

ATTACHMENT 4

**CITY COUNCIL STAFF REPORT
OF AUGUST 18, 2015**

(WITH ATTACHMENTS)



TO: Mayor and Councilmembers

FROM: Jennifer Carman, AICP, Planning and Environmental Review Director

CONTACT: Mary Chang, Supervising Senior Planner

SUBJECT: Proposed Old Town Village Project for 175 Mixed-Use Townhomes Located on A 12.31 Acre Unaddressed Parcel Located West of Kellogg Way and South Kellogg Avenue; APN: 071-130-064 (Formerly 071-130-023); Case No. 14-026-GPA-RZ-VTM-DP

RECOMMENDATION:

It is recommended that the City Council:

- A. Adopt Resolution 15- ___ entitled "A Resolution of the City Council of the City of Goleta, California, Adopting an Addendum to the Goleta General Plan Final Environmental Impact Report Certified on October 2, 2006 (SCH# 2005031151) and Amending the General Plan/Coastal Land Use Plan Figure 2-1, to Change the Land Use Designation from Commercial Visitor-Serving (C-VS) to Commercial Old Town (C-OT) Associated with the Old Town Village Mixed-Use Project; Case No. 14-026-GPA, APN 071-130-064 (formerly 071-130-023)." (Attachment 1)
- B. Adopt Resolution No.15-___ entitled "A Resolution of the City Council of the City of Goleta, California, Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approving a Vesting Tentative Map; Approving the Development Plan with Associated Modification; Making a Good Cause Finding for Height; and Approving a Reduction in Inclusionary Housing for the Old Town Village Mixed Use Project Case No. 14-026-VTM-DP; APN 071-130-064 (Formerly 071-130-023)." (Attachment 2)
- C. Introduce and conduct first reading, (by title only), and waive further reading of Ordinance No.15-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending the Zoning Map to Re-designate Property from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT-R/GC) for the Old Town Village Mixed Use Project; Case No. 14-026-RZ, APN 071-130-064 (Formerly 071-130-023)." (Attachment 3)

BACKGROUND:

At the request of City Venture Homebuilding Inc. (“applicant”), the City Council initiated a General Plan Amendment and zone change on July 2, 2013, to consider changing the existing General Plan land use designation from Commercial Visitor-Serving (C-VS) to Commercial Old-Town (C-OT) and the existing zoning designation from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT). The purpose of the initiation was to study a possible development of a mixed-use project on the site. Subsequently the applicant submitted an application for the Old Town Village Mixed-Use project on April 3, 2014.

A Planning Commission hearing was held on July 27, 2015 and the project was recommended for approval to the City Council. Further discussion of this hearing is provided below.

Notice for the City Council public hearing was published in the Santa Barbara News Press on August 7, 2015. Further, on August 6, 2015 notice was mailed to interested parties and property owners within 500 feet of the site.

PROJECT DESCRIPTION

The project consists of 175 units, which include 113 traditional townhomes, 34 live-work units and 28 shopkeeper units.

The approvals required include: a General Plan Amendment; a Zone Change; a Vesting Tentative Map; a Development Plan; a Modification and Good Cause Finding for building height; and, a Reduction in the Inclusionary Housing requirement.

A detailed project description and a discussion of the key issues (change in Land Use designations, water availability, increased building height, reduction in inclusionary housing etc.) associated with this project are contained in the Planning Commission Staff Report dated July 27, 2015, provided as Attachment 4, which are summarized below.

California Environmental Quality Act (CEQA)

Mitigated Negative Declaration (MND): A MND was prepared for this project. The analysis concluded that there could be potential impacts in the areas of Aesthetics, Air Quality, Cultural Resources, Hydrology/Water Quality, Noise and Traffic. However, impacts associated with these categories would be reduced to levels of insignificance by implementing mitigation measures. The MND was released for public review, and comments received were incorporated into the Final MND. None of the comments received raised new issues and/or provided information that affected the conclusions of the document.

The Final MND has been distributed separately, is on file with the City Clerk, and is available for review on the City’s website. Lastly, Mitigation Measure HYD-1 on page 74

has been modified to more accurately reflect the requirements of Federal Emergency Management Agency, clarifying a sentence on page 76 of the MND on parking requirements, and clarifying paragraph 5 of page 117 regarding water. These changes are outlined in Errata No. 3 (Attachment 5).

Addendum to the General Plan/Coastal Land Use Plan (GP/CLUP): An Addendum to the GP/CLUP Final EIR was prepared and concluded that the proposed GPA would not result in a new significant environmental impact or substantially increase the severity of the previously identified significant impacts. The recommended GPA is from one urban use to a less intensive urban use resulting in impacts equal or less than the impacts identified in the GP/CLUP. The Addendum is provided as Attachment 1, Exhibit 1 to this report.

Planning Commission Review

The Planning Commission held a public hearing on July 27, 2015 to consider the project. Two members of the public spoke at that hearing. One spoke in support of the project and how the project would enhance the Old Town District, would provide much needed work-force housing, and would be compatible and supportive of the Goleta Entrepreneur Magnet (GEM) program. A Design Review Board (DRB) member, speaking as a citizen, stated that the project should have had additional DRB review before the matter was presented to the Planning Commission and that the Planning Commission staff report did not accurately reflect the DRB discussion from January 2014. The DRB minutes of January 28, 2014 are provided as part of Attachment 7.

After considering the public record, on a 4-0 vote, the Planning Commission recommended City Council approval of all of the project components. The Commission also voted 3-1 to recommend that the City Council consider increasing the size of the community center building, increasing the distance between buildings 36 and 39, and to require some of the units to be two-story in order to break up the mass, bulk and scale of the development. These issues are discussed below. The draft unapproved Planning Commission minutes are provided as Attachment 6.

Written comments received from the public regarding this project for the Planning Commission hearing or prior to the City Council hearing (including the DRB minutes) are provided as Attachment 7.

DISCUSSION:

Below is a brief discussion of key issues raised at the Planning Commission meeting by the public and the Planning Commissioners. The applicant's written response to the concerns raised by the Planning Commission is provided in Attachment 8. The City Council is asked to decide if the requested changes from the Planning Commission should be required.

Size of Community Center

Some members of the Commission felt that the size of the community center was too small to the serve the project. The applicant disagrees that the community center space

is too small for a number of reasons. The first is based on the nature of the project as a “for sale” project with each unit having between 1,554 sq. ft. to 2,103 sq. ft. of living space. The purpose of the community fitness center for this ownership project was to offer a communal fitness area, and not for large social gatherings as many rental complexes contain. Rental complexes tend to have small interior square footage and minimal private outdoor space that warrant needing a larger community space. Additionally, no swimming pool is proposed for this project which typically results in needing larger space.

In addition, these for sale units, have either large back yards and/or decks for each living space. There is ample outdoor space for each unit to reduce the need for communal space. Lastly, if the community fitness center is enlarged, then the HOA fees would likely be higher. The applicant wants to keep the HOA fees as low as possible for all residents, including those living in the income restricted units.

Staff Recommendation: Staff concurs that the community/fitness center is adequate in size given that all units provide ample private outdoor living space.

Increase the distance between buildings 36 and 39

The Commission felt that the eight-foot distance between Buildings 36 and 39 was too narrow. The applicant is willing to revise the site design to switch Unit A in Building 36 with the bicycle storage structure adjacent to Building 20. With this revision, the distance between Building 39 and Building 36 would increase to 15-feet on the first level and 36-feet on the second and third levels. It would create a one-story element in this area of the project.

Staff Recommendation: Staff recommends that this revised design be accepted as it resolves the issue of distance between buildings.

Incorporate two-story units

The Commission requested the applicant replace some of the three-story units with two-story units, which was not included in the project’s design and would require a new product type. However, the applicant has indicated that it might be possible to create tiered three-story units. This could be accomplished by increasing the size of the first level by 113 square feet to add a full bedroom, then have a stepped in second-story with living space and a balcony, and then have a further stepped in third floor with one bedroom instead of two. The third level would be reduced by 186 square feet. There would be no roof deck in this configuration. The applicant has indicated that this design could be used on four units. See applicant’s letter and new design plans (Attachment 8) for further detail.

For reference and comparison, the Hampton Inn and Willow Creek Apartment complex, located directly north of the project site, are mostly three-stories in design. These buildings have a height of approximately 35 feet for most units with some two-story features that are approximately 25 feet.

Staff Recommendation: Staff does not recommend that the project be redesigned to two-story units. However, staff feels that the applicant has provided an innovative design to meet the intent of the Planning Commission comments. Whether providing revisions to only four units is enough will be the City Council's decision.

Construction Hours

At the Planning Commission hearing, the applicant requested that Development Plan Condition No. 4.b.i.11 regarding construction hours be changed from 8:00am to 5:00pm to 7:00am to 5:00pm. The Planning Commission took no action on this request. As part of the Council consideration, a decision on whether to allow earlier start time for construction is requested. If the Council chooses to allow the earlier start time, then the condition will need to be modified.

Staff Recommendation: Given the location of the project site, staff recommends that the earlier start time of 7:00am be granted.

FISCAL IMPACTS:

The processing costs associated with the Old Town Village Mixed-Use Project are being borne by the applicant.

ALTERNATIVES:

In addition to staff's recommendation, the following four alternative actions are available to the City Council:

- 1) Continue the item for additional discussion, information or redesign.
- 2) Adopt the Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and Adopt the General Plan Amendment amending the General Plan/Coastal Land Use Plan Figure 2-1 only and do not adopt the Final MND, and deny the Rezone, the Vesting Tentative Map, and Development Plan specifically identifying the findings that cannot be made.
- 3) Adopt the Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and Adopt the General Plan Amendment amending the General Plan/Coastal Land Use Plan Figure 2-1, certify the Final MND, adopt the Rezone and deny the Vesting Tentative Map and Development Plan specifically identifying the findings that cannot be made.
- 4) Adopt the Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and Adopt the General Plan Amendment amending the General Plan/Coastal Land Use Plan Figure 2-1, certify the Final MND, adopt the Rezone approve the Vesting Tentative Map and Development Plan with modifications, but do not grant the Good Cause Finding or the Reduction in Inclusionary Housing Requirement specifically identifying the findings that cannot be made.

Legal Review By:

Approved By:



Tim W. Giles
City Attorney



Michelle Greene
City Manager

ATTACHMENTS:

- 1. A Resolution of the City Council of the City of Goleta, California, Adopting an Addendum to the Goleta General Plan Final Environmental Impact Report certified on October 2, 2006 (SCH# 2005031151) and amending the General Plan/Coastal Land Use Plan Figure 2-1, to change the land use designation from Commercial Visitor-Serving (C-VS) to Commercial Old Town (C-OT) associated with the Old Town Village Mixed-Use Project; Case No. 14-026-GPA, APN 071-130-064 (formerly 071-130-023).

- Exhibit 1 – Final Addendum
- Exhibit 2 – Amended General Plan Land Use Map Figure 2-1

- 2. A Resolution of the City Council of the City of Goleta, California, Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approving a Vesting Tentative Map; Approving the Development Plan with Associated Modification; making a Good Cause Finding for Height; and Approving a Reduction in Inclusionary Housing for the Old Town Village Mixed Use Project Case No. 14-026-VTM-DP; APN 071-130-064 (Formerly 071-130-023).

- Exhibit 1 – Final Mitigated Negative Declaration
- Exhibit 2 – Mitigation Monitoring and Reporting Program (on file with City Clerk)
- Exhibit 3 – Vesting Tentative Map Conditions of Approval
- Exhibit 4 – Development Plan Conditions of Approval
- Exhibit 5 – General Plan Consistency Analysis
- Exhibit 6 – Zoning Regulation Consistency Analysis
- Exhibit 7 - Project Plans (11”X17” reductions)

- 3. An Ordinance of the City Council of the City of Goleta, California Amending the Zoning Map to Redesignate Property from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT-R/GC) for the Old Town Village Mixed Use Project; Case No. 14-026-RZ, APN 071-130-064 (Formerly 071-130-023).

Exhibit 1 – Zoning Map

4. Planning Commission Staff Report (without attachments)
5. Final Mitigated Negative Declaration Errata No. 3
6. Unapproved Planning Commission Meeting Minutes, July 27, 2015
7. Written Comments Received
8. City Ventures August 3, 2015 Response to Planning Commission Issues

ATTACHMENT 1

CITY COUNCIL RESOLUTION NO. 15- ____, ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GOLETA GENERAL PLAN CERTIFIED ON OCTOBER 2, 2006 (SCH #2005031151) AND AMENDING THE GENERAL PLAN/LOCAL COASTAL PLAN LAND USE PLAN, FIGURE 2-1 TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL VISITOR SERVING (C-VS) TO COMMERCIAL OLD TOWN (C-OT) FOR THE OLD TOWN VILLAGE MIXED-USE PROJECT; CASE NO. 14-026-GPA; APN 071-130-064 (FORMERLY 071-130-023)

RESOLUTION NO. 15-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE GOLETA GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT CERTIFIED ON OCTOBER 2, 2006 (SCH# 2005031151) AND AMENDING THE GENERAL PLAN/COASTAL LAND USE PLAN FIGURE 2-1, TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL VISITOR-SERVING (C-VS) TO COMMERCIAL OLD TOWN (C-OT) ASSOCIATED WITH THE OLD TOWN VILLAGE MIXED-USE PROJECT; CASE NO. 14-026-GPA, APN 071-130-064 (FORMERLY 071-130-023).

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

SECTION 1: Recitals. The City Council finds and declares that:

- A. On July 2, 2013, the City Council initiated a General Plan Amendment (GPA) to change the land use designation of the property located at APN 071-130-064 (the "Property") from Commercial Visitor Serving (C-VS) to Commercial Old Town (C-OT);
- B. On April 3, 2014, Peikert & RRM Design Group, representing City Ventures Homebuilding, Inc. (Applicant), submitted an application for a GPA (Project);
- C. Other parts of the Project, not considered in this resolution, include a Vesting Tentative Map and Development Plan for a development consisting of mixed residential and commercial uses including 113 traditional townhomes, 28 shop keeper townhomes, 34 live-work townhomes, a community center, a land use dedication for the City's planned extension of Ekwil Street and a vacant parcel to be dedicated to the City for storm water purposes;
- D. Subsequently, the City reviewed the Project's environmental impacts in accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Review Guidelines ("Goleta Guidelines");
- E. The City determined that an Addendum to the GP/CLUP Environmental Impact Report (GP/CLUP EIR) was appropriate pursuant to CEQA Guidelines § 15164 as only minor technical changes or additions are

necessary and none of the conditions described in CEQA Guidelines § 15162 calling for the preparation of a subsequent EIR have occurred;

- F. In May 2015, an Addendum to the GP/CLUP EIR was completed for the Project, as set forth in Exhibit 1 of this Resolution. The Addendum determined that the Project would not have impacts that exceed those impacts analyzed in the GP/CLUP EIR;
- G. On July 27, 2015, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the proposed Final Addendum to the GP/CLUP EIR, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard and recommended adoption of the Final Addendum EIR and approval of the GPA; and
- H. On August 18, 2015, the City Council conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the proposed Final Addendum to the GP/CLUP EIR, and oral and written testimony from interested persons, all of whom were given an opportunity to be heard.

SECTION 2: *Environmental Assessment Findings.* The City Council makes the following environmental findings pursuant to CEQA § 21081 and CEQA Guidelines §§ 15090 and 15091:

- A. The City completed an Addendum for the Project in accordance with applicable law including, without limitation, CEQA Guidelines §§ 15083 and §§ 15164(c);
- B. The Addendum was presented to the City Council, which reviewed the record of the proceedings and considered all information contained in the Addendum and the testimony and additional information presented at or before all public hearings in accordance with CEQA Guidelines §15090; and
- C. Pursuant to CEQA Guidelines §15090, the Addendum reflects the City's independent judgment and analysis. The City Council independently reviewed and analyzed the Addendum prepared for the Project. The Addendum is an accurate and complete statement of the potential environmental impacts of the project. The Addendum was prepared under the direction of the City of Goleta Planning and Environmental Review Director and reflects the City's independent judgement and analysis of the environmental impacts and comments received on the Addendum.

SECTION 3: *General Plan Amendment Findings.* Pursuant to Government Code § 65358, the City Council finds that the proposed GPA is in the public interest as follows:

- A. In 2011 the City commissioned a study to determine the highest and best use for the site. The study determined the best use would be multi-family rental residential development at market rates. The current C-V land use designation on the site does not permit residential use, whereas, the proposed C-OT land use designation would. Allowing development of mixed commercial and residential uses on this site would enhance the Old Town economy.
- B. Amending Figure 2-1 of the Land Use Element, Land Use Map, to change the land use designation of the Property from Commercial Visitor Serving (C-V) to Commercial Old Town (C-OT) is in the public interest as it would allow construction of the Old Town Village Mixed-Use Project. The change in the land use designation facilitates the creation of a mix of commercial/retail and live work space in combination with residential units, which are consistent with General Plan policies for the Old Town area of Goleta. These General Plan policies are intended to strengthen and enhance the economy and vitality of Old Town. Additionally, pursuant to the General Plan Housing Element Inclusionary Housing Requirements, affordable on-site housing would be provided and affordable housing in-lieu fees would be paid.

SECTION 4: *Actions.* The City Council hereby takes the following actions:

- A. Adopts the Final EIR Addendum, attached as Exhibit 1, incorporated herein by reference, based on the findings outlined in Section 2 above.
- B. Approves the General Plan Amendment attached as Exhibit 2, Case No. 14-026-GPA, based on the findings in Section 3 above.
- C. Directs the City Manager, or designee, to file a Notice of Determination in accordance with CEQA §§ 21152, 21167(f); CEQA Guidelines § 15094; and any other applicable law after the second reading of the associated rezone Ordinance No. _____.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations 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 findings and determinations 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 6: Limitations. The City Council analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. 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 on 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 7: 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 8: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 9: The City Clerk is directed to mail a copy of this Resolution to Peikert & RRM Design Group and City Ventures Homebuilding Inc. and to any other person requesting a copy.

SECTION 10 This Resolution will become effective immediately after adoption.

SECTION 11 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 ____ day of _____ 2015.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:



DEBORAH LOPEZ
CITY CLERK

TIM 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. ____ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the ____ day of _____, 2015 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

ATTACHMENT 1, EXHIBIT 1

FINAL ADDENDUM TO THE GP/CLUP FEIR

May 2015

Old Town Village Mixed-Use Project

Addendum to the Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report

Prepared for:

City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Prepared with the assistance of:

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May 2015

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Old Town Village Mixed-Use Project

Addendum to the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report

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1.0 INTRODUCTION

1.1 GENERAL PLAN OVERVIEW

This document was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*). The City of Goleta (“City”) prepared this Addendum to the Final Environmental Impact Report (FEIR) for the General Plan/Coastal Land Use Plan (State Clearing House No. 2005031151), which was certified by the City Council in 2006 and which evaluated the potential environmental effects of the General Plan/Local Coastal Plan adopted at that time.

The General Plan/Coastal Land Use Plan (GP/CLUP) is the City’s primary planning document, intended to guide decisions regarding development in the City through goals, objectives and policies that address growth, housing, environmental protection, neighborhood compatibility, resource preservation, public facilities and services, transportation, and other key issues.

