sensitive to the local environment. The proposed exterior paint changes to existing buildings use an earth tone color palette that helps the buildings blend into its surroundings. The proposed exterior lighting throughout the site is dark sky-compliant, with all light focused downward. The photometric plan on sheet L12 shows all light levels at the property line to be 0.1 foot-candles or less in accordance with 17.35.040(C), except for a 0.2-foot-candle reading at the property line near southeastern driveway, which will be amended prior to Final Review. Together, these changes help the proposed development improve the property while conforming to the neighborhood.*

B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

*The proposed 213-square foot addition to the existing 409-square foot leasing office is minor in scale given the surrounding 103,586-square foot apartment complex. Besides the small addition, the project will not alter the site layout or circulation, given the other improvements, which are limited to building color*

*changes, landscaping, hardscaping, replaced trash enclosures, and exterior lighting. These changes fit harmoniously with the proposed development and neighborhood as mentioned above in Finding A.*

C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

*The new addition and existing buildings will be painted with a new earth tone-based color scheme that unites the buildings as a single entity. The expanded leasing office, revised landscaping, hardscaping, and lighting changes will improve the property by providing subtle contrasts among colors and materials and create visual interest in its natural setting.*

D. There is harmony of material, color, and composition on all sides of structures.

*All sides of the existing buildings and existing leasing office with its new addition will be the same architectural style and use the same earth tone-based color scheme.*

E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

*The project does not propose any new outdoor mechanical or electrical equipment.*

F. The site grading is minimized, and the finished topography will be appropriate for the site.

*The applicant proposes 300 cubic yards of cut, 150 cubic yards of fill, and 150 cubic yards of export of grading across the relatively flat 8.22-acre site. The proposed amount of grading is the least amount needed to accomplish the changes proposed at the site and to facilitate improved drainage at the complex.*

G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

*Revised landscaping with water-efficient plants will tie into the existing drip irrigation system. The selection of plant materials is appropriate for the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials. Recently, a deteriorating eucalyptus tree fell onto a carport and destroyed the structure which spread concern for the health of the other trees in a similar condition on site. The arborist report dated May 13, 2022 found many of the trees to be in poor health or structurally unsound. The replacement trees are locally and climate-appropriate for the site and will be an improvement over the deteriorating non-native trees currently on site.*

H. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

*The proposed exterior lighting fixtures are fully shielded with light distributed only below the horizontal plane of the fixture proven by their B-U-G ratings of 1 or 0. The tallest lights are mounted under the roofs of the existing carports while most of the other lights are steplights or bollards along pathways. The proposed exterior lighting throughout the site is dark sky-compliant with all light focused downward. The photometric plan on sheet L12 shows most light levels at the property line to be 0.1 foot-candles or less in accordance with 17.35.040(C) and the project will be condition to demonstrate 0.1 foot-candles at the time of Final Design Review.*

I. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

*The proposed project is in a residential neighborhood. The project conforms to the required RP zone development standards, including 35' height limit and 30% maximum lot coverage requirements. The 80' front setback along the western portion of Davenport Road and 15' front setbacks along the southern portion of Davenport Road and Pacific Oaks Road were previously approved by 72-M-71. In addition, all building openings respect the privacy of surrounding buildings and solar access off site. As the only proposed new building element is a very small, single-story addition to the lease office. There will not be a change to off-site solar access.*

J. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

*There are no additional design standards adopted for this zoning district.*

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING**

K. The development or project is within the project description of a proposed or adopted California Environmental Quality Act document (i.e., Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration) or is statutorily or categorically exempt from California Environmental Quality Act.

*The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15301 and 15304(b) because the applicant proposes exterior alterations, a small addition to the leasing office, minor site improvements, and to revise and update the landscaping to be more locally and climate appropriate.*

*Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply to the project. The exceptions set forth in*

*State CEQA Guidelines Section 15300.2(a), Location. Class 1 and 4 are qualified by consideration of where the project is to be located, as the project is not located in and will not have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to federal, state, or local law. Other than painting, no changes including to landscaping are proposed within the 100' Streamside Protection Area for El Encanto Creek. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; revised landscaping and site improvements are not considered unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site does not contain hazardous waste and is not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.*