

**Attachment A
DRB & CEQA Findings
Residential Addition and Alteration
559 Windsor Avenue
Case Nos. 22-0046-LUP; 22-0024-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 neighborhood consists of primarily single-story residences with a few two-story residences within 300 feet of the proposed project. This project proposes a single-story addition at the rear of the property with a 1' 9" portion of the proposed addition's roof potentially visible from the street. The neighborhood is in transition in that a lot of the original tract homes have been upgraded to more modern exterior finishes like this project is proposing. Although the proposed total square footage exceeds the Maximum Floor Area allowed, the overage is approximately 9% and the new addition will not be visible from the public street except for a small portion of the roof and the front entry area. Therefore, the size, bulk, and scale of this project is appropriate to the site and compatible with the surrounding neighborhood residences.

- 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 project will not alter the site layout or circulation since there is no change to the attached two-car garage and the front entrance will remain in the same general location; about half of the existing front porch area will be enclosed to create an interior vestibule. The exterior renovations are proposed for the entire house with a new roof, new windows, and new exterior finishes which are in an appropriate and harmonious relationship to one another and the property.

- 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 exterior changes which are proposed for the residence are harmonious as the new materials and style are proposed for the entire residence, not just the new addition, and the proposed materials and style are seen in nearby properties.

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

The materials and colors associated with the project are in harmony with each other and proposed on all sides of the structure. The project's colors will

complement each other as the stucco, trim color, wood siding, and roof color have been considered in tandem.

- 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 doesn't 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 finished topography will be approximately the same as what the site currently has, and there is no grading proposed for the project.

- 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.

Landscaping with water-efficient plants is proposed at the rear of the property around the proposed new addition. No trees are proposed to be removed. All irrigation will have point source emitters on a timer with a weather sensor and drip irrigation on all landscaped areas. 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.

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

Two new exterior wall lights located on the outside of doors are proposed to be LED and shielded.

- 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 with primarily one-story single-family dwellings. The project conforms to the required RS zone development standards including 25' height limit, 20' front setback, 15' Rear setback due the property abutting Stow Grove Park which is a permanently dedicated public open space, and 10% lot width side setbacks. In addition, all building openings respect the privacy of surrounding residences and solar access off site.

- 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

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.

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 of the CEQA Guidelines and a Notice of Exemption is proposed.

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 Section 15301(e) because the project is less than a 50% addition.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies as demonstrated by biological Site-Specific Study Report prepared by Aaron Kreisberg on September 9, 2022 prepared for this project. The addition will be added at the rear of the residence and the exterior changes to the house are for maintaining the residence. 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; addition to a residence and exterior improvements in a residential district is not 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 and off-site improvement locations do not contain hazardous waste and are 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 and will be conditioned to include all mandatory grading best practices.