The GP/CLUP has been amended several times since 2006. All such amendments were accompanied by a CEQA analysis as reflected in various CEQA documents listed in **Table 1** and incorporated by reference into this Addendum; all of these are incorporated into the FEIR for purposes of this Addendum.

Table 1
2006 General Plan/Coastal Land Use Plan
and Subsequent Environmental Impact Report Addenda and SEIRs

GPA No.	Title	Type of Environmental Document	CC Resolution No.
07-200	Track 1 – Housing Element Update	Addendum	09-44
07-201	Track 2 – Minor Amendments	Addendum	08-30
09-033	Track 2.5 – Building Intensity Standards	Addendum	09-32/09-33
07-202	Track 3 – Substantive Amendments	Supplemental EIR & Addendum	09-59
03-050	Village at Los Carneros	EIR	EIR – 08-02 GPA – 08-06
07-102	Haskell’s Landing	Addendum (EIR & Supplemental EIR by County)	Addendum – 09-26 GPA - 09-30 & -33
10-123	Housing Element Update	Addendum	Addendum – 10-56 GPA – 10-57
08-196	Montecito Bank and Trust Project	Addendum	Addendum – 11-09
08-128	Willow Springs Phase Two	Addendum & EIR	Addendum- 11-080 & -081
08-143	Westar Mixed Use Village	Addendum & EIR	Addendum 12-68 GPA – 12/62
10-043	Village at Los Carneros	Addendum	14-41



1.2 OLD TOWN VILLAGE MIXED-USE PROJECT

The City is currently processing an application for the Old Town Village Mixed-Use Project. Entitlements requested as part of that application include:

1. A General Plan Amendment (14-026-GPA) to change the General Plan and Land Use Element Figure 2-1, the Land Use Plan Map, from Visitor-Serving Commercial (C-VS) to Old Town Commercial (C-OT);
2. A Rezone (14-026-RZ) - from Resort/Visitor Servicing Commercial (C-VS) to Old Town Residential/General Commercial, consistent with the proposed General Plan Amendment;
3. A Vesting Tentative Map (14-026-VTM) for the creation of condominiums; and
4. A Development Plan (14-026-DP) approval for the construction of 113 residential townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes.

An Initial Study-Mitigated Negative Declaration (MND) is being prepared for the project pursuant to CEQA. The proposed General Plan Amendment (GPA) (Item 1 above) is the subject of this Addendum as explained in detail in Section 2.0 (Project Description).

1.3 CEQA AUTHORITY FOR THE ADDENDUM ANALYSIS

According to CEQA Guidelines § 15164, an addendum to a previously certified FEIR or Negative Declaration is the appropriate environmental document in instances when “only minor technical changes or additions are necessary or none of the conditions described in [CEQA Guidelines] Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.” CEQA Guidelines § 15162 calls for the preparation of a subsequent negative declaration if the lead agency determines that:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or



- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This Addendum describes the currently proposed GPA for the Goleta Old Town Village Mixed-Use project and compares its impacts to those identified in the Goleta General Plan FEIR (GP/CLUP FEIR).

As discussed in detail below, the impacts associated with the GPA do not exceed those impacts identified in the GP/CLUP FEIR. As supported by the analysis below, the proposed GPA would have no new significant environmental effects beyond those identified in the GP/CLUP FEIR. Therefore, this Addendum is the appropriate environmental document under CEQA. As discussed below, mitigation measures identified in the GP/CLUP FEIR would apply to the current proposal.

1.4 SCOPE OF ADDENDUM

This Addendum to the GP/CLUP FEIR addresses new or modified environmental impacts that may be associated with implementation of the GPA described in detail in Section 2.0, Project Description.

The scope of analysis of this Addendum addressed each of the environmental resource areas that were previously analyzed in the GP/CLUP FEIR, inclusive of the following:

- *Aesthetics*
- *Agriculture*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Geology and Seismicity*
- *Greenhouse Gas Emissions*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use and Planning*
- *Minerals*
- *Noise*
- *Population and Housing*
- *Public Services*
- *Recreation*
- *Traffic and Circulation*
- *Utilities and Service Systems*

1.5 ADOPTION AND AVAILABILITY OF ADDENDUM

This Addendum to the GP/CLUP FEIR will be considered by the Planning Commission and City Council. In accordance with CEQA Guidelines § 15164(c), an Addendum need not be circulated for public review but can be included in or attached to the FEIR. The decision-making body considers the Addendum with the FEIR before making a decision on the Project.

The Addendum will be available for general public reference at the following locations:

City of Goleta
Planning and Environmental Review Dept.
130 Cremona Drive, Suite B
Goleta, California 93117

Goleta Valley Public Library
500 North Fairview Avenue
Goleta, California 93117



2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

This Addendum addresses only those new or modified environmental impacts and/or mitigation measures that may be associated with the Project (the proposed GPA). The Addendum does not address the impacts associated with other approvals sought for the Old Town Village Mixed-Use Project, which is the subject of a separate Mitigated Negative Declaration (15-MND-001).

2.2 PROJECT SITE LOCATION

The project site (APN 071-130-23) is located immediately west of the intersection of Kellogg Way and S. Kellogg Avenue in the City. The site encompasses a total of 12.31 gross acres. Figure 1 shows the site’s location within the region, while Figure 2 illustrates the location of the site within the City.

2.3 CURRENT PROPOSAL – GOLETA OLD TOWN VILLAGE MIXED-USE PROJECT

The proposed Old Town Village Mixed-Use Project (analyzed in 15-MND-001) would involve construction of a mixed-use neighborhood with 175 townhomes, comprised of traditional townhomes, shopkeeper townhomes, and flexible live-work townhomes as listed in Table 2.

**Table 2
Proposed Uses**

Use	Size	Units
Traditional townhomes	207,912 sf	113
Live-work flex units	62,084 sf	34
Shopkeeper units	58,884 sf	28
Community center	1,644 sf	-
Total	330,524 sf	175

sf = square feet

The traditional townhomes component of that project would consist of 90 four-bedroom units and 23 two-bedroom units for a total of 113 units. The townhomes have no commercial space. Each four-bedroom unit would either be 1,850 or 2,012 net square feet. Each two-bedroom unit would be 1,554 net square feet.

Each live-work flex unit would have 1,826 net square feet, including 192 square feet of ground-floor space that can be used as a commercial office or a den. Separate entrances are provided so if the ground level space is used an office, the residence and commercial space are separated.

Each shopkeeper unit would have 2,103 net square feet, including 275 square feet of ground-floor commercial office space. The shopkeeper units provide a commercial office on the ground floor that is separated from the residence above.



The Community Center would be a one-story facility is located in the center of the site along the main walk street. The Community Center would include a community room, a fitness center, a small kitchen, and restrooms.

2.4 CHANGES TO THE GP/CLUP

The proposed General Plan Amendment (14-026-GPA) is needed to implement the Old Town Village Mixed-Use Project. If approved, it would change the existing land use designation for the site from Visitor-Serving Commercial (C-VS) to Old Town Commercial (C-OT). Pursuant to Policy LU 3.4 in the Goleta GP/CLUP, the C-OT land use designation would allow for a wide range of local- and community-serving retail and office uses, as well as residential uses, in conjunction with an allowed nonresidential use. The C-OT land use is intended to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district.



FIGURE 1 – REGIONAL LOCATION



FIGURE 2 – PROJECT LOCATION



3.0 ENVIRONMENTAL ANALYSIS

3.1 INTRODUCTION

This Addendum to the GP/CLUP FEIR addresses the significance of any potential environmental effects and the need for any mitigation measures associated with the proposed GPA.

3.2 METHOD FOR DETERMINING SIGNIFICANCE

The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained in the GP/CLUP FEIR. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:

- A designation of ***no impact*** is given when no adverse changes in the environment are expected.
- A ***less-than-significant impact*** would cause no substantial adverse change in the environment.
- An impact that is ***less than significant with mitigation incorporated*** avoids substantial adverse impacts on the environment through mitigation.
- A ***significant and unavoidable*** impact would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.

Based on the above criteria, the environmental impact analysis assesses each issue area to determine the significance level. The City categorizes project impacts as follows:

- ***Class I*** impacts are significant adverse impacts that cannot be feasibly mitigated, reduced, or avoided. During approval of the GP/CLUP, the City Council adopted a statement of overriding considerations, pursuant to CEQA Guidelines §15093, explaining why project benefits outweigh the disturbance caused by these significant environmental impact or impacts.
- ***Class II*** impacts are significant adverse impacts that can be feasibly reduced or avoided through the implementation of GP/CLUP policies, or by other recommended mitigation. During approval of the GP/CLUP, the City Council made findings pursuant to CEQA Guidelines § 15091 that impacts have been mitigated to the maximum extent feasible by implementing the recommended mitigation measures.
- ***Class III*** impacts are adverse impacts that are less than significant. During approval of the GP/CLUP, the City Council was not required to make CEQA findings regarding these impacts.
- ***Class IV*** impacts include changes to the environment as a result of GP/CLUP implementation that would be beneficial.

The GPA subject to this Addendum would:

Change the land use designation for site from Visitor-Serving Commercial (C-VS) to Old Town Commercial (C-OT). Pursuant to Policy LU 3.4 in the Goleta GP/CLUP, the C-OT land use



designation would allow for a wide range of local- and community-serving retail and office uses, as well as residential uses in conjunction with an allowed nonresidential use.

3.3 REQUIREMENTS FOR CUMULATIVE IMPACT ANALYSIS

CEQA Guidelines §15130 requires a reasonable analysis of the cumulative impacts of a project. Cumulative impacts are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines §15355).

The City’s previous adoption of the GP/CLUP involved no immediate direct physical environmental impacts. Rather, the GP/CLUP projected future development within the City, and the FEIR analysis focused on “indirect” impacts associated with the adoption of the GP/CLUP.

Because these impacts would occur over time as part of individual residential and commercial/ industrial development projects, a project horizon year (2030) was established for purposes of analysis in the GP/CLUP FEIR. Since an Addendum involves the assessment of only minor technical changes in the conditions assumed to exist, no change in the FEIR-assessed cumulative impacts would occur and cumulative impact assessment is not a part of this Addendum.

3.4 CONSISTENCY WITH GOLETA’S GENERAL PLAN/COASTAL LAND USE PLAN

The proposed GPA is a minor revision to the GP/CLUP that is consistent with its fundamental goals. No changes to the Plan’s goals are proposed and the GPA is considered consistent with them.

3.4.1 Environmental Analysis

An environmental analysis was performed for the proposed GPA described in the Introduction and Project Description.

For an Addendum to be an adequate environmental document for a project pursuant to CEQA, the project must involve only a minor technical change or addition. From an environmental perspective, the Lead Agency must demonstrate the following with respect to that proposed change:

- That the project will not have one or more significant effects not discussed in the previous EIR;
- That the project would not create effects that result in an increase of the severity of significant effects already identified in the previous EIR;
- That all feasible mitigation measures are accepted and adopted; and
- That no additional mitigation measures are required to reduce one or more significant effect or, if these are required, that they are imposed as part of the environmental assessment.



3.4.2 Environmental Impacts of the Proposed Goleta Old Town Village Mixed-Use Project

This section addresses each of the environmental issues discussed in the GP/CLUP FEIR to determine whether or not the current proposal for the GPA for the Goleta Old Town Village Mixed-Use Project, has the potential to create new significant impacts or a substantial increase in the significance of a significant impact as compared to what was identified in the GP/CLUP FEIR, within the framework of CEQA Guidelines §§ 15162 and 15164.

Aesthetics

Scenic Vistas

The GP/CLUP FEIR identified potentially significant (Class II) impacts to scenic vistas and scenic resources under buildout of the GP/CLUP. Development of several vacant parcels including the site of this GPA could result in potentially significant impacts to views of the Santa Ynez Mountains and foothills and obstruct views of the creek and riparian corridors. However, the GP/CLUP FEIR identified and analyzed impacts on scenic vistas resulting from the development of this project site as a Visitor-Serving Commercial (C-VS) use. The proposed land use designation of Old Town Commercial (C-OT) would accommodate development of land use intensity similar or less than the existing land use designation of C-VS. Therefore, the proposed GPA would not create new significant impacts to scenic vistas beyond those identified in the GP/CLUP FEIR.

Scenic Resources

The GP/CLUP FEIR identified significant and unavoidable (Class I) impacts to scenic resources, including agricultural areas. The subject site of this GPA has a land use designation of C-VS and is currently being used for agriculture. Development of the project site under the C-VS designation was found to have potentially significant impacts to the scenic agricultural resources of the project site. As discussed under “Scenic Vistas,” the proposed C-OT designation would accommodate development of similar or less land use intensity than the existing land use designation and, therefore, would not create new significant impacts to scenic resources beyond those identified in the GP/CLUP FEIR.

Visual Character

The GP/CLUP FEIR identified significant and unavoidable (Class I) impacts to visual character in the agricultural areas within the City. The GP/CLUP FEIR found implementation of the GP/CLUP would alter the visual character of agricultural parcels, through the conversion to urban uses. The proposed C-OT designation would accommodate land use intensity similar or less than the existing C-VS designation; therefore, the impact of this General Plan land use designation change to the site’s visual character would be similar or less than that associated with the C-VS designation. The proposed GPA would not create new significant impacts to visual character beyond those identified in the GP/CLUP FEIR.

Light and Glare

The GP/CLUP FEIR identified less than significant impacts (Class III) from light and glare due to the development of vacant and underutilized land with the City. Future development of vacant and underutilized land within the City could increase light and glare visible from public view areas or from scenic corridors. A substantial increase in light and glare primarily in association with development of vacant land along Hollister and U.S. 101, such as where the project site is



located, could result in potentially significant impacts to views from scenic corridors and public viewing areas within the City. However, the GP/CLUP FEIR already identifies and analyzes impacts from the development of the project site from an agricultural use to an urban use and the proposed GPA would not increase the intensity of development; therefore, the proposed GPA would not create new significant impacts related to light and glare beyond those identified in the GP/CLUP FEIR.

Agricultural Resources

The GP/CLUP FEIR identified a significant and unavoidable impact (Class I) to agricultural resources under buildout of the GP/CLUP FEIR, due to the permanent conversion of 55.7 acres of agricultural land; 6.5 acres of Prime Farmland; and approximately 22 acres of Unique Farmland; as well as 6 acres of Class I soils and 37 acres of Class II soils. However, this cumulative impact was already identified as significant and unavoidable in the GP/CLUP FEIR, and the proposed GPA would not increase the amount of agricultural land to be converted to a non-agricultural use beyond that already identified in the GP/CLUP FEIR. Therefore, the proposed GPA would not create new significant impacts in this issue area beyond those identified in the GP/CLUP FEIR.

Air Quality

Air Quality Policy Consistency

The GP/CLUP FEIR identified less than significant impacts (Class III) related to consistency with air quality policies and plans under buildout of the GP/CLUP based on a projected 15,361 households at buildout. The proposed GPA would add residents to the City, which would contribute to regional cumulative air quality impacts from buildout under the Goleta GP/CLUP. Recently approved projects (such as Westar, Village at Los Carneros, Cortona Apartments, and The Hideaways) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been utilized. Therefore, the additional residential units that would be added by the proposed GPA would remain within the 15,361 household units estimated in the GP/CLUP and studied in the GP/CLUP FEIR. Impacts would be within those identified in the GP/CLUP FEIR and would remain less than significant.

Operational Impacts

The GP/CLUP FEIR identified less than significant impacts related to long-term operational contributions to air pollutant emissions as a result of GP/CLUP buildout. Project-specific emissions were not further addressed in the GP/CLUP FEIR. The GP/CLUP FEIR analyzed development of the site as an urban use with the C-VS designation. The proposed land use C-OT designation would accommodate development of land use intensity similar to or lesser than the existing C-VS designation. Therefore, the proposed GPA would not create new significant impacts related to regional operational emissions beyond those identified in the GP/CLUP FEIR.

Construction Impacts

The GP/CLUP FEIR identified the potentially significant impacts (Class II) related to construction emissions. Construction activity that would be accommodated over GP/CLUP buildout period would cause temporary air pollutant emissions. Criteria pollutants such as nitrogen oxides (NOX), carbon monoxide (CO), volatile organic compounds (VOC), sulfur oxides (SOX), and particulate matter up to 10 micrometers in size (PM10) would be emitted by operating construction equipment, while fugitive dust (PM10) would be emitted by activities that disturb the ground, such as grading and excavation, road construction, and building construction.



Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity.

Because the GP/CLUP FEIR already anticipates development of an urban use on the project site, the proposed GPA would not create new significant impacts related to construction emissions beyond those identified in the GP/CLUP FEIR.

Sensitive Receptors

The GP/CLUP FEIR identified potentially significant impacts (Class II) to sensitive receptors as a result of construction activity. The impact of construction-related emissions upon sensitive receptors such as residences, schools, and hospitals depends upon the location of individual construction projects relative to sensitive receptors. The GP/CLUP FEIR anticipated development of an urban use on the site. Therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to sensitive receptors beyond those identified in the GP/CLUP FEIR.

Biological Resources

Special Status Wildlife Species and Habitats

The GP/CLUP FEIR identified potentially significant impacts (Class II) for short-term and long-term significant impacts to special status habitats and species. Development of vacant sites and construction and maintenance on sites could have the potential to temporarily remove or degrade special status habitats and to have temporary or permanent adverse impacts on special status species. Examples of temporary habitat impacts include, without limitation, brush clearing and scraping to provide temporary access roads, pathways, and storage areas; and clearing and trenching in connection with pipeline maintenance and repairs. Although temporary, such impacts are potentially significant when they affect regulated habitats (riparian and wetlands), habitats occupied by listed species, habitats with nesting birds, and special status habitats that occur only in small isolated patches (e.g., native grassland). Examples of temporary impacts to special status species include noise and lighting during construction and temporary displacement from suitable habitat due to disruption by adjacent activities. Long term impacts include the loss of habitat.

GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to special status wildlife species beyond those identified in the GP/CLUP FEIR.

Riparian Habitat and Sensitive Natural Communities

The GP/CLUP FEIR identified the potentially significant impacts (Class II) to riparian habitats and sensitive natural communities. Development of vacant sites, including the project site, could result in the break of an existing wildlife linkage or impairment of the linkage's function. Riparian corridors, which also provide movement corridors to upland habitats, are most at risk because of the tenuous nature of existing linkages and impacts from existing surrounding development.

The GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS



to C-OT would not create new significant impacts to riparian habitats or sensitive natural communities beyond those identified in the GP/CLUP FEIR.

Habitat Conservation Plans

The GP/CLUP FEIR identified the potentially significant impacts (Class II) related to conflicts with approved conservation programs. Development of vacant sites, including the project site, may entail proposed activities that are inconsistent with approved conservation programs and local conservation policies. The GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to approved conservation programs and local conservation policies beyond those identified in the GP/CLUP FEIR.

Non-special Status Habitats and Species

The GP/CLUP FEIR identified less than significant impacts (Class III) to non-special status habitats and species. While the development of vacant sites, including the project site, could remove and degrade non-special-status habitats and adversely affect non-special-status species, these activities were not found to substantially alter non-special status resources. The GP/CLUP FEIR anticipated development of an urban use on the project site and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts to non-special status habitats or species.

Cultural Resources

Cultural, Historical, or Paleontological Resources and Sites of Significance

The GP/CLUP FEIR identified potentially significant impacts (Class III) to resources or sites of cultural, historical or paleontological significance through buildout of the GP/CLUP. The proposed GPA would allow for development at a similar land use intensity as the existing designation of C-VS. The proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Geology and Seismicity

Surface Rupture, Ground Shaking, Seismically Induced Landsliding, or Liquefaction

The GP/CLUP FEIR identified potentially significant impacts (Class II) to seismic and geologic hazards. The City is in a seismically active region, and seismic activity could cause surface fault rupture, strong ground shaking, seismically induced landslides, and/or liquefaction. Surface fault rupture and strong ground shaking caused by local or regional earthquakes could result in severe damage to structures and utilities and pose a significant risk to public safety. Unless constructed to withstand the potential fault rupture and shaking caused by an earthquake, structures could collapse or be shifted off their foundations, roads could be damaged, and pipelines could fail. A seismic event could also trigger landsliding in unstable geologic or soil units or on steep (i.e., greater than 20 percent) slopes. Unstable units and steep slopes occur primarily in northern portion of the City. In addition, the extensive unconsolidated deposits in the City that overlie shallow groundwater could become unstable as a result of liquefaction caused by strong ground shaking.



The GP/CLUP FEIR already anticipates development of an urban use at the project site. Any urban use would be subject to groundshaking hazards and compliance with the most recent California Building Code, as adopted by the GMC, would ensure that the buildings are designed and engineered to withstand the expected ground acceleration that may occur at the site. Therefore, the currently proposed C-OT designation would not facilitate any new significant impacts related to surface rupture, ground shaking, seismically-induced landsliding, or liquefaction potential beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Soil Erosion and/or Loss of Topsoil

The GP/CLUP FEIR identified potentially significant impacts (Class II) for erosion and loss of topsoil. Development would cause groundbreaking and vegetation removal during construction. As a result, soil would be exposed to rain and wind, potentially causing accelerated erosion and deposition of sediment into nearby drainages and/or waterways. Erosion and sedimentation could result in a short-term increase in turbidity in these waterways, potentially causing water quality degradation. Federal and state jurisdictions require that an approved Storm Water Pollution Prevention Plan (SWPPP) be prepared. A SWPPP specifies Best Management Practices that will prevent all construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving off site into receiving waters. In addition, construction projects will need to adhere to the City's grading regulations. These regulations and State/Federal requirements set forth the procedures, standards, and enforcement that will be used to manage soil erosion and subsequent sedimentation in order to sustain the goal of clean water.

The GP/CLUP FEIR anticipated development of an urban use and the currently proposed C-OT designation would not facilitate any land disturbance beyond that which could occur under the current C-VS designation; therefore, the proposed GPA from C-VS to C-OT would not create new significant impacts related to soil erosion or loss of top soil beyond those identified in the GP/CLUP FEIR.

Soil Stability and Expansive Soils

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to expansive or compressible soils. Expansive and/or compressible soils occur in the City, and development on these soils could lead to significant damage to structures and utilities. The location of development on expansive and/or compressible soils that could lead to risks to people or structures would be a potentially significant impact.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to soil stability or expansive soils beyond that which could occur under the current C-VS designation. The proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Hazards and Hazardous Materials

Risk of Upset

The GP/CLUP FEIR identified potential for significant impacts (Class I) related to transport of hazardous materials. US-101, SR-217, Hollister Avenue, and the Union Pacific Railroad tracks all pass near high-density residential and commercial areas. The proposed project is adjacent to



SR-217. However, the proposed GPA would not have a direct impact on the level of risk associated with the development a project in this location.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would allow for residential development at the site would not involve the routine transport, use or disposal of hazardous substances, other than minor amounts typically used for maintenance and cleaning products. Additionally, the GPA would not facilitate any new significant impacts related to the risk of upset from the transport of materials on SR-217. Therefore, the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Impacts to Schools

The GP/CLUP FEIR identified less-than significant impacts (Class III) to schools through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment from residential or school properties. Operation of schools and residential areas would involve the use and storage of hazardous materials such as pesticides, herbicides, and other chemicals or solvents used in landscaping and building maintenance. Maintenance activities would similarly not require storage and/or handling of substantial quantities of hazardous materials.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to risk of upset and impacts to schools beyond that already anticipated by the GP/CLUP FEIR.

Hazardous Materials Sites

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to hazardous materials sites and the exposure of the public to hazardous waste associated with listed/contaminant sites. The City of Goleta contains numerous locations that are included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, could present significant hazards to the public or the environment. The GPA involves a land use designation change. The proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Airport Land Use Plan and Private Airstrips

The GP/CLUP FEIR identified potentially significant impacts (Class II) from airport-related hazards. Nearly the entire City is contained within the influence area of the Santa Barbara Municipal Airport. Within the influence area, the areas underneath the takeoff and landing paths are subject to the greatest risk from accidents involving flight operations.

The currently proposed C-OT designation would allow for residential development on the site. However, the project site lies to the east of the Santa Barbara Municipal Airport (SBMA), outside of the Clear Zone and Approach Zone for this facility (Goleta, Final GP/CLUP EIR, 2006). No private airstrips are located within the vicinity of the project site. Due to the site's distance from the SBMA, no impacts from exposure to airport-related hazards would occur. Additionally, the proposed land use designation of C-OT has a lower occupancy potential than the existing designation of C-VS. Therefore, the proposed GPA from C-VS to C-OT would not involve any significant impacts from airport-related hazards beyond those identified in the GP/CLUP FEIR.



Emergency Response Plans and Emergency Evacuation Plans

The GP/CLUP FEIR identified that plan implementation would not result in significant or unavoidable impacts (Class I) or potentially significant impacts (Class II) related to conflicts with emergency response or evacuation plans. The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to conflicts with emergency response plans or emergency evacuation plans beyond those identified in the GP/CLUP FEIR.

Fire Hazards

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to fire hazards. The City includes areas that are classified by the California Department of Forestry and Fire Protection (CDF) as wildland fire hazard areas. The undeveloped hills and canyons that border the City to the north can feature rough terrain, vegetation, and high velocity winds. This combination of existing natural conditions creates a challenge to firefighting crews and puts homes and property at risk.

The property that is the subject of this GPA is located well outside of the City's Wildland Fire Hazard Area; therefore, no impact from exposure to wildlife fires would occur. Therefore, the proposed GPA from C-VS to C-OT would not facilitate any new significant impacts related to fire hazards beyond those identified in the GP/CLUP FEIR.

Hydrology and Water Quality

Surface Water Quality

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to surface water quality. Construction-related earth disturbing activities would occur during development and infrastructure projects associated with buildout of the GP/CLUP. These activities could cause soil erosion and sedimentation to local waterways. Construction and grading would also require heavy equipment with potential to leak hazardous materials that may include oil and gasoline. In addition, improper use of fuels, oils, and other construction-related hazardous materials, such as pipe sealant, may also pose a threat to surface or groundwater quality.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to surface water quality beyond that which could occur under the current C-VS designation. Therefore the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Groundwater Recharge

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to groundwater recharge. New commercial, residential, and industrial developments could be constructed as a result of buildout under the GP/CLUP resulting in increased amounts of impervious surface. This would reduce the ability for stormwater to percolate and recharge the groundwater basin.

The GP/CLUP FEIR anticipated development of an urban use at the project site which would result in an increase in impervious surfaces at the site. The currently proposed C-OT designation would not facilitate any new significant impacts related groundwater recharge beyond that which could occur under the current C-VS designation. Therefore the proposed



GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Drainage Patterns and Stormwater Drainage Systems

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to alterations to drainage patterns and stormwater drainage systems. New development, infrastructure, and public facilities resulting from buildout of the GP/CLUP have the potential to alter existing drainage patterns. While development is unlikely to be approved in locations that would directly impede or redirect flows (e.g., within active floodways), new development would result in new impervious surfaces, reducing the amount of precipitation that would infiltrate, and increasing the volume of stormwater runoff. This could result in an increase in drainage flows and cause peak flows to occur earlier, potentially causing flooding or erosion impacts downstream.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to drainage patterns and stormwater drainage systems beyond that which could occur under the current C-VS designation. Therefore the proposed GPA from C-VS to C-OT would not involve impacts beyond those identified in the GP/CLUP FEIR.

Flooding

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to 100 year floods. The GP/CLUP area consists of approximately 640 acres located within a FEMA-designated 100-year floodplain. While much of this area is located within open space or other areas that are at low risk of flood damage, the 100-year floodplain includes areas of existing or potential future residential, commercial, office, and industrial land uses. Some of the areas proposed for buildout associated with the GP/CLUP are located adjacent to creeks and the slough areas within the boundary of the 100-year floodplain. The property that is the subject of the GPA is located in an area mapped as a 100-year flood zone and the GP/CLUP FEIR anticipated development of an urban use at the project site.

The currently proposed C-OT designation would not facilitate any new significant impacts related flooding which could occur under the current C-VS designation. Further, recently completed creek improvements near the site reduce the potential flooding hazard. Therefore the proposed GPA from C-VS to C-OT would not result in impacts beyond those identified in the GP/CLUP FEIR.

Tsunamis, Seiches, or Mudflows

The GP/CLUP FEIR identified potentially significant impacts (Class II) related tsunamis, seiches, or mudflows. The City does not contain any large water bodies that could be subject to a seiche. However, portions of the City are situated in tsunami run-up areas. While implementation of the GP/CLUP would not result in an increase in the areas subject to tsunami hazard, new development or redevelopment within existing areas subject to such hazards could expose people or structures to risks from flooding caused by a tsunami. In addition, portions of the City are located adjacent to steep slopes that could be subject to mudslide. A mudslide could cause significant damage to structures and also cause injury or death to people living in those structures.

The currently proposed C-OT designation would allow for residential development on the site. However, there are no levees or dams from the project site to the top of its watershed. Based on



new mapping information developed by California Emergency Management Agency, the project site is not located within the City's Potential Tsunami Run-Up area (CalEMA, 2009). Therefore, the proposed GPA from C-VS to C-OT would not create any significant impacts related to potential exposure to tsunami, seiche, or mudflow risks beyond those identified by the GP/CLUP FEIR.

Land Use and Planning

Division of an Established Community

The GP/CLUP FEIR identified less than significant impacts (Class III) related to physical division of an established community due to buildout of GP/CLUP land uses. Implementation of the proposed GP/CLUP would generally result in more efficient growth and development. Most of the new development associated with buildout is expected to occur on vacant sites along US-101, Hollister Avenue, and near SR-217.

The GP/CLUP FEIR anticipated development of an urban use at the project site and the currently proposed C-OT designation would not facilitate any new significant impacts related to physical division of an established community beyond those identified in the GP/CLUP FEIR.

Conflicts with Land Use Plans, Policies, or Regulations

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to land use plans, policies, or regulations. Buildout of adopted GP/CLUP land uses have potential to conflict with the applicable environmental impact mitigation policies and/or regulations of the other agencies that maintain full or partial jurisdictions within the City planning area. The proposed elements of the GP/CLUP include goals, policies, implementation actions, and implementation programs that are designed to consider the requirements of the various jurisdictional agencies.

The GPA would change to the existing land use designation for the site from C-VS to C-OT. Pursuant to Policy LU 3.4 in the Goleta GP/CLUP the C-OT land use designation would allow for a wide range of local- and community-serving retail and office uses, as well as residential uses in conjunction with an allowed nonresidential use.

The project site is located outside of the SBMA's Clear Zone and Approach Zone. The proposed land use designation change would not result in land use compatibility conflicts with this airport and would not require review by the Airport Land Use Commission.

The GPA would also be consistent with goals and policies in the Land Use Element of the Goleta GP/CLUP Policy LU to provide for a mix of residential- and business-serving commercial uses, including residential mixed uses.

Therefore, the proposed GPA from C-VS to C-OT would not create any significant impacts related to conflicts with land use plans, policies, and regulations beyond those identified by the GP/CLUP FEIR.

Habitat Conservation Plans

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to habitat conservation plans. There are no habitat or natural community conservation plans that apply to the site. Therefore, the proposed GPA would not create any significant impacts related to habitat conservation plans beyond those identified by the GP/CLUP FEIR.



Mineral Resources

The GP/CLUP FEIR identified no impacts related to mineral resources as there are no known significant mineral resources within the City. Therefore, the proposed GPA would not create any significant impacts related to mineral resources beyond those identified by the GP/CLUP FEIR.

Noise

Construction Noise

The GP/CLUP FEIR identified significant and unavoidable impacts (Class I) related to construction noise. Noise sensitive land uses are located throughout the City. Noise from grading and construction activity proposed within 1600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a significant impact.

GP/CLUP FEIR anticipated development of an urban use on the project site which has multiple sensitive land uses located within 1,600 feet including include a single-family residence (with an outdoor living area located approximately 50 feet east of the site) across Kellogg Way, mobile homes located 350 feet to the west, and the Rainbow School 500 feet to the north. Therefore, the proposed GPA from V-C to C-OT would not create any significant impacts related to construction noise beyond those identified in the GP/CLUP FEIR.

Traffic-Related Noise

The GP/CLUP FEIR identified significant and unavoidable impacts (Class I) for traffic-related noise. Buildout under GP/CLUP would increase traffic volumes on some streets and therefore increase traffic-related noise volumes as well. The GP/CLUP FEIR identified a number of areas planned for development of noise sensitive land uses which could be exposed to traffic noise exceeding 65 dBA CNEL, the maximum noise level acceptable for residential and other sensitive uses. The existing land use designation of V-C does not allow for residential uses and was not included in the areas identified in GP/CLUP FEIR. The proposed land use designation of C-OT would allow for residential uses on a site not previously identified to have significant and unavoidable impacts from traffic-related noise. However, the impacts to the project site would be fundamentally the same as identified on other areas planned for the development of noise sensitive land uses. Additionally, the GP/CLUP contains policies that reduce traffic-related noise impacts (Policy NE 1, Policy NE 2, and Policy NE 7), but not to a less than significant level. Any development on the site would be required to comply with the GP/CLUP including these policies. Therefore, the proposed GPA to designate the site C-OT would not create any new significant impacts from traffic-related noise beyond that already anticipated by the GP/CLUP FEIR.

Airport Related-Noise

The GP/CLUP FEIR identified a less-than significant impact (Class III) related to airport-related noise. Pursuant to the Table 3-2 in the City's Noise Element, the project site is located outside of the 60 dB CNEL noise contour for the SBMA. Noise levels below 60 dB CNEL would be acceptable for residents on the project site. There are no private airstrips within the vicinity of the project site. Therefore, the proposed GPA to designate the site as C-OT would not create any significant impacts related to airport-related noise beyond those identified by the by GP/CLUP FEIR.



Population and Housing

Induce Population Growth

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to population growth. Population growth associated with implementation of the GP/CLUP is anticipated to result in an additional 7,421 people, resulting in a population of about 38,100 by the end of the timeframe of the GP/CLUP. The increase in population is not considered to be an impact by itself, however, the indirect impacts of the population increase could be considered potentially significant.

The proposed GPA would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. SBCAG's 2010-2040 regional growth forecast projects Goleta's population to be 30,000 in 2015, 33,900 in 2035, and 34,600 in 2040. The proposed project is not expected to be operational until after 2015. Population generated by the proposed GPA would not exceed SBCAG's 2035 growth forecast of 33,900 and would not exceed the 2040 growth forecast of 34,588 for the City of Goleta (SBCAG, December 2012). Therefore, buildout with the additional residential units that would be added from the proposed to C-OT would remain within the population growth anticipated under the GP/CLUP FEIR. The proposed GPA would not create any significant impacts related to population growth beyond those identified by the by GP/CLUP FEIR.

Population and Housing Displacement

The GP/CLUP FEIR identified a less-than significant impact (Class III) related to population and housing displacement. The project site is currently in agricultural use and was anticipated for development as an urban use under the GP/CLUP FEIR. There is no housing located on the site. The proposed land use designation of C-OT would not displace people or housing. Therefore, the proposed GPA would not create any significant impacts related to population or housing displacement beyond those identified by the GP/CLUP FEIR.

Public Services

Fire Protection

The GP/CLUP FEIR identified a potentially significant impact (Class II) for fire protection services. Future buildout under the GP/CLUP would increase demand for fire protection services, including the need for additional personnel, equipment, and/or facilities and impact the ability of the Fire Department to provide adequate service.

The GP/CLUP FEIR anticipated development of an urban use at the project site which would require fire protection services. Development under the proposed C-OT designation would require the same level of fire protection as the existing designation of C-VS. Therefore, the proposed GPA would not create additional impacts related to fire protection services beyond those identified in the GP/CLUP FEIR.

Police Protection

The GP/CLUP FEIR identified a potentially significant impact (Class II) for police protection services. Future buildout under the GP/CLUP would increase demand for police protection services, including the need for additional personnel, equipment, and/or facilities.



The GP/CLUP FEIR anticipated development of an urban use at the project site which would require fire protection services. Development under the proposed C-OT designation would require the same level of police protection as the existing designation of C-VS. Therefore, the proposed GPA would not create additional impacts related to fire protection services beyond those identified in the GP/CLUP FEIR.

Schools

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to local school districts as a result of GP/CLUP buildout. Policy PF 5 reduces these impacts to a less than significant level. The proposed C-OT designation would allow for residential development on a site that is currently not identified for that use. The GP/CLUP FEIR estimates GP/CLUP buildout levels of 480 single-family homes and 3400 multiple-family homes (for a total of 3,880 homes), and 776 students would be generated as a result of project buildout. Recently approved projects (such as Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. Therefore, the additional residential units that would be allowed under the proposed designation of C-OT would be within the estimates evaluated under the GP/CLUP FEIR. Therefore the proposed GPA would not create any additional impacts beyond those identified in the GP/CLUP FEIR.

Parks

See Recreation, below.

Other Public Facilities

The GP/CLUP FEIR identified potentially significant impacts (Class II) from increased demand on library facilities. Existing deficiencies of the library facilities that service the City were identified in the GP/CLUP FEIR. The additional population resulting from the GP/CLUP under buildout was found to create a potentially significant impact on the ability of the library to provide adequate service. The proposed designation of C-OT would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. As previously described, buildout with the additional residential units that would be added would remain within the population growth anticipated under the GP/CLUP FEIR. Therefore, the proposed GPA would not create any significant impacts related library services those identified in the GP/CLUP FEIR.

Other public services are addressed in *Transportation/Traffic* and *Utilities and Public Services*.

Recreation

Existing Neighborhood and Regional Parks

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to deterioration of existing recreational facilities from the introduction of new development. Buildout of the adopted GP/CLUP land uses have potential to lead to increased demand and use of existing parks. The designation of C-OT would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. Recently



approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. As previously described, buildout with the additional residential units that would be added from the proposed GPA would remain within the population growth anticipated under the GP/CLUP FEIR. Therefore, the proposed GPA would not create any significant impacts related to existing neighborhood and regional parks beyond those identified in the GP/CLUP FEIR.

Recreational Facilities

The GP/CLUP FEIR identified potentially significant impacts (Class II) related to the construction of recreational facilities. Buildout of the adopted GP/CLUP land uses have potential to lead to increased development, demand, and use of existing and new recreational facilities. The proposed land use designation of C-OT would allow for additional residential development and generate housing and residents within the City that was not previously identified in the GP/CLUP. These additional residents could facilitate the need for additional recreational facilities in the City. Recently approved projects (Westar, Village at Los Carneros, Cortona Apartments, The Hideaways, etc.) will result in approximately 1,000 fewer units than what would have resulted if the maximum allowed densities consistent with the GP/CLUP had been followed. As previously described, buildout with the additional residential units that would be added from the proposed GPA would remain within the population growth anticipated under the GP/CLUP FEIR. Therefore, the proposed GPA would not create any significant impacts related to the need for additional recreation facilities beyond those identified in the GP/CLUP FEIR.

Transportation and Traffic

Circulation System Capacity

The GP/CLUP FEIR identified significant and unavoidable impacts (Class I), potentially significant impacts (Class II), and less than significant impacts (Class III) related to circulation capacity within the City. Specific intersections and roadway segments were identified under each significance level. GP/CLUP Policy TE 1, Policy TE 4, Policy TE 5, and Policy TE 13 include modifications to LOS standards and transportation improvements that would reduce identified impacts. The GP/CLUP FEIR anticipated development of an urban use at the project site under the C-VS land use designation. As described in the project description, the proposed C-OT designation would accommodate development of similar or lower land use intensity than the existing land use designation of C-VS. Therefore, impacts from development of the site on the circulation system capacity would be similar and the proposed GPA would not create additional impacts related to the circulation system beyond those identified in the GP/CLUP FEIR.

Air Traffic Patterns

The GP/CLUP FEIR identified no impacts related to air traffic patterns. The site lies to the east of the Santa Barbara Municipal Airport (SBMA), outside of the Clear Zone and Approach Zone for this facility (Goleta, Final GP/CLUP EIR, 2006). The GPA would not generate any changes to existing air traffic patterns or impact access to the terminal. Therefore, the proposed GPA from C-VS to C-OT would not create any significant impacts related to air traffic patterns beyond those identified in the GP/CLUP FEIR.

Utilities and Service Systems

Water Supply and Stormwater impacts are addressed in Hydrology and Water Quality.



Wastewater

The GP/CLUP FEIR identified a potentially significant impact related to increased demand for wastewater collection, treatment, and disposal under buildout under the GP/CLUP. The GP/CLUP includes several policies and objectives to ensure that appropriate wastewater infrastructure and treatment capacities are available to accommodate projected growth. These policies include Policy PF 4, Policy PF 7, and Policy PF 9. The GP/CLUP FEIR anticipated development of an urban use at the project site under the land use designation C-VS. As described in the project description, the proposed C-OT land use designation would accommodate development of intensity similar to or lower than the existing C-VS designation. Therefore, impacts from development of the site on the wastewater system would be similar and the proposed GPA would not create additional wastewater system impacts beyond those identified in the GP/CLUP FEIR.

Solid Waste

The GP/CLUP FEIR identified less than significant impacts to solid waste facilities. All nonhazardous solid waste in the City and the surrounding South Coast area is handled at two local facilities: the South Coast Recycling and Transfer Station, and Tajiguas Landfill. Tajiguas is one of five landfills currently operating in the County, and is permitted to continue operations through approximately 2020. The incremental increase in solid waste generation resulting from buildout of the GP/CLUP would have an adverse but less-than-significant impact on landfill capacity at Tajiguas.

The GP/CLUP FEIR anticipated development of an urban use in accordance with the C-VS designation. The proposed C-OT designation would accommodate development of intensity similar to or lower than the C-VS designation. Therefore, impacts from development of the site on solid waste facilities would be similar and the proposed GPA would not create additional impacts to solid waste facilities beyond those identified in the GP/CLUP FEIR.



CONCLUSION

Impacts associated with the proposed General Plan land use designation change from C-VS to C-OT are within the parameters considered in the Goleta General Plan EIR. Consequently, the proposed GPA would not create any new significant impacts or increase the severity of impacts previously identified in the GP/CLUP FEIR. This addendum is the appropriate environmental document under CEQA for the proposed project.



REFERENCES

City of Goleta, Goleta General Plan EIR, November 17, 2009
<http://www.cityofgoleta.org/index.aspx?page=194>

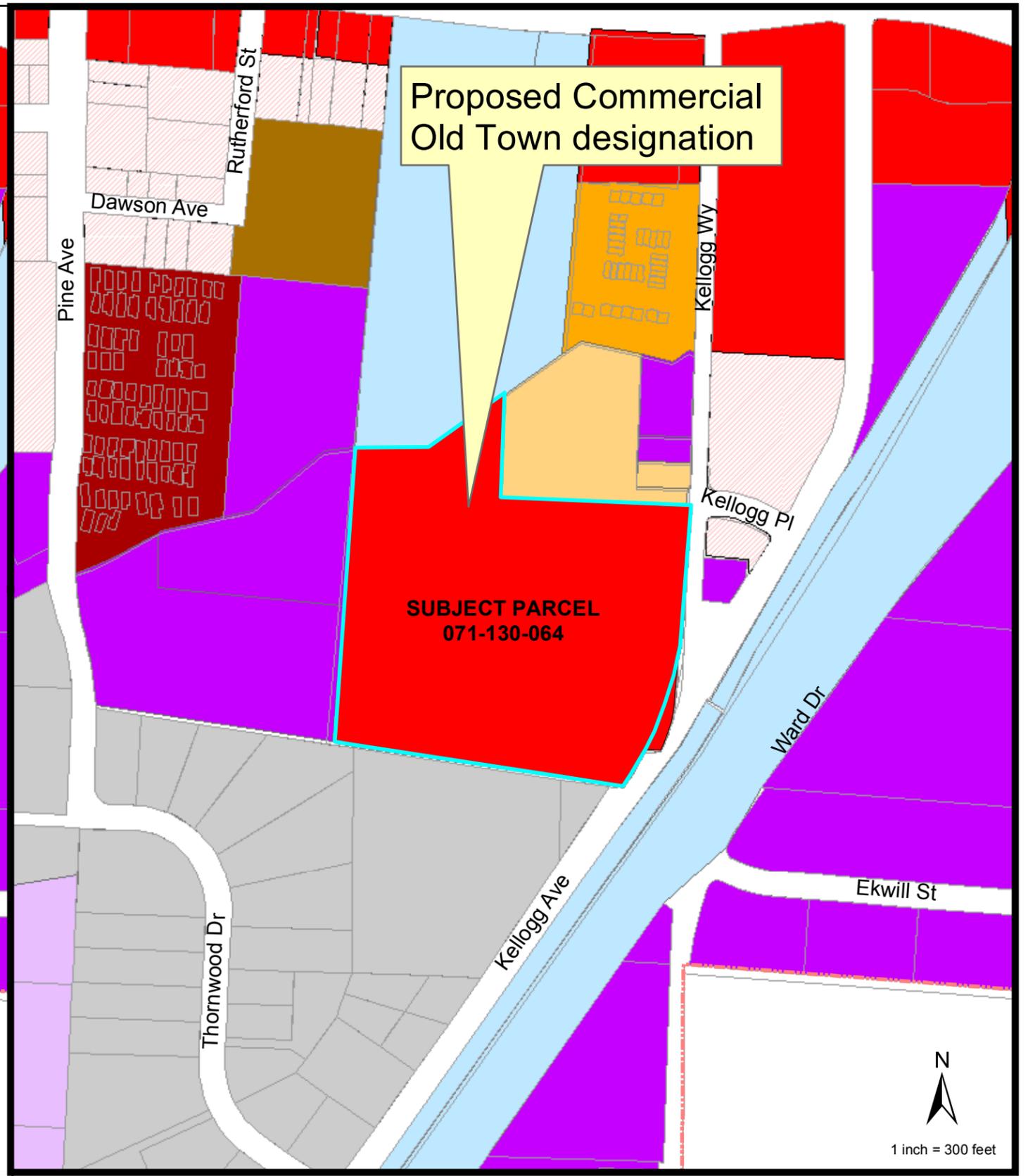
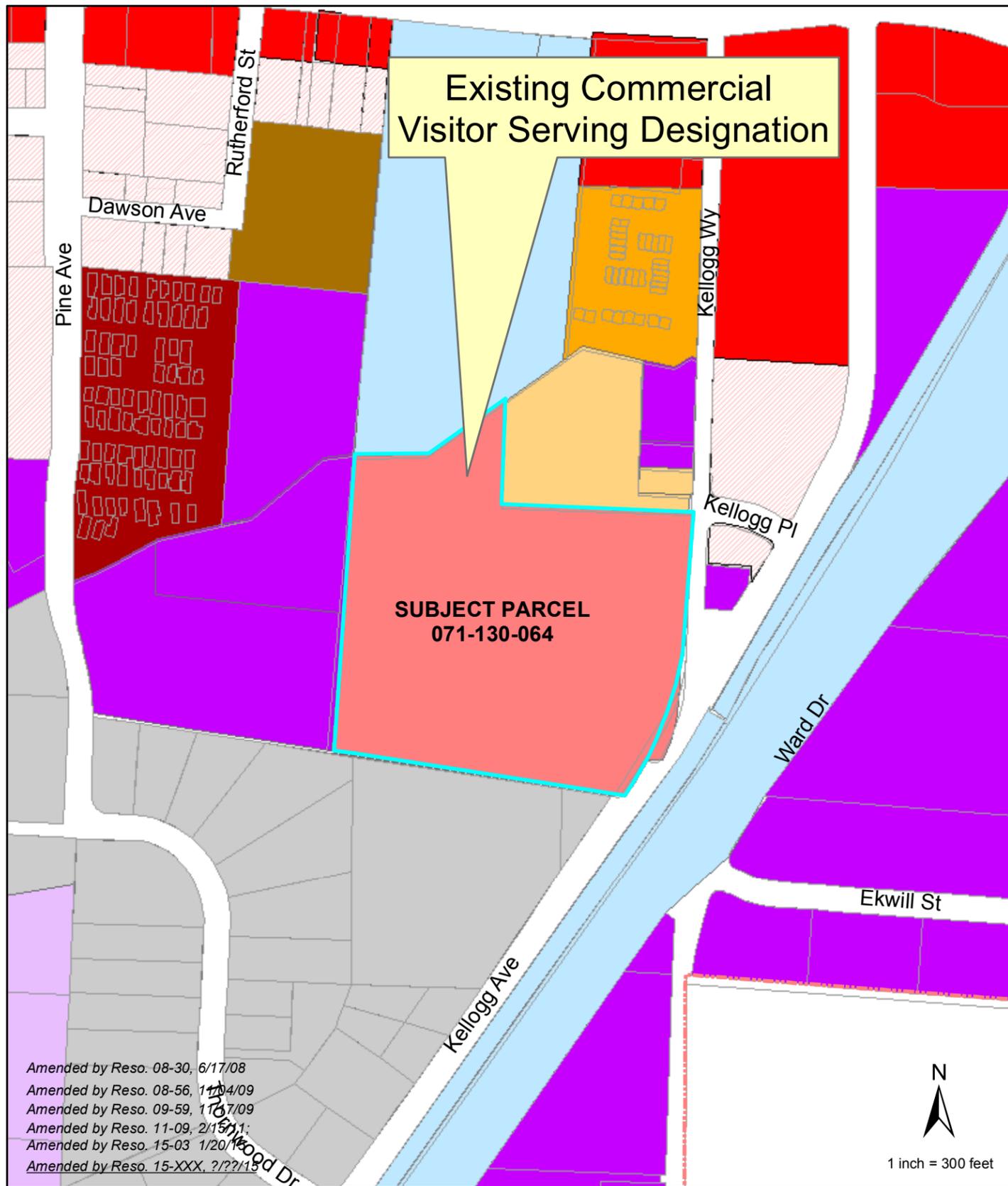


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ATTACHMENT 1, EXHIBIT 2

AMENDED GENERAL PLAN LAND USE ELEMENT FIGURE 2-1



Amended by Reso. 08-30, 6/17/08
 Amended by Reso. 08-56, 11/04/09
 Amended by Reso. 09-59, 11/07/09
 Amended by Reso. 11-09, 2/15/11
 Amended by Reso. 15-03 1/20/15
 Amended by Reso. 15-XXX, 2/??/15

N
 1 inch = 300 feet

N
 1 inch = 300 feet

Legend		Office and Industrial		Other Use Categories		Overlay Areas		Other Features			
Residential Use Categories		Commercial Use Categories		Office and Industrial		Other Use Categories		Overlay Areas		Other Features	
Single-Family	Planned Residential	Regional	Community	Business Park	Office and Institutional	Agriculture	Open Space / Passive Recreation	Hotel Overlay	Hospital Overlay	Goleta City Boundary	Coastal Zone Boundary
Medium Density	High Density	Old Town	Visitor-serving	Service/Industrial	General Industrial	Open Space / Active Recreation	Open Space Overlay	Schools	Maximum Density in Planned Residential Areas (units/acre)		
Mobile Home Park		Intersection	General Commercial			Public / Quasi-public					

Figure 2-1
LAND USE PLAN MAP
 GENERAL PLAN/COASTAL LAND USE PLAN
 November 2008



ATTACHMENT 2

CITY COUNCIL RESOLUTION NO. 15- ____, ENTITLED “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA , ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; APPROVING A VESTING TENTATIVE MAP; APPROVING A DEVELOPMENT PLAN WITH ASSOCIATED MODIFICATION; MAKING A GOOD CAUSE FINDING FOR HEIGHT; AND APPROVING A REDUCTION IN INCLUSIONARY HOUSING FOR THE OLD TOWN VILLAGE MIXED-USE PROJECT; CASE NO. 14-026-VTM-DP; APN 071-130-064 (FORMERLY 071-130-023)”

RESOLUTION NO. 15- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; APPROVING A VESTING TENTATIVE MAP; APPROVING A DEVELOPMENT PLAN WITH ASSOCIATED MODIFICATION; MAKING A GOOD CAUSE FINDING FOR HEIGHT; AND APPROVING A REDUCTION IN INCLUSIONARY HOUSING FOR THE OLD TOWN VILLAGE MIXED USE PROJECT; CASE NO. 14-026-VTM-DP; APN 071-130-064 (FORMERLY 071-130-023).

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

SECTION 1: Recitals. The City Council finds and declares that:

- A. On April 3, 2014, Peikert & RRM Design Group, representing City Ventures Homebuilding Inc. (“Applicant”), submitted an application for a Vesting Tentative Map (“VTM”) and a Development Plan (“DP”) for a project consisting of mixed residential and commercial uses that includes 113 traditional townhomes, 28 shop keeper townhomes, 34 live-work flex townhome units and a community center (the “Project”);
- B. Considered separately, the Project also includes a request for a General Plan Amendment to change the land use designation to Commercial Old Town (C-OT) and a rezone to Old Town Residential/General Commercial (OT-R/GC);
- C. The City reviewed the Project’s environmental impacts in accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Review Guidelines (“Goleta Guidelines”);
- D. On July 27, 2015, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record including, without limitation, staff reports and evidence submitted during the public hearing; and
- E. On August, 2015, the City Council conducted a duly noticed public hearing and considered the entire administrative record including, without limitation, information submitted to the Planning Commission.

SECTION 2: Factual Findings and Conclusions. The City Council finds as follows:

- A. The Project site is located on vacant land west of South Kellogg Avenue and Kellogg Way consisting of 12.31 total acres (Assessor's Parcel No. 071-130-064). The Project site currently has a General Plan land use designation of Commercial Visitor-Serving (C-VS) and zone designation of Resort/Visitor Serving Commercial (C-V). By separate application, however, the Applicant is seeking a General Plan amendment. If approved, the General Plan amendment would cause the Project site to be designated Commercial Old Town (C-OT);
- B. Access to the Project site is proposed from South Kellogg Avenue and the extension of Ekwil Street that is scheduled to be built by the City in 2016. The Ekwil Street extension was approved by the City Council in 2011;
- C. The Project includes a request for approval of a Development Plan ("DP") for a 175 unit mixed-use residential and commercial development with a modification to increase residential building height limits from 25-feet to 35-feet pursuant to the Goleta Inland Zoning Ordinance ("ZO");
- D. The Project includes a request for a Vesting Tentative Map ("VTM") with two lots: Lot 1 for the development of 175 townhomes and the Ekwil Street extension Right of Way (Ekwil ROW) and Lot 2, which will be dedicated to the City for the storm water purposes;
- E. The Project is located outside both the clear and approach zones of the Santa Barbara Municipal Airport as well as the downwind and base legs or departure paths or traffic patterns. Additionally, the Project site is located outside the 60dB CNEL noise contour;
- F. The Project has a density of 14.2 units per acre based on 175 residential and mixed-use townhomes on a 12.31 gross developable acres;
- G. The Project site is a generally level large rectangular-shaped parcel;
- H. Twenty-two percent (22%) of the DP site would be open space;
- I. The Project provides more parking spaces (489) than the parking spaces mandated by zoning regulations (487);
- J. The Project site has sufficient frontage on proposed Ekwil Street and South Kellogg Avenue to provide a driveway on each street for adequate ingress

and egress that also meets Fire Department requirements; and

- K. The factual findings in this Section are based upon substantial evidence found within the entirety of the administrative record. Notwithstanding the identification of specific facts within this Section, the entire administrative record adequately provides substantial evidence for all findings set forth in this Resolution.

SECTION 3: *Environmental Assessment Findings.* The City Council makes the following environmental findings pursuant to CEQA § 21081 and CEQA Guidelines §§ 15090 and 15091:

- A. The City completed a MND and MMRP (collectively, the “MND”) for the Project in accordance with applicable law including, without limitation, CEQA Guidelines §§ 15070, 15071 and 15073. The MND is dated July 2015 and entitled “Old Town Village Mixed-Use Project Final Mitigated Negative Declaration” While too voluminous to be attached to this Resolution as an exhibit, the MND is incorporated into this Resolution by reference as if fully set forth. The MND is available for public review in the City Clerk’s office;
- B. Based upon the factual findings in Section 2, the Project will not result in a safety hazard or noise problems for persons using the airport or for persons residing or working in the Project area (see CEQA Guidelines §15074(e));
- C. Pursuant to CEQA Guidelines § 15074, the MND reflects the City’s independent judgment and analysis. The City Council has independently reviewed and analyzed the MND prepared for the Project. The MND is an accurate and complete statement of the potential environmental impacts of the project. The MND was prepared under the direction of the Planning and Environmental Review Department and reflects its independent judgment and analysis of the environmental impacts and comments received on the MND.

SECTION 4: *Vesting Tentative Map Findings.* The City Council makes the following findings pursuant to Government Code § 66473.1, § 66473.5, and § 66474.6. Based upon those findings, the City Council determines that the facts would not support findings for denial under Government Code § 66474:

- A. Should the GPA be adopted, the Project (along with the design and proposed improvements) will be compatible with the Goleta General Plan for the reasons set forth in the separate General Plan Consistency Analysis (Exhibit 5).

- B. The Project site is 12.31 acres and can accommodate all development including, without limitation, its density and public infrastructure proposed by the Project. Moreover, it is located close to public infrastructure including, without limitation, existing and planned public streets; freeway access; bus and train service; large employment businesses; and commercial service centers.
- C. As set forth in the MND, the Project will not have a significant impact on the environment. Similarly, nothing in the MND identifies the Project as causing serious public health problems.
- D. Nothing about the Project will interfere with public easements affecting the Project site. To the contrary, the Project proposes to provide an roadway easement to the City to ensure that the Ekwil Street improvement can be timely completed.
- E. The property orientation and topography, surrounding vegetation and design of the Project provide opportunities for passive or natural heating or cooling. The Project buildings would be built with solar panels on the roof tops and wired for plug-in electric vehicles.
- F. Wastewater resulting from the Project would be collected and treated by the Goleta Sanitary District (“GSD”). GSD has sufficient infrastructure to undertake this task. Accordingly wastewater discharge into the community sewer system will not result in violation of existing law.

SECTION 5: Development Plan Findings. Pursuant to Sections 35-317.7 and 35-317.8 of the ZO, the Development Plan (Case No. 14-026-DP) conforms to the City’s zoning regulations as follows:

- A. As set forth in Section 2, the Project site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of the proposed Project.
- B. As set forth in the MND, adverse impacts from the Project are mitigated to the maximum extent feasible.
- C. As set forth in the MND and conditions of approval (set forth in attached Exhibit 4, and incorporated by reference) the streets and highways are adequate and properly designed.
- D. As set forth in the MND, there are adequate public services, including but

not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

- E. As set forth in the MND and secured by the MMRP and conditions of approval, the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.
- F. As set forth in the MND; Exhibit 1, which is incorporated by reference; the City Council's separate consideration of a General Plan amendment; Sections 2 and 7 of this Resolution; and the General Plan and Zoning Consistency analyses (Exhibits 5 and 6 to this Resolution), the Project conforms to the General Plan and the ZO regulations.
- G. Since there are no public access easements that burden the Project site, the Project will not conflict with any easements required for public access through, or public use of a portion of the property.
- H. The modification to the 25-foot building height restriction of the ZO is justified as follows:

Residential Building Height: Allowing a 35-foot height limit for the traditional residential townhomes located around the outside perimeter of the Project site, would permit those structures to match the height of all other buildings proposed on the Project site. The increased height would also allow the residential units to be sized for families, including 4-bedroom units, without using more of the Project site's open space. The height increase to 35-feet for residential structures is justified in order to ensure uniformity in height among all of the structures and avoid any decrease in open space. Further, Ekwil Street extension ROW constrains the area of development. If the Ekwil Street extension ROW was available for development, then the units could have had a greater footprint without the need for the height increase. However, with the Ekwil Street ROW, the area for development is constrained.

SECTION 6: *Good Cause Finding.* The City Council makes the Good Cause Finding pursuant to General Plan Land Use Element Table 2-2 to allow the Project's proposed 35-foot building height as follows:

There is Good Cause to allow the Project's buildings to be 35-feet in height rather than the 30-foot restriction in the General Plan Land Use Element for the Commercial Old Town zone. Approximately 1.3 acres of the Project land would be set aside as a right-of-way easement to the City for the

extension of Ekwil Street at a value of approximately \$1.3 million. With the inclusion of the dedication of Lot 2 of the Vesting Tentative Map, the value of the land provided to the City becomes approximately \$2.4 million.

Additionally, the increased height enhances the design harmony within the project and provides for an ample amount of open space and landscaping on the site. The 35-foot building height is compatible with the height of office/light industrial buildings in the area and adjacent to the site and the 35-foot building height would not impact the general public view of the Santa Ynez Mountains. The Project provides significant community benefits and implements community goals.

SECTION 7: *Inclusionary Housing*. The City Council considered the Applicant's request to reduce inclusionary housing requirements from 20% of the residential units to 15% in accordance with Section 2.5 of the Housing Element to the General Plan. The City Council finds as follows:

- A. The Applicant is providing approximately 2.4 acres of real property (in easement and dedication form) to the City with an approximate value of \$2.4 million (the "Street Property"). This Street Property is needed by the City to finish the Ekwil Fowler street public works project.
- B. Providing the Street Property to the City represents a "community service" that exceeds the normal expectations and standards set forth in applicable law since, among other things, it will save the City a significant amount of money in property acquisition costs that would otherwise need to be expended for the Ekwil Fowler street public works project.
- C. Further, the City Council agrees that the Applicant's payment of approximately \$1,000,000 in-lieu of building 13 affordable units meets the requirements of the Housing Element. This money can be capitalized by the City, for example as "matching funds", to assist in funding future housing projects for low and very-low income households.

SECTION 8 *Actions*. The City Council takes the following actions:

- A. Adopts the MND including, without limitation, the MMRP required by CEQA § 21081.6 and CEQA Guidelines § 15097. The MND constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA; the MMRP is attached as Exhibit 2 and incorporated by reference.
- B. Approves the Vesting Tentative Map subject to the conditions of approval attached as Exhibit 3, and incorporated by reference.

- C. Approves the Development Plan subject to the conditions of approval attached as Exhibit 4, and incorporated by reference.
- D. Approves the modification to increase the residential building heights from 25 feet to 35 feet.
- E. Make the Good Cause Finding to increase building heights from 30 feet to 35 feet pursuant to the General Plan Land Use Element Commercial Old Land Use Town Zone.
- F. Reduce the required inclusionary housing percentages from 20% to 15% and accept the in-lieu payment of \$1,048,385.
- G. Directs the City Manager, or designee, to file a Notice of Determination in accordance with CEQA §§ 21152, 21167(f); CEQA Guidelines § 15094; and any other applicable law.

SECTION 9: *Reliance on Record.* Each and every one of the findings and determinations 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 findings and determinations 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 10: *Limitations.* The City Council analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. 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 on 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 11: *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 12: This Resolution will become effective immediately upon adoption and will remain effective unless superseded by a subsequent Resolution.

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 12:This Resolution will become effective immediately upon adoption and will remain effective unless superseded by a subsequent Resolution.

SECTION 13:The City Clerk is directed to mail a copy of this Resolution to Peikert & RRM Design Group and City Ventures Homebuilding Inc. and to any other person requesting a copy.

SECTION 14:The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

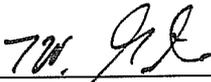
PASSED, APPROVED AND ADOPTED this ____ day of _____ 2015.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK



TIM 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 CERTIFY that the foregoing Resolution No. __ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the __ day of _____, 2015 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

ATTACHMENT 2, EXHIBIT 1

**FINAL MITIGATED NEGATIVE DECLARATION
JULY 2015**

This document is on file with the Goleta City Clerk given its size.

It can also be accessed at

<http://www.cityofgoleta.org/government/planning-and-environmental-review/ceqa-review/old-town-village-mixed-use-project>

ATTACHMENT 2, EXHIBIT 2

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Old Town Village Mixed-Use Project, proposed in the City of Goleta, California. Public Resources Code Section 21081.6(a)(1) requires that a Lead Agency adopt an MMRP before approving a project in order to mitigate or avoid significant impacts that have been identified in an Initial Study-Mitigated Negative Declaration (IS-MND). The purpose of the MMRP is to ensure that the required mitigation measures identified in the IS-MND are implemented as part of the overall project development process. In addition to ensuring implementation of mitigation measures, the MMRP provides guidance to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the IS-MND for the Old Town Village Mixed Use project. The proposed project would consist of 113 traditional townhomes, 34 live-work townhomes, 28 shopkeeper townhomes, and a community center. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. Where an impact was identified to be less than significant, no mitigation measures were required.



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
<p>AES-1 Lighting Specifications Any exterior lighting installed on the project site must be low intensity; low glare design; be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels; and must otherwise meet dark night sky requirements. Exterior lighting fixtures must be kept to the minimum lighting level and intensity needed to ensure public safety. These lights must be dimmed after 11 PM to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director, or designee. Upward directed exterior lighting is prohibited. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall mounted building lights and landscape accent lighting, and a photometric map must be provided. "Moonlighting" type fixtures that illuminate entire tree canopies should also be avoided.</p>	<p>Review the locations of all exterior lighting fixtures, complete review and approval of cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures.</p> <p>Inspect exterior lighting features to ensure that they have been installed consistent with approved plans.</p>	<p>Prior to issuance of a Building Permit for construction.</p> <p>Prior to issuance of certificate of occupancy.</p>	<p>One time activity prior to the issuance of a Building Permit for construction.</p> <p>One time activity prior to certificate of occupancy.</p>	City of Goleta Planning and Environmental Review Director, or designee.			
Air Quality							
<p>AQ-1 Diesel Equipment Standards Any diesel construction equipment used during paving of the project site must meet or exceed the U.S. Environmental Protection Agency's Tier 1 emission standard for offroad equipment.</p>	<p>Submit a list of all stationary equipment to be used in project construction. This information must be reviewed and approved by the Planning and Environmental Review Director, or designee. All City-approved diesel construction equipment</p>	<p>Prior to issuance of a Land Use Permit.</p>	<p>Periodically during construction.</p>	City of Goleta Planning and Environmental Review Director, or designee.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	must be used for the duration of paving on-site. Inspect the project site to ensure equipment use is consistent with Mitigation Measure N-3.						
BIOLOGICAL RESOURCES							
BIO-1 Conduct Monarch Butterfly Surveys and Avoidance Consistent with GGP/CLUP Policy CE 4.6, if an active aggregation (present for one week or more) is present on the project site, all construction, grading, or noise-generating work associated with this project must be seasonally timed to avoid noise- and human activity-related impacts to aggregating monarch butterflies. If work must occur during the overwintering season (generally between October and March), before work, a biologist approved by the Planning and Environmental Review Director, or designee, must survey all habitat trees (e.g., eucalyptus, coast live oak) within 100 feet of the residential development area to determine use by monarchs. If the eucalyptus groves in the project area are found to serve as monarch butterfly aggregation site, indirect impacts must be minimized to the extent practicable. Construction within 100 feet of an aggregation must be delayed until the butterflies abandon the aggregation. With approval of the Director, construction activities may occur within 100 feet of aggregations under the direction of a biological monitor. Surveys must be conducted in favorable conditions to identify any monarch aggregations within 100 feet of the area proposed for disturbance seven	Verify through site inspection that construction and grading is occurring outside the winter roosting season, or that monarch surveys have been conducted, and buffer requirements specified above are in place (if applicable). Prepare and submit a written report of the findings of the pre-construction survey to the City for review prior to finalization. This measure, including the fencing location, must be incorporated into the grading plans for the Project.	Prior to issuance of grading or building permit (whichever occurs first) and during construction.	Periodically throughout the construction period if monarch aggregations are detected.	City of Goleta Planning and Environmental Review Director, or designee.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
days before construction activities commence. If no aggregations are observed, no further mitigation is required. If monarch aggregations are detected, a temporary fence must be installed along the outer boundary of the buffer zone prior to and during any grading and construction activities on the site.							
<p>BIO-2 Nesting Birds and Raptors. To avoid construction impacts to nesting birds and raptors, vegetation removal and initial ground disturbance must occur outside the bird and raptor breeding season, which is typically February 1 through August 31, but can vary based on local and annual climatic conditions. If construction must begin within this breeding season, then not more than two weeks before ground disturbance and/or vegetation removal commences, a bird and raptor pre-construction survey must be conducted by a City-approved biologist within the disturbance footprint plus a 300-foot buffer, as feasible. If the project is phased, a subsequent pre-construction nesting bird and raptor survey is required before each phase of construction within the project site. If no raptor or other bird nests are observed no further mitigation is required. Pre-construction nesting bird and raptor surveys must be conducted during the time of day when bird species are active and be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300 foot buffer. A report of the nesting bird and raptor survey results, if applicable, be submitted to the Planning and Environmental Review Director, or designee, for review and approval before</p>	Verify through field inspection that construction and grading is occurring outside the nesting season, or that nesting bird and raptor surveys have been conducted, and buffer requirements specified above are in place (if applicable). This measure, and any buffer requirements, must be incorporated into the grading plans for the Project.	Prior to issuance of any grading or building permit (whichever occurs first).	Periodically throughout the construction period if nests are detected.	City of Goleta Planning and Environmental Review Director, or designee.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>the City issues grading permits. If active raptor or Migratory Bird Treaty Act protected bird nests are found within 300 feet of the project site, their locations must be flagged and then mapped onto an aerial photograph of the project site at a scale no less than 1"=200' and/or recorded with the use of a GPS unit. If active raptor nests are detected the map will include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by Conservation Element Policy CE 8.3 of the Goleta Community Plan /Coastal Land Use Plan. If feasible, the buffer must be 300 feet in compliance with Conservation Element Policy CE 8.4 of the Goleta General Plan/Coastal Land Use Plan. If the 300-foot buffer is infeasible, the City approved biologist may reduce the buffer distance as appropriate, dependent upon the species and the proposed work activities. If any active non-raptor bird nests are found, a suitable buffer area (varying from 25-300 feet), depending on the particular species found, shall be established by the City approved biologist. No ground disturbance can occur within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged. Alternately, a City approved biologist must monitor the active nest full-time during construction activities within the buffer to ensure project activities are not indirectly impacting protected nesting birds and raptors.</p>							
<p>BIO-3 Sediment Control. To avoid wetland impacts, the Stormwater</p>	Verify that this measure has been incorporated	Prior to issuance of any grading or	Periodically during	City of Goleta Planning and			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Pollution Prevention Plan (SWPPP) and Erosion Control Plans must be augmented by best management practices (BMPs) recognized in the industry and aimed at reducing sediment erosion into the creek (e.g., straw wattles, silt fencing between the creek and construction area, erosion control blankets, hydroseeding) must be installed around the project site before the onset of construction activities. If no runoff to the jurisdictional water is present, no further mitigation is required.	into the grading plans for the Project.	building permit (whichever is first) and during construction.	construction period.	Environmental Review Director, or designee.			
BIO-4 Washing of Materials. During construction, washing of concrete, paint, or equipment can occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing is not allowed in the dripline of a native tree or non-native specimen tree. An area designated for washing functions must be identified on all plans submitted for issuance of any grading and/or building permit(s).	Designate a wash off area on all plans submitted for issuance of any grading or building permit(s). The washoff area must be in place throughout construction. Conduct site inspections to confirm compliance throughout construction period.	Prior to issuance of any grading or building permit (whichever occurs first).	Periodically during construction.	City of Goleta Planning and Environmental Review Director, or designee.			
BIO-5 Lighting Plan. In addition to the lighting specifications in Mitigation Measures AES-1, light and glare from new development must be controlled and directed away from the Old San Jose Creek Corridor. Exterior night lighting must be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs.	Review the locations of all exterior lighting fixtures, complete review and approval of cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures. Confirm that exterior lighting fixtures have been	Prior to issuance of a building permit and prior to issuance of certificate of occupancy.	Once time prior to building permit and one time prior to certificate of occupancy.	City of Goleta Planning and Environmental Review Director, or designee.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	installed consistent with approved plans.						
BIO-6 Invasive Species. Nonnative, invasive plant species cannot be included in any erosion control seed mixes and/or landscaping plants associated with the proposed project. The California Invasive Plant Inventory Database contains a list of nonnative, invasive plants (California Invasive Plant Council, 2006, Updated 2011).	Review and approve final landscape plan. Inspect landscape plantings features to ensure that they have been installed consistent with approved plans.	Prior to issuance of any grading or building permit (whichever is first) and prior to issuance of certificate of occupancy.	One time prior to grading/building permit. One time prior to certificate of occupancy.	City of Goleta Planning and Environmental Review Director, or designee			
CULTURAL RESOURCES							
CR-1 Discovery of Cultural Resources. In the event that archaeological resources are encountered during grading, work must be stopped immediately or redirected until the City-approved archaeologist and Native American representative can evaluate the significance of the find pursuant to Phase 2 investigation standards set forth in the City Archaeological Guidelines. The Phase 2 study must be funded by the applicant. If resources are found to be significant, they must be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines. The Phase 3 mitigation program must be funded by the applicant.	Must be printed on all plans submitted for any planning, building, grading, or demolition permits.	During all project site excavation, grading, or construction.	Periodically during ground disturbing activities.	City of Goleta Staff.			
Hydrology and Water Quality							
HYD-1 Flood Protection. The following mitigation must be implemented if the Flood Insurance Rate Map has not been amended by the Federal Emergency Management Agency to remove the AE zone from the project site before the City issues any building or grading permits. The finished floor elevation of the buildings within the AE zone must be a minimum of 1'	Must be reviewed and approved by the Planning and Environmental Review Director, or designee.	Prior to issuance of any grading or building permit (whichever occurs first).	One time activity.	City of Goleta Planning and Environmental Review Director, or designee.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
above existing adjacent grade or a design such as a berm can be considered and approved by the Planning and Environmental Review Director, or designee, as a temporary measure until the AE zone is removed.							
NOISE							
<p>N-1 Outdoor Living Area Noise Attenuation.</p> <p>Second-floor decks associated with six shopkeeper units located at the southeastern edge of the project site, fronting on S. Kellogg Avenue, must be protected from sound intrusion so that they meet the City's standard of 65 dBA CNEL for outdoor living spaces. Sound attenuation barriers must be placed along the perimeter of decks at the shopkeeper units adjacent to S. Kellogg Avenue and shall consist of Plexiglas or a similar transparent material that does not obstruct views from the residences. The sound attenuation barriers must be of a size and material to adequately mitigate this impact as determined by an acoustical study to be performed by an environmental/acoustical consultant as approved by the Planning and Environmental Review Director, or designee, to determine project-specific requirements for affected residences. Failure to conclusively demonstrate the effectiveness of the proposed noise attenuation measures must result in the redesign of the affected unit(s) to remove the proposed private outdoor living space.</p>	Requirements must be incorporated into all construction documents submitted for approval before the issuance of a Building Permit for the shopkeeper units adjacent to S. Kellogg Avenue.	Prior to the issuance of a Building Permit and certificate of occupancy.	<p>One time activity prior to the issuance of a Building Permit for construction.</p> <p>One time activity prior to certificate of occupancy.</p>	City of Goleta Planning and Environmental Review Director, or designee.			
<p>N-2 Construction Timing and Signage.</p> <p>All noise-generating project construction</p>	Provide three (3) signs stating restrictions and post on site. Signs must	During all project site excavation,	Periodically during construction.	City of Goleta Planning and Environmental			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
activities is limited to Monday thru Friday, 8:00 a.m. to 5:00 p.m. Construction will not generally be allowed on weekends and state holidays. Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Review, or designee. The applicant must post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation.	be a minimum size of 24" x 48." All such signs must be in place before commencing any grading/demolition and maintained through to occupancy clearance.	grading, or construction.		Review Director, or designee.			
<p>N-3 Shielding of Construction Equipment.</p> <p>Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50-feet from the source in an unattenuated condition must be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries.</p>	Submit a list of all stationary equipment to be used in project construction which includes manufacturer specifications on equipment noise levels as well as recommendations from the project acoustical engineer for shielding such stationary equipment so that it complies with this requirement for review and approval. All City approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities must be implemented and maintained for the duration of the period when such equipment is onsite.	Prior to the issuance of Land Use Permit.	Periodically inspect the site to ensure compliance with all noise attenuation requirements.	City of Goleta Planning and Environmental Review Director, or designee.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>N-4 Acoustical Blankets. Construction fencing shall be lined with acoustical blankets during grading/demolition and construction to further minimize noise impacts to nearby sensitive receptors.</p>	Acoustical blankets must be installed prior to beginning commencement of any grading/demolition and maintained through to occupancy clearance.	During all project site excavation, grading, or construction.	Periodically during construction.	City of Goleta Planning and Environmental Review Director, or designee.			
TRANSPORTATION AND TRAFFIC							
<p>T-1 Hollister Avenue/S. Kellogg Avenue. The applicant must pay Goleta Transportation Improvement Program (GTIP) fees which will contribute to the costs of implementing the City's programmed improvement of installing a free right-turn lane to the northbound approach of this intersection.</p>	Pay a monetary contribution for the additional northbound through lane improvements per the current GTIP resolution.	Prior to issuance of any certificate of occupancy	Once time prior to certificate of occupancy.	City of Goleta Public Works Director.			



ATTACHMENT 2, EXHIBIT 3

VESTING TENTATIVE MAP CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL
OLD TOWN VILLAGE
VESTING TENTATIVE MAP CASE No. 14-026-VTM**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), City Ventures Homebuilding Inc. (“Applicant”, “Developer”, or “Permittee”) agrees to the following conditions for the City’s approval of Case No. 14-026-VTM (“Project Conditions”).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term “Director” refers to the Planning and Environmental Review Director, or designee.

1. AUTHORIZATION

- A. This Vesting Tentative Map authorizes implementation of the Project Plans attached as Exhibit 7 to this Resolution. The Vesting Map creates two lots. Lot 1 is 11.16 acres and is planned for airspace condominium purposes to provide 175 residential units, associated infrastructure, common open space and the Ekwil Street extension right-of-way. Lot 2 is 1.15 acres and is planned for stormwater purposes. Of the 175 units, 14 of the units will be Income Restricted for 55 years as described in Condition 4Bi3.

As part of the project, the Applicant will provide a 72.5 foot easement for street right of way for the Ekwil Street extension (Ekwil ROW) as shown on the Vesting Tentative Map. Further, the Applicant will dedicate Lot 2 to the City.

All construction, improvements, implementation and/or other actions taken pursuant to this approval must be in substantial conformance with this approval. Any deviations from this approval must be reviewed and approved by the City of Goleta (City). The City must determine whether any deviation substantially conforms to this approval. Any deviation determined to not be substantial conformance with this approval requires the Applicant to seek additional approval, permits, or other action by the City. Any deviation from this approval made without the above-described review and approval of the City is a violation of this approval.

- B. This Vesting Tentative Map will expire five (5) years after approval, unless before the expiration, a final map has been recorded or a time extension has been applied for by the Permittee. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension as permitted

by law. If the Permittee requests a time extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed and the rates of existing fees will be those in effect at the time of the extension request.

- C. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director of Planning and Environmental Review for review and approval by appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans labeled "Attachment 1, Exhibit B, Exhibit 7, dated June 9, 2014" and herein incorporated by reference.
- D. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.
- E. Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Vesting Tentative Map except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of the Vesting Tentative Map, Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees.
- F. The effectiveness of this Vesting Tentative Map will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Vesting Tentative Map.

2. ENVIRONMENTAL IMPACT REPORT MITIGATIONS

- A. The Permittee must comply with all mitigation measures identified in the Final Mitigated Negative Declaration prepared for the project, Exhibit 1 to City

Council Resolution No. 15- _____. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 2 to City Council Resolution No. 15- _____. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

3. AGENCY REQUIREMENTS

- A. **Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the April 28, 2014 Santa Barbara County Fire Department Letter to the satisfaction of the SBCFD as applicable to facilitate recordation of a Final Map.
- B. **Santa Barbara County Air Pollution Control District (APCD):** Comply with all conditions and requirements outlined in the June 10, 2015 Santa Barbara County Air Pollution Control District letter to the satisfaction of the APCD as applicable to facilitate recordation of a Final Map.
- C. **Goleta Water District (GWD):** Comply with the requirements of the GWD to the satisfaction of the GWD as applicable to facilitate recordation of a Final Map.
- D. **Goleta Sanitary District (GSD):** Comply with all of the conditions and requirements outlined in the April 24, 2014 Goleta Sanitary District letter to the satisfaction of the GWSD as applicable to facilitate recordation of a Final Map.

4. CITY DEPARTMENT CONDITIONS

- A. **Public Works Department:** All conditions outlined in the City of Goleta Public Works Department Memorandum of June 22, 2015 are incorporated into these Project Conditions. Prior to the recordation of a Final Map, the Permittee must:
 - 1. Comply with the conditions associated with the Vesting Map approval.
 - 2. Secure approval of the Final Map from the Public Works Director. The final Map at a minimum must include:
 - a. A 72.5 foot easement for street right of way for the Ekwill Street extension as shown on the Vesting Tentative Map of as needed and specified in the project description.
 - b. Dedicate in fee the northerly portion of the property to the City of Goleta north of the new Ekwill street right of way as shown on the Vesting Tentative Map.

- c. Public utility easements at the locations and widths required by the serving utilities. The Permittee shall attempt to secure a letter from each utility and water/sewer district serving the property stating that any easements shown thereon are acceptable.
3. Pay plan check and inspections fees for the public improvements in accordance with the City's current fee schedule.
4. Secure approval of a Public Improvement Plan (for both permanent and interim improvements as necessary and outlined below) from the Public Works Department. The Public Improvement Plan must be prepared by a registered civil engineer and must, in general, provide for the improvements in accordance with the project description, conditions of approval and environmental documents(s). All public improvements (curb, gutter, sidewalk, and parkway) must be built to the limits of the property with appropriate transitions to tie into existing improvements that may be beyond the property frontage. The Permittee shall submit two (2) copies of the Public Improvement Plan for Kellogg Way, Kellogg Place, Kellogg Avenue and Ekwil Street. The Public Improvement Plan must include but is not limited to the following items:
 - a. For Kellogg Avenue
 - i. Minimum 6 foot City standard sidewalk
 - ii. Minimum 3 ½ foot parkway with street trees or other landscaping as approved by the Public Works Department between the sidewalk and the curb face.
 - iii. Provide City standard curbs and gutters
 - iv. Restripe Kellogg Avenue to provide for bike lanes along the project frontage.
 - v. Underground existing overhead utilities (other than the transmission lines) and remove poles.
 - b. For Ekwil Street
 - i. Design and construct the off street parking that will be posted and maintained by the development in perpetuity as shown on the Vesting Tentative Map for the length of the project frontage.
 - ii. Provide for a minimum 6' sidewalk and 8' parkway with street trees along the future Ekwil Street

extension for the length of the project frontage. The landscaping and trees shall be maintained by the development in perpetuity.

- iii. Provide City standards curbs, gutters, and drainage swales as needed for street drainage.
- c. If Ekwill Street is not constructed prior to the completion of the development, then the Permittee shall:
 - i. Provide a minimum of 20' of paved surface to function as a private driveway/roadway and fire/emergency access from the site's northern driveway entrance to Kellogg Way.
 - ii. Design and construct an appropriate cul-de-sac turn around at the end of the "private driveway" in order to facilitate safe vehicular travel and fire department requirements.
 - iii. Design and construct temporary intersection improvements to Kellogg Way and Kellogg Place in order to provide for traffic circulation and access to the project over the future Ekwill Street.
 - iv. Maintain the above improvements until such time as the City completes the Ekwill Street extension.
- d. All public improvements shall:
 - i. Provide for drainage improvements in accordance with the approved final drainage report.
 - ii. Preserve and/or tie out survey monuments.
 - iii. Provide for pavement preparation and slurry seal of the public street to repair any existing damage, trench cuts, or restriping at the end of the construction as necessary.
 - iv. All driveway accesses shall be ADA compliant, including access ramps with truncated domes as necessary.
5. Provide an Engineer's Estimate that is signed and stamped by a registered Civil Engineer for all required public improvements and secure its approval from the Public Works Director.
6. Execute (and record if determined necessary) a Subdivision/Public Improvement Agreement and any easements documents (provided by the City) after securing its approval from the City Attorney.

7. Provide Securities for construction of the public improvements prior to the Execution of the Improvement Agreement. Securities must be 100% of the approved Engineer's Estimate for the performance of the work and 100% of the Engineer's Estimate for labor and materials.
8. Submit a final drainage study and secure its approval from both Building Division and Public Works Department staff. The final drainage study shall incorporate appropriate Best Management Practices (BMPs) to minimize storm water impacts in accordance with the City's Storm Water Management Plan (SWMP) and the City's General Plan. The Study must include but not be limited to:
 - a. Existing watershed map and location of existing drainage infrastructure.
 - b. Using the Santa Barbara Unit Hydrograph calculation from the 2, 5, 10, 25, 50, and 100 year storm events for both the pre and post construction.
 - c. Mitigate any increase in peak flow for the 2, 5, 10, 25, 50 and 100 year storm events over existing conditions.
 - d. Specify the percentage of effective impervious area to meet the City's Storm Water Management Plan.
9. The Permittee is responsible for ascertaining and paying all City Development fees required for Map Recordation, including without limitation, Quimby Fees as required by the GMC. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs").

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment. This application is exempt from any additional impact fee types enacted after July 9, 2014 (date Vesting Tentative Map was deemed complete). At the Permittee's discretion, the Permittee may choose to pay the below listed fee at any time, but no later than the time frame specified.

Fee	Rate	Estimated Fee	Due	Agency/ Department
Quimby Park Fee (Residential Portion Only	\$10,583	\$1,852,025	Map Recordation	City
Estimated Total	---	\$1,852,025	---	---

B. Planning and Environmental Review

- i. Prior to the recordation of the Final Map, the Permittee must secure approval from the City of Goleta, at the Permittee’s expense, and execute the following documents:
 - 1. The proposed CC&Rs. The City of Goleta shall be made party to the CC&Rs for any changes related to conditions of approval that may be considered subsequent to the adoption of the CC&Rs. The CC&Rs at a minimum must:
 - a. Provide for the shared maintenance of common areas under the responsibility of the association of homeowners, including but not limited to, private roads, temporary roads, parking adjacent to Ekwill ROW, bioswales, fences, retention/detention basins, and landscaping etc.
 - b. Provide “Notice of Airport in Vicinity” in accordance with Business and Professional Code § 11010 and Civic Code §§ 1102.6, 1103.4, 1353. Unless modified by the State, the notice must state: “This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with property before you complete your purchase and determine whether they are acceptable to you.”

- c. Provide buyer notification regarding potential noise associated with adjacent businesses, SR 217, and aircraft overflight.
 - d. Provide notice of responsibility for all lots to maintain property in compliance with all conditions of approval associated with this project.
 2. The Landscape/Hardscape Installation and Maintenance Agreement(s) (“Landscape Agreements”). The Landscape Agreements are for improvements within and adjacent to the Ekwill ROW for landscape improvements within the project site. The Landscape Agreements must specific installation procedures and maintenance standards for the life of the project for the required landscaping and water-conserving irrigation systems as provided in the final landscape plan. The agreement must include a least a 5- year maintenance period.
 3. Agreement to Provide Affordable Housing and the Resale Restrictive Covenant and Preemptive Right. The project must provide 7 (seven) units at moderate-income levels (80 to 120 percent of median income) and 7 (seven) units at above moderate-income levels (120 to 200 percent of the median). The associated documents at a minimum must:
 - a. Specify that the 14 affordable units to be provided on site shall remain affordable for 55 (fifty-five) years and the compliance term shall restart with each subsequent sale of an affordable unit unless preempted by state or federal programs.
 - b. Specify affordability consistent with the terms described above and shall include provisions describing marketing and lottery requirements for the initial sale of units. Income eligibility of prospective purchasers/renters shall be determined by the City of Goleta or its designee at applicant’s expense.
 - c. Specify intent to reside statement shall be required for potential owners of the affordable units.
- ii. Prior to recordation of the Final Vesting Map, the Permittee must post securities for installation and maintenance of the landscape and hardscape improvements. The securities shall be in the amounts as provided in the agreement and based on a Landscape Architect’s Estimate, signed and stamped by a registered landscape architect.

By signing this document, Bill McReynolds on behalf of City Ventures Homebuilding, Inc., certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

Bill McReynolds, for City Ventures Homebuilding Inc.

Date

ATTACHMENT 2, EXHIBIT 4

DEVELOPMENT PLAN CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL
OLD TOWN VILLAGE DEVELOPMENT PLAN
14-026-DP**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), City Ventures Homebuilding Inc. (“Applicant”, “Developer”, or “Permittee”) agrees to the following conditions for the City’s approval of Case No. 14-026-DP (“Project Conditions”).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term “Director” refers to the Planning and Environmental Review Director, or designee.

1. AUTHORIZATION

- a. The Development Plan allows the construction of 113 traditional townhomes, 34 live work townhomes and 28 shopkeeper units. The live-work townhomes include 192 square feet of ground floor space that can be used as a commercial office or a den as part of the townhome. The shopkeeper units include 275 square feet of ground floor commercial office space and access to the shopkeeper space is separated from the residence above. In order to satisfy the project’s affordable housing requirements of providing 27 units (after a 5% reduction), the Developer will construct 14 affordable units (2 and 3 bedroom floor plans) on site and make an in lieu payment for the 13 remaining units. This permit allows 7 affordable units to be provided to moderate-income households (80-to 120 percent of median) and 7 affordable units to be provided to above moderate income households (120-200 percent of the median income), all subject to a 55- year resale restriction. In addition, the project provides a housing in-lieu contribution for the remaining 13 units.

The project design incorporates Green Key Standards for energy and water efficiency by providing solar heating, pre-wired conduits for electric car chargers, high efficiency irrigation and drought tolerant landscaping, high efficiency water saving plumbing fixtures, and installation of a reclaimed water line system pending future recycled water availability.

- b. Approval of the Development Plan will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittee. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Permittee requests a Time Extension, the project may be

revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed and existing fees will be those in effect at the time of the extension request.

- c. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with Development Plan are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.
- d. On the date that a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans must become null and void.
- e. The City will only issue permits for development, including grading, when the construction documents (e.g. grading plans, building plans etc.) are in substantial compliance with the approved Development Plan. The size, shape arrangement, use and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.
- f. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans labeled "Attachment 1, Exhibit B, Exhibit 7 dated June 9, 2014" and herein incorporated by reference.
- g. The height of structural development shown on the final plans must not be greater than 35' above finish grade as denoted and shown on the approved project plans dated June 9, 2014. If the applicant cannot meet the flood zone requirements as outlined in Condition Number 4bi3, then the applicant .must submit a request for an increase to the height limitation applicable to the impacted units.
- h. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.
- i. Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Development Plan except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be names in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not arising out of the City's approval of the Development Plan. Permittee agrees to defend the City (at the City's request and with counsel satisfactory

- to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section “the City” includes the City of Goleta’s elected officials, appointed officials, officers, and employees.
- j. The effectiveness of this Development Plan will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

2. ENVIRONMENTAL IMPACT REPORT MITIGATIONS

- a. The Permittee must comply with all mitigation measures identified in the Final Mitigated Negative Declaration prepared for the project, Exhibit 1 to City Council Resolution No. 15- _____. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 2 to City Council Resolution No. 15- _____. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

3. AGENCY REQUIREMENTS

- a. **Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the April 28, 2014 Santa Barbara County Fire Department letter to the satisfaction of the SBCFD. A copy of the SBCFD letter is attached at the end of these conditions and is incorporated by reference.
- b. **Santa Barbara County Air Pollution Control District (APCD):** Comply with all conditions and requirements outlined in the letter dated June 10, 2015, from the Santa Barbara County Air Pollution Control District to the satisfaction of the APCD. A copy of the APCD letter is attached at the end of these conditions and is incorporated by reference.
- c. **Goleta Water District (GWD):** Comply with all of the requirements of GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.
- d. **Goleta Sanitary District (GSD):** Comply with all of the conditions and requirements outlined in the April 24, 2014 Goleta Sanitary District letter to

the satisfaction of the GWSD. A copy of the GWD letter is attached at the end of these conditions and is incorporated by reference

4. CITY DEPARTMENT CONDITIONS

- a. **Public Works Department:** All conditions outlined in the City of Goleta Public Works Department Memorandum of June 22, 2015 are incorporated into these Project Conditions.
 - i. Before the City issues grading permits, the Permittee must:
 1. Record the Final Map.
 2. Submit and secure approval of a grading plan from both the Building Division and Public Works Department. The final grading plan must incorporate appropriate Best Management Practices to minimize storm water impacts and comply with the City's Storm Water Management Plan (SWMP) and the City's General Plan. The SWMP must identify the following:
 - a. All proposed storm water BMP's required to mitigate storm water quality impacts.
 - b. Clean water activities such as bio-swales, permeable paving, on-site detention, fossil filters, and other operational features.
 3. Secure approval of a Preconstruction Waste Reduction and Recycling Plan (pre-WRRP) from the Public Works Department. Said pre-WRRP must indicated how a minimum 65% diversion goal will be met during construction including but not limited to the following:
 - a. Separation of demolition and/or excess construction materials onsite for reuse/recycling or proper disposal (e.g. concrete asphalt.).
 - b. Provision of separate bins on site for recycling of construction materials and brush.
 - c. Recycling of construction materials as necessary throughout construction. All Construction materials must be recycled prior to occupancy clearance.
 - d. Contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable materials. A copy of the contract shall be provided to the City. Recoverable construction materials shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall.

4. Provide and secure approval of a Storm Water Pollution Prevention Plan (SWPPP) to control off-site discharge of sediments and non-stormwater pollutants during the construction phase, from both the Building Division and Public Works Department. The SWPPP must be prepared in compliance with the California's Construction General Permit, using the California Stormwater Quality Association (CASQA) SWPPP template (<http://www.casqa.org>) and must be developed, and amended or revised by a Qualified SWPPP Preparer (QSP).
- ii. Before the City issues an encroachment permit to perform work in the public right of way, the Permittee must:
 1. Pay inspection fees.
 2. Submit two copies of the previously approved Public Improvement Plan required in Condition 4A of the Vesting Tentative Map Conditions of Approval.
 - iii. Before the City issues building permits, the Permittee must:
 1. Identify/denote on the building plans all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
 2. Provide BMPs for the trash/recycle areas(s) to ensure that organics and other materials are appropriately filtered prior to entering a public storm drain system or natural waterway.
 3. Provide the trash/recycling containers containing minimum equal volume (minimum 50% recyclables). Trash/recycling areas must be easily accessed by the consumer and the trash hauler. The location of all planned common trash recycling area(s) must be shown on the Building Plans.
 4. Enclose all common trash/recycling area(s) with a visual screening wall and covered to prevent run-on and/or run-off of storm water. Common trash/recycling areas must be sized and designed according to the City of Santa Barbara Enclosure and Facility Design Guidelines for Recycling and Trash Removal Service.
 5. Provide for adequate area for green waste within the trash/recycle area(s) or provide statement of intent is to have a maintenance company remove green waste off site. Green waste is not a part of the 50% recycle calculation.

6. Provide recycling containers in common areas such as club houses, common dining areas such as outdoor BBQ areas, lobby areas, and pool areas.
- iv. Before the City issues a certificate of occupancy, the Permittee must:
1. Pay Development Impact Fees for Transportation (GTIP) and Park and Recreation Fees for the Non-Residential portion at the rate in effect at the time of issuance of the Certificate of Occupancy as outlined in Condition Number 4bi1.
 2. Must enter into a Stormwater Facility Maintenance Agreement with the City
 3. Complete all public improvements on Kellogg Avenue and Ekwill Street, as shown on the approved Public Improvement Plans prepared at the time of the Final Map, to the satisfaction of the Public Works Director or designee.
 4. Underground all new utility services from the public right-of-way to the site.
 5. Submit to the Public Works Department reproducible Record Drawings and an electronic signed copy of the Record Drawings.
 6. Reset all existing survey monuments that were preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
 7. Secure approval of a Post-Construction Integrated Solid Waste Management Plan from the Public Works Department. Said plan must identify the projected amount of ongoing waste generated onsite at the project's completion. The plan must include, but is not limited to the following:
 - a. A cover page with the following information
 - i. Name of Project
 - ii. Date
 - iii. Name of Owner, Owner Representative and contact information
 - iv. Preparer's name
 - b. A Source Reduction Plan (SRP) describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a detailed set of office procedures such as the use of duplex copy machines intended to reduce consumption of paper.

- c. A recycling plan, describing the type and location of all common area refuse, recycling and green waste containers. Trash and recycling containers (bins or carts) must be provided by the City's Franchise Solid Waste Hauler (MarBorg Industries) and must contain a minimum equal volume (minimum 50% recyclables). Green waste is not part of the 50% recycle calculation. Provide adequate area for green waste within trash/recycle area(s) or provide statement if intent is to have a maintenance company remove green waste off-site.
 - d. Reduce the use of pesticides, rodenticides, insecticides, and fungicides within the project boundaries, with an emphasis on the use of Integrated Pest Management strategies. Contract with landscaping companies must include provisions for Integrated Pest Management to reduce use of harmful herbicides/pesticides.
 - e. Reduce use of harsh, toxic or caustic cleaning products, with an emphasis on the use of less toxic alternatives. Contracts with custodial companies must include provisions for the use of less toxic cleaning products.
 - f. Provide information to homeowners and on-site management describing how the project's source reduction and recycling programs are intended to function, how to properly dispose of hazardous, electronic and universal waste, the use of Integrated Pest Management techniques and less toxic cleaning materials by maintenance staff.
8. Repair damaged public improvements (curbs, gutters, sidewalks, pavement markings, etc.) caused by construction to the satisfaction of the Public Works Director.
 9. Submit a Post Construction Waste Reduction and Recycling Plan (post- WRRP) to the Public Works Department for review and approval. Said post-WRRP shall indicate how the required minimum 65% diversion goal was met and shall designate all materials landfilled and recycled, broken down into material types.
 10. Recycle and remove all materials identified in the post-WRRP from the site.

11. Locate all private improvements (i.e. backflow devices, signs etc.) out of the public of right-of-way to the satisfaction of the Public Works Director.

b. Planning and Environmental Review Department

i. The following standards/requirements are general/on-going and must be complied with by the Permittee and/or successors in interest:

1. The Permittee is responsible for ascertaining and paying all City Development fees, including without limitation, fire facility fees, library fees, park and recreation fees, police services fees, public administration fees, and transportation fees as required by the GMC and making the Housing In-Lieu contribution. In addition, the impact fees established by the Santa Barbara County Fire Department (Fire Protection Fee) and the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees (“DIFs”).

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. This application is exempt from any additional impact fee types enacted after July 9, 2014 (date the Vesting Tentative Map was deemed complete). At the Permittee’s discretion, the Permittee may choose to pay the below listed fees at any time, but no later than the time frame specified.

Fee	Rate	Estimated Fee	Due	Agency/ Department
Fire Facility (314,652 sq. ft. of Res)	\$.75/ sq. ft.	\$235,989	CO *	City
Fire Facility (14,228 sq. ft. of Commercial Space)	\$.77/ sq. ft.	\$10,955	CO	City
Library (175 Res Units)	\$333/Unit	\$58,275	CO	City
Library (14,228 sq. ft. of Commercial Space)	\$158/ 1000 sq. ft.	\$2,248	CO	City
Park and Recreation (14,228 sq. ft. Non Res.)	\$1,620/1000 sq. ft.	\$23,050	CO	City
Police (175 Res. Units)	\$378/ Unit	\$66,150	CO	City
Police (14,228 sq. ft. of Commercial Space)	\$358/ 1000 sq. ft.	\$5,094	CO	City
Public Admin. (175 Res. Units)	\$1,478/Unit	\$258,650	CO	City
Public Administration (14,228 sq. ft. of Commercial Space)	\$698/ 1000 sq. ft.	\$9,931	CO	City
Transportation (109 PM Peak Trips per Project Traffic Report)	\$16,151/ Peak Hour Trip	\$1,760,459	CO	City
Housing In Lieu	----	\$1,048,385	CO	City

Contribution for 13 units				
Fire Protection	Set by County of Santa Barbara	---	CO	Santa Barbara County Fire Department
School Fees	Set by School Districts	---	BP+	Goleta Union & SB Unified School Districts
Estimated Total	---	\$3,479,186	---	----

*Certificate of Occupancy/Final Inspection
 +Building Permit

2. Construction of the affordable units must be concurrent with the construction of the market rate units and the affordable units must be located throughout the project site. The availability of affordable units must occur as follows:
 - a. When 50% of the Market Rate Units obtain Certificates of Occupancy, then seven (7) affordable units must obtain Certificates of Occupancy.
 - b. When 100% of the Market Rate Units obtain Certificates of Occupancy, then the additional seven (7) affordable units must obtain Certificates of Occupancy.
3. Building permit for the construction of the 65 units that are located within the flood hazard zone will not be issued until such time as: 1) the existing flood hazard has been resolved; or 2) interim/temporary protective measures, found acceptable to both the Public Works Director and the Planning and Environmental Review Director, have been constructed. Any interim/temporary measures must not increase the existing hazard for nearby properties and must remain in place until such time as FEMA issues a Letter of Map Revision for the area.
4. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without Planning and Environmental Review Director or designee's approval .

5. Promptly remove any and all graffiti at the project site. Permittee must execute a maintenance agreement in a form approved by the City Attorney, including a 5-year maintenance period.
6. All plans submitted for permit issuance (e.g. grading, building permit etc.), must include all applicable conditions of project approval.
7. Before the start of any work on-site, the Permittee must conduct a pre-construction meeting that includes the Permittee, project superintendent, architect, subcontractors, as well as City representatives from the Planning and Environmental Review and Public Works Departments.
8. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
9. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 35-281 Article III of the City's Inland Zoning Ordinance.
10. The Permittee is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.
11. Project construction hours are limited to Monday through Friday 8:00am-5:00pm and generally prohibited on weekends, and on observed state and federal holidays. Exceptions to these restrictions may be made for good cause shown at the sole discretion of the Planning and Environmental Review Director or designee. The permittee must post the allowed hours of operation near the entrance to the site so that workers on site are aware of the limitations.

ii. Before the City issues building permits, the Permittee must:

1. Secure Design Review Board (DRB) Final Approval of site plan, architecture, landscaping, and lighting.
2. Secure approval of a composite utility plan from the Planning and Environmental Review Department and the DRB. All external/roof mounted mechanical equipment (including solar panels, HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment must be integrated into the structure and/or screened in its entirety from public view.

Screening may include a combination of landscaping and/or fencing/walls. Utility transformers must be placed in underground vaults where they are completely screened from view, unless otherwise approved by the Planning and Environmental Review Director. All meters painted must be concealed by matching the color of the building. All backflow prevention devices and communications equipment must be concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults installed within the public right-of way must be below grade unless otherwise approved by the Planning and Environmental Review Director and the Public Works Director and then completely screened from view.

3. Secure DRB approval of the design and location of all trash/recycling enclosures. The design must be compatible with the architectural design of the project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by residents and by the trash hauler. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity.
4. Incorporate energy conservation measures into the building design. All new residential buildings must comply with the energy efficiency standards set forth in the Goleta Municipal Code, with the California Green Building Code.
5. Obtain all the necessary approvals, licenses and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval.

Such clearance must indicate that the Permittee has satisfied all pre-construction conditions.

6. Secure approval of landscaping and irrigation plans from the DRB.
 - a. The landscaping plan must:
 - i. Consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition.
 - ii. Screen the on-site parking and structures as required by the Inland Zoning Ordinance.
 - iii. Screen ground level mechanical equipment, refuse collectors, storage tanks, generators, pool equipment, and other similar facilities with dense landscaping and/or walls. Materials and finishes must be compatible with the overall design of the project and ancillary buildings.
 - iv. Use low profile plants around residential unit patios, windows, doors and entryways so as not to limit visibility or provide climbing access. Dense bushes cannot be clumped together in a manner that provides easy concealment.
 - b. The irrigation plan must:
 - i. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if feasible. To that end, dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
 - ii. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g. drip irrigation, automatic sprinklers equipped with moisture sensors etc.)
 - iii. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler

months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

7. Secure approval of an exterior lighting plan and photometric light study plan from the DRB.
 - a. The lighting plan must:
 - i. Minimize off-site glare.
 - ii. Use lighting devices that are enclosed and protected by weather and vandal resistant covers.
 - iii. Illuminate all interior and/or exterior corridors, passageways, pedestrian walkways, and open parking lots at all times with a minimum maintained one foot-candle of light on the walking surface.
 - iv. Illuminate stairways with a minimum maintained one foot-candle of light on all landings and stair treads at all times
 - v. Illuminate any/all recessed areas of buildings/fences, which have the capability of human concealment, with a minimum maintained 0.25 foot-candles of light at the ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping that has a minimum of two feet in height.
 - vi. Illuminate street addresses, open parking lot areas, and trash dumpsters with a minimum maintained of one foot-candle of light on the ground surface during hours of darkness. Street addressing must be a minimum of 6 inches high and must be visible from the street or driving surface, of contrasting color to the background and be illuminate during hours of darkness. Addressing must also be shown on the building plan elevations.
 - vii. Illuminate all exterior doors with a minimum maintained one foot-candle of light measures within a five-foot radius on each side of the door at ground level during hours of darkness. The light source must be controlled by a photocell device or a time-clock with an astronomic clock feature and capable of operating during a power outage.
 - b. The photometric light study must:

- i. Provide point by point photometric calculations of lighting levels around all buildings, parking areas, walkways areas.
 - ii. Measure foot-candles on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum.
 - iii. Adjust lighting levels to meet the minimum foot candle requirements within each area of the site.
8. Design the buildings to comply with all GMC standards and mitigation measures for the attenuation of interior noise to the satisfaction of the Planning and Environmental Review Director.
9. Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust from leaving the site.
10. Enter into an agreement with the City to pay Compliance Review fees to cover full costs of compliance monitoring.
11. During grading and construction activities, the Permittee, to the satisfaction of the Planning and Environmental Review Director and/or the Public Works Director, must:
 - a. Prevent construction and/or employee trash from blowing offsite by:
 - i. Providing covered receptacles on-site before commencement of any grading or construction activities;
 - ii. Picking up waste weekly or more frequently as directed by the City; and
 - iii. Designating and providing to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determine necessary by Planning and Environmental Review Director.
 - b. Ensure that public sidewalks remain open at all times
 - c. Ensure that all haul trucks, hauling soil sand, and other loose materials, are either be covered or maintain two feet of freeboard.
 - d. Reduce NO_x emissions during construction by limiting the operation of heavy –duty construction equipment to no more than 5 pieces of equipment at any one time.

- e. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
 - f. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators.
 - g. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.
 - h. Configure construction parking to minimize traffic interference to the satisfaction of Public Works Director.
 - i. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g. flag persons) to the satisfaction of the Public Works Director.
 - j. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.
 - k. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
 - l. Install catalytic converters on equipment if feasible.
 - m. Equip equipment with two to four degree engine time retard or pre-combustion chamber engines.
 - n. Use methanol or natural gas powered mobile equipment and pile drivers instead of diesel equipment if readily available at competitive prices.
- iii. Before the City issues certificate of occupancy, the Permittee must:
- 1. Install all required Trash enclosures in accordance with approved plans.
 - 2. Screen all mechanical equipment in accordance with approved plans
 - 3. Install all landscaping and irrigation in accordance with approved plans.
 - 4. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans.

5. Pay all adopted impacts fees due including but not limited to Fire Service, Parks and Recreation, Transportation, Library, Public Administration and Police Fees in effect at the time.
6. Remove temporary construction driveway.
7. Secure final clearance from all applicable Agencies/City Departments as needed.

By signing this document, Bill McReynolds on behalf of City Ventures Homebuilding, Inc., certifies that he read, understands, and agrees to the Project Conditions listed in this document.

Bill McReynolds, for City Ventures Homebuilding Inc.

Date

ATTACHMENT 2, EXHIBIT 5

GENERAL PLAN CONSISTENCY ANALYSIS

**OLD TOWN VILLAGE MIXED USE PROJECT
GENERAL PLAN/COASTAL LAND USE PLAN
CONSISTENCY ANALYSIS**

The project is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as follows:

Land Use Element: The project would amend the Land Use Plan Map (Figure 2-1) of the GP/CLUP from Commercial Visitor Serving (C-VS) to Commercial Old Town (C-OT). The C-VS land use designation permits limited uses, only those related to lodging, such as entertainment and eating establishments. The C-OT land use permits a broader range of retail, office, financial institutions, specialty stores, as well as lodging and eating establishments. Importantly, the C-OT land use designation permits residential use at a density up to 20 units per acre. This ability to create residential communities as well as mixed use in Old Town is consistent with Land Use Element Policy 3.4 related to Old Town; to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district by bringing new residents into the Old Town community. The C-OT land use designation facilitates the creation of a mix of commercial and residential uses in keeping with General Plan policy for the Old Town area of Goleta to strengthen and enhance the economic vitality of Old Town.

In 2011, after completion of an economic study for the project site, the City determined that the best use for the site would be multi-family residential development at market rental rates. The current C-V land use designation on the site does not permit residential use, whereas, the proposed C-OT land use designation would. Allowing development of residential use on this infill site would allow the best use of the land. Therefore, the project is consistent with the General Plan Land Use Element.

Open Space Element: An Environmentally Sensitive Habitat Area (ESHA) is designated in the General Plan Open Space Element Map at the northwestern tip of the project parcel along Old San Jose Creek. Policy OS 7.3 Open Space for Preservation of Natural Resources, includes all ESHAs including eucalyptus woodland and monarch butterfly aggregation sites, which have been identified on the project site. The proposed project would involve no tree removal, grading or landscaping within 50-feet from the edge of eucalyptus tree canopies. No direct impacts to the eucalyptus woodland habitat or monarch butterfly aggregations would result. The Mitigated Negative Declaration (MND) for the Old Town Mixed Use Project contains mitigation measures requiring butterfly surveys and avoidance before and during construction to address preservation of natural resources on and adjacent to the project site.

Twenty-two percent of the parcel proposed for development would contain open space and landscaping. The 2.47 acres of land for the proposed Ekwil Street extension and the stormwater management open space would provide an

additional to be dedicated to the City would remain undeveloped. Within the proposed Old Town Mixed Use Project the following open space amenities are planned: a passive pocket park, a central green with entertainment area, a pocket park with a tot lot, a central walk-street/common space plaza and community gardens. Therefore the project is consistent with Open Space Element polices for the preservation of natural resources and site design.

Conservation Element: The Special Status Species and Environmentally Sensitive Habitat Areas Map Figure 4-1 illustrates Riparian ESHA and a red-tailed hawk nest along Old San Jose Creek at the northeastern boundary of the project site. Recent biological assessments found eucalyptus tree woodland and an inactive raptor nest along the creek. Also, the assessment identified a monarch butterfly site in the eucalyptus woodland where transient butterflies appeared to bask but not to over-winter in aggregations. The project would not remove any biological resource habitat as it would be located greater than 100 feet from the channel of Old San Jose Creek and would be consistent with Policy CE 2.2, Protection of Creek, and Riparian Areas. The project also would be consistent with Policies CE 1, CE 2, CE 3, CE 4, and CE 9 all which require protection of various sensitive habitats and species. With mitigation measures to survey for monarch butterflies, nesting birds and raptors prior to construction, minimizing light and glare and the use of noninvasive landscape plantings, the project is consistent with the Conservation Element.

The project incorporates best management practices (BMPs) to protect stormwater quality and sediment control through the requirement of an approved Storm Water Control Plan pursuant to Conservation Element Policy CE 10. A Waste Reduction and Recycling Plan is required is a condition of approval. The project is consistent with the Conservation Element watershed management and water quality policies.

No cultural resources were identified on the project site during on-site investigations; however mitigations for field inspections during grading and construction will provide protections. The project with mitigations is consistent with the Conservation Element

Safety Element: The proposed buildings are not located in a fault zone or tsunami inundation area consistent with Policy SE 4. Further, the site is level and not in an area prone to slope instability or landslides consistent with Policy SE 5. Wildfire hazard areas are not located in the vicinity of the project site pursuant to Policy SE 7. The project is in the vicinity of the Santa Barbara Municipal Airport. The Santa Barbara County Association of Governments/Airport Land Use Committee made a finding of consistency with the Airport Land Use Plan for this project, as it is located outside both the clear and approach zones of the Santa Barbara Airport, as well as the downwind and departure paths and therefore it would be a compatible land use. A stormwater management basin in the northern undeveloped portion of the project site would process stormwater

from the area as well as the site and satisfies required treatment volumes for the project's on-site retention of stormwater.

The southeastern portion of the site falls within the 100-year flood zone associated with San Jose Creek which is located east of the project site and on the west side of South Kellogg Avenue. Portions of the project site are located in the 100-year flood zone. The City's San Jose Creek Capacity Improvement and Fish Passage Project widened and strengthened the San Jose Creek Channel located adjacent to the project site. With the completion of the planned Hollister Bridge creek crossing north of the project site, San Jose Creek can accommodate the 100-year storm events and the project site would no longer be located within the 100-year floodplain. (The Federal Emergency Management Agency must still reflect this change in its Flood Insurance Rate Map.) Since the timing of the Hollister Bridge completion and the project construction are not known at this time, a condition of approval will provide protection from flooding for project buildings. If FEMA has not re-designated the area, either the project would be built in phases starting with the units that would be outside the flood zone or the finished floor elevations of those buildings in the 100-year flood zone would be raised a minimum of one-foot above the 100-year flood level (approximately four-feet above existing grade) Both flood protection scenarios provide safety from flooding consistent with the Safety Element Policy 6. The project contains or is conditioned to provide protection from safety risks. Therefore, the project is consistent with the Safety Element.

Visual and Historic Resources Element: The project would involve residential and mixed-use 35-foot tall buildings on approximately 9.8 acres of vacant/agricultural land located on South Kellogg Avenue. Policy VH 1.1 in the Goleta GP/CLUP identifies agricultural land, including the project site in its current state, as one of the City's scenic resources. This agricultural land is visible to motorists traveling State Route 217 for a brief time as they pass the site. Existing vegetation also limits existing views of the site to motorists. A change in the character of the project site was anticipated when the 2006 General Plan land use designation of Commercial Visitor Serving was applied to the site.

State Route 217 is designated on the Scenic and Visual Resources Map as a Scenic Corridor and an area with Scenic Views to be protected. Northbound motorists on State Route 217 have a scenic view of the Santa Ynez Mountains across the project site to the north. Policy VH 1.4 Protection of Mountain and Foothill Views is met by the project's site plan that clusters buildings on the site to minimize intrusion into views of the foothills and mountains.

Policy VH 3.2 Neighborhood Identity, promotes the preservation and strengthening of the unique qualities and character of each neighborhood. Policy 3.4 Building Design, supports expresses that the City's visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible

with and complement surrounding development. The project buildings would have flat roofs and exterior walls would consist of a combination cement plaster, corrugated metal siding, cement fiber siding, aluminum frame windows, sliding glass doors, and perforated metal sunshades above windows. Solar photovoltaic panels would be installed on south-facing roofs. The 35-foot height of the proposed townhomes would be compatible with the existing light manufacturing building south of the site and the industrial park building to the west. As the project buildings are compatible with adjacent development relative to size, bulk and scale, the project promotes neighborhood consistency.

The GP/CLUP identifies two historic resources in the vicinity of the project site. One is the John Begg Family House, a Carpenter Gothic-style homestead (circa 1885), located at 469 Kellogg Way, approximately 50 feet north of the project site. However, this historic building is surrounded by urban development and separated from the project site by an RV storage yard. Although the proposed townhomes, at 35 feet in height, would be partially visible from the John Begg Family House, they would not have a substantial adverse effect on its physical setting. The second site is the former Goleta Union School Building (now the Goleta Valley Community Center) to the north of the project site, at 5679 Hollister Avenue. This Mediterranean-style building was originally constructed in 1927. As riparian woodland vegetation along Old San Jose Creek completely obstructs views between the project site and the Goleta Valley Community Center, the proposed project would not affect the setting of this historic site. The project site does not include any historic resources. Therefore, the project is consistent with the Visual and Historic Resources Element.

Transportation Element: Policy TE 4 targets level of service (LOS) with the objective to maintain adequate LOS on City streets and intersections and to avoid further degradation of service levels at intersections where existing services levels do not meet target standards (LOS C). The traffic study indicates that Existing plus Project traffic for roadway volumes and intersections would remain within the City's Acceptable Capacity ratings. However, Cumulative plus Project traffic in the PM Peak Hour results in LOS D impacts at the Hollister Avenue/South Kellogg Avenue intersection. The City has identified an improvement to construct a free right-turn lane on the northbound approach of the Hollister Avenue/Kellogg Avenue intersection. This improvement would provide LOS C operation or better at this intersection. The applicant would pay Goleta Transportation Improvement Project (GTIP) fees toward the City's improvement for this intersection.

Policy TE 7 and TE 10 Address Alternative Transportation: Transit and Pedestrian Circulation. The project would connect with Class II bike lanes on the extension of Ekwill Street as illustrated in the Transportation Element Figure 7-6. The project is within walking distance of commercial services in Old Town and bus services. MTD bus lines serve UCSB, Santa Barbara, and Goleta commercial areas. The project is consistent with the Transportation Element with the approval of required mitigation measures and conditions of approval.

Public Facilities Element: Policies PF 2 and PF 3 require the City to provide a full range of public facilities including library, police station, fire protection and fire station. The Permittee must pay development impact fees for these public facilities as well as parks, recreation, and public administration facilities as required by GMC Title 16. The project is designed to comply with fire safety design standards identified in the California Fire Code, as adopted by the GMC, and the Santa Barbara County Fire Department development standards. The project would not result in any significant new demands on police or fire protection services. PF 4 requires adequate water supply and distribution facilities and sewage collection facilities and treatment capacity to meet existing uses and new development. The Goleta Sanitary District has indicated that sanitation services are available to serve the project. The Goleta Water District, water purveyor to the site is legally obligated to serve the project site based on a water agreement, and hence the site is entitled to water service. Further, the District considers properties with a water entitlement to be an existing water customer. The water needed for the development of the Old Town Mixed Use Project has been calculated as part of the District's water demand. The Permittee would be required to pay school impact fees as required by the Goleta Union School District and Santa Barbara Unified School District. All utility providers have indicated that they can serve the project. The project is consistent with the Public Services Element.

Noise Element: Noise Element Policy NE 1.2 Location of New Residential Development. The City shall require design of residential projects to mitigate interior noise levels and noise levels for exterior living and play areas to an acceptable level. Area noise, generally associated with State Route 217, affects the project site. Second-floor decks associated with six shopkeeper units located at the southeastern edge of the project site, fronting on South Kellogg Avenue, must be protected from sound intrusion so that they meet the City's standard for outdoor living spaces. Sound attenuation barriers must be placed along the perimeter of decks at the shopkeeper units adjacent to South Kellogg Avenue consisting of Plexiglas or a similar transparent material that does not obstruct views from the residences. Project proposed sound walls along the northeastern and southern property lines, and natural attenuation of traffic noise by proposed buildings fronting on Kellogg Way and South Kellogg Avenue would effectively reduce exterior noise to acceptable levels on the remainder of the project site.

Pursuant to the Table 9-2 in the General Plan's Noise Element, the project site is located outside of the 60 dB CNEL noise contour for the Santa Barbara Municipal Airport. Noise levels below 60 dB CNEL would be acceptable for residents on the project site. As such, the proposed project would not be significantly impacted by noise from the airport.

Noises associated with operation of the proposed project may be periodically audible at adjacent uses. The closest sensitive receptor to the project site is a single-family residence located approximately 50 feet to the east, across Kellogg Way. A mobile home park is also located approximately 350 feet to the west of the site. Noise events that are typical of residential developments include music,

conversations, doors slamming, and children playing and trash hauling. However, activities associated with operation of the proposed project would be comparable to those of existing residential uses near the project site.

The project, as conditioned, is consistent with land use compatibility standards identified in the Noise Element. With the implementation of mitigation measures, interior and exterior noise levels would feasibly be reduced to acceptable levels. Construction mitigations would reduce indoor noise exposure levels to acceptable levels. In addition, mitigation measures on temporary construction noise are included in the conditions of approval

Housing Element: The project would construct 175 residential units including 113 traditional townhomes, 34 live-work flex townhomes, 28 shopkeeper townhomes and a 1,600 square foot community center at a density of 14.2 units per gross acres of land. This proposed residential density is less than the maximum limit of 20 units per acre designated by the project's proposed GP/CLUP designation of Commercial Old Town (C-OT) and the proposed zone designation of Old Town Residential/General Commercial (O-TR/GC).

Pursuant to GP/CLUP Housing Element Policy 2.5(d), projects of five or more for-sale units must provide 20 percent of the units at an affordable rate. The City may consider decreasing the 20 percent requirement to not less than 15 percent on a case-by-case basis where community services resulting from the project exceed standards set forth in applicable law. The Project as proposed would provide a dedication to the City of 2.4 acres of land valued at \$2.4 million. This land would allow the City to construct Ekwill Street and a basin for stormwater detention/retention that serves the area. Fifteen percent of the project units equates to 27 units. Of these units, 14 would be constructed on-site for moderate and above moderate-income households. An in-lieu fee of approximately \$1,000,000.00 would be made to the City for the remaining 13 units. The proposed in-lieu fee payments can be used by the City as "matching funds" for low and very-low income units tax credit funding. By dedication of land to the City as a community benefit, the reduction from 20% to 15% provision of affordable housing can be satisfied. Between the provision of on-site affordable (moderate and above-moderate) housing units and the in-lieu fee payment that is available to assist low and very-low income unit construction, the 15 percent Inclusionary Housing requirement would be fulfilled. Additionally, the on-site and in-lieu fee units would provide a variety of housing for households with a range of incomes. These for-sale units would address the local and regional housing deficit and contribute to improving the City's jobs/housing balance. Therefore, the project is consistent with the Housing Element.

ATTACHMENT 2, EXHIBIT 6

ZONING REGULATION CONSISTENCY ANALYSIS

**Consistency with Zoning Ordinance Requirements
 Old Town Residential/General Commercial (OT-R/GC)**

Zoning Requirements	Proposed Project
<p>Front Yard Setback: <u>Commercial or Commercial and Residential Structures and Buildings:</u> Ten (10) feet from property line.</p> <p><u>Residential Only Structures and Buildings:</u> Ten (10) feet from property line and 40 feet from the centerline of Street.</p>	<p>Consistent The structures front setback along Ekwill Road and South Kellogg Avenue would be a minimum of 10 feet from the right-of-way line. Additionally all residential only structures located along Kellogg Way would be a minimum of 40 feet from the street centerline.</p>
<p>Side Yard Setback: <u>Residential Only Structures and Buildings:</u> Ten (10) feet from any side property line.</p> <p><u>Commercial or Commercial and Residential Structures and Buildings:</u> None</p>	<p>Consistent The side setback for structures along the southern property line would be a minimum of 10 feet.</p>
<p>Rear Yard Structure Setback: <u>Residential Only Structures and Buildings:</u> Ten (10) feet from any rear property line for residential only structures.</p> <p><u>Commercial or Commercial and Residential Structures and Buildings:</u> Ten (10) percent of lot depth for all other buildings and structures.</p>	<p>Consistent The rear setback for residential only structures along the western property line would be a minimum of 10 feet. No commercial or commercial and residential structures subject to rear yard setbacks would be within the setback.</p>
<p>Distance between buildings: <u>All:</u> Minimum of 5 feet</p>	<p>Consistent There would be a minimum of 5 feet between buildings.</p>
<p>Building Coverage: Not to exceed 50% of the gross area of the property</p>	<p>Consistent The total building footprint is 155,958 square feet or 37% of the total site area</p>
<p>Height limit: <u>Residential Only Structures and Buildings:</u> 25 feet</p>	<p>Consistent with Approval of Modification The proposed project includes a mix of residential only and commercial and residential buildings with a mix of flat and sloped roofs with a heights ranging from 22 feet to 35 feet.</p>

Consistency with Zoning Ordinance Requirements
Old Town Residential/General Commercial (OT-R/GC)

Zoning Requirements	Proposed Project
<p><u>Commercial or Commercial and Residential Structures and Buildings</u>: 35 feet</p> <p>Architectural projections are allowed up to a maximum of 50 feet, pursuant to City of Goleta Zoning Code Section 35-276 (Height)</p>	<p>The permittee is requesting a modification to the development standard to allow the residential only structures to reach a height of 35 feet, exceeding the 25 foot height limit.</p> <p>Architectural projections to allow for elevators and stairs to the residential roof deck are proposed at a maximum height of 40 feet.</p>
<p>Parking Design: Arranged to prevent through traffic to other parking areas; uncovered parking shall be screened from the street and adjacent residences to a height of at least four feet with hedges, dense plantings, solid fences or walls.</p>	<p>Consistent The proposed parking areas would only connect to Ekwill Road and South Kellogg Avenue and would not connect to other parking areas. Parking areas would be screened from adjacent development with 6-foot high masonry walls on the south and west sides of the site and buildings along the street frontages to the north and east.</p>
<p>Required Parking 2-bedroom: 2 sp/unit 3-bedroom: 2.5 sp/units Guest: 1 sp/5 units Commercial: 1sp/300 sq. ft. of Commercial</p> <p>Based on the number of bedrooms, visitor parking, and commercial space the project would be required to provide 487 spaces</p>	<p>Consistent 23-2-bedroom: 46 spaces required 152-3-bedroom: 380 spaces required Guest: 35 spaces required Commercial Spaces: 26 required Total Required: 487 spaces</p> <p>Total Provided: 489 spaces</p>
<p>Landscaping: Uncovered parking area separated from property lines by a landscaped strip not less than 5 feet in width.</p>	<p>Consistent All uncovered parking spaces are proposed to be located a minimum of 5 feet from the property lines.</p>
<p>Residential Density: No Zone Requirement</p>	<p>Consistent.</p>

ATTACHMENT 2, EXHIBIT 7

PROJECT PLANS (11 x 17)



Project Description

Project Description text describing the development, including location, scope, and objectives.

Project Information

APN: [Number]
 Gross Lot Area: [Number] sq ft
 Net Lot Area: [Number] sq ft
 GP D: [Number] sq ft
 Projected GP D: [Number] sq ft
 Projected [Number]: [Number] sq ft

Land Use Table

	T	Gr	T	N	T
P1	[Value]	[Value]	[Value]	[Value]	[Value]
P2	[Value]	[Value]	[Value]	[Value]	[Value]
P3	[Value]	[Value]	[Value]	[Value]	[Value]
P4	[Value]	[Value]	[Value]	[Value]	[Value]
P5	[Value]	[Value]	[Value]	[Value]	[Value]
All Gr	[Value]	4	[Value]	[Value]	[Value]
	175		437,902		398,312

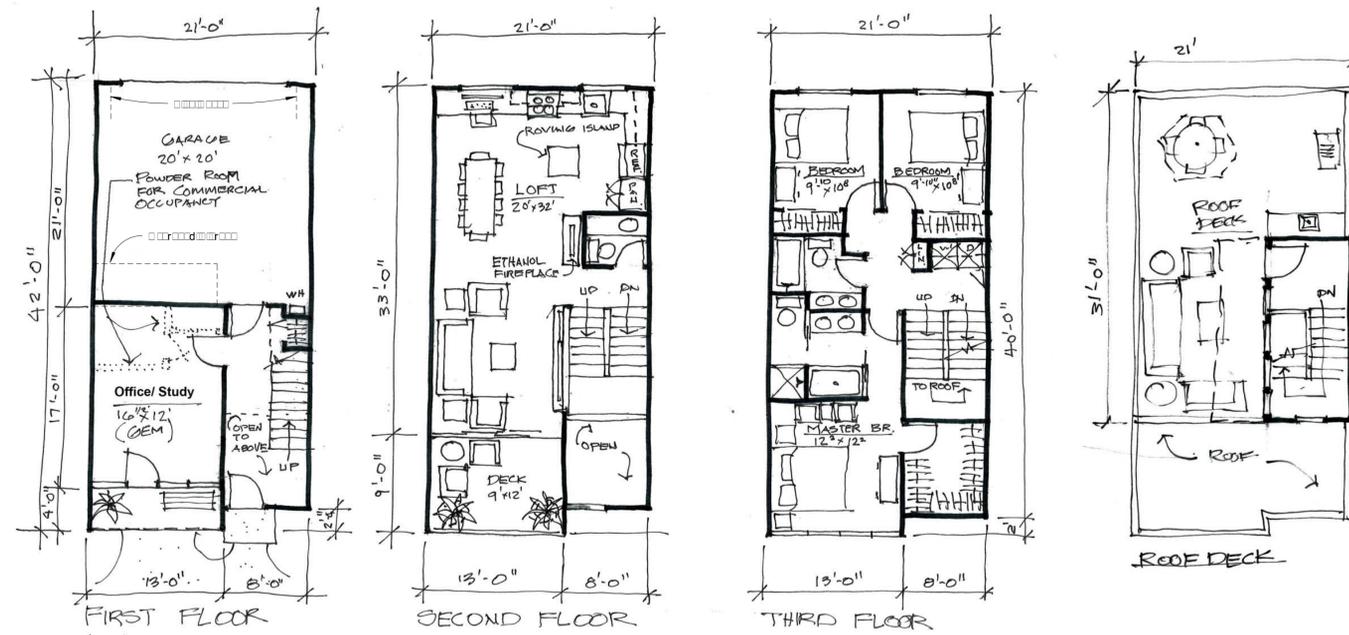
Project Summary

Projected Parking	[Value]	[Value]
T	[Value]	488
Parking [Value]	[Value]	[Value]
T	[Value]	487

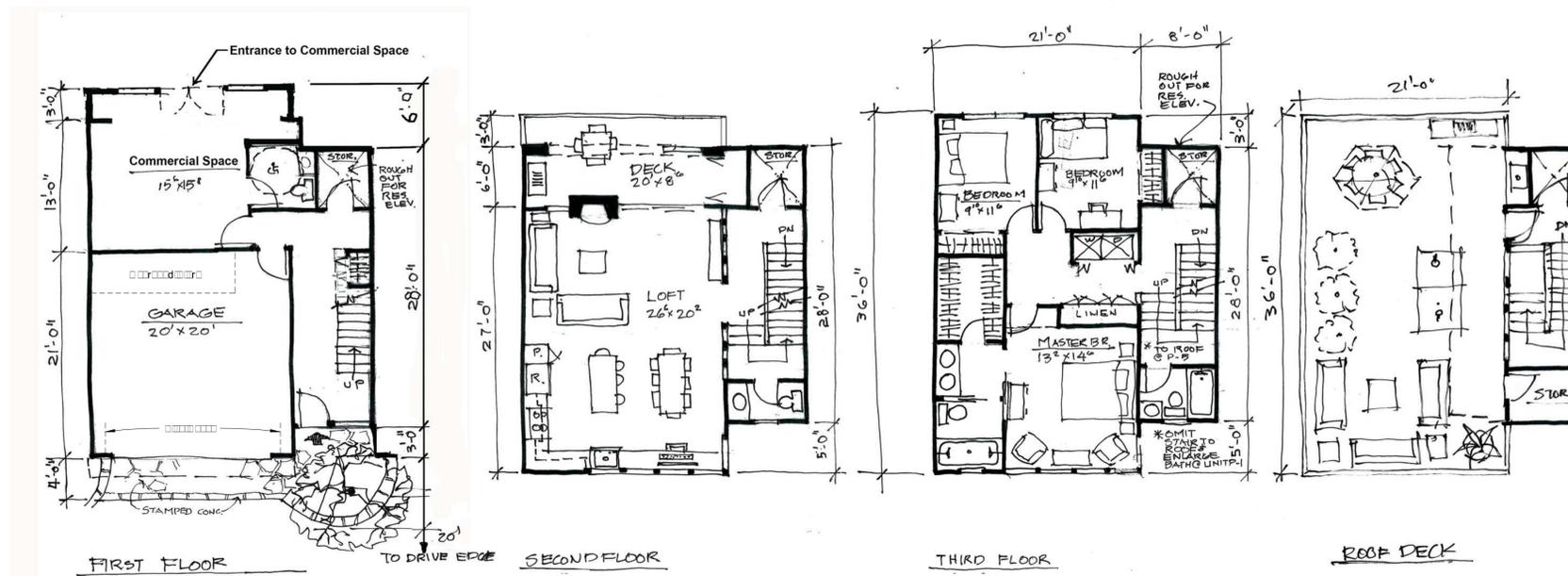
Land Use Summary

	Gross	Pr
Land	155,958	37
Projected Dr	129,411	30
Hard	46,608	11
Land Use	96,567	22
Land Use	428,544	100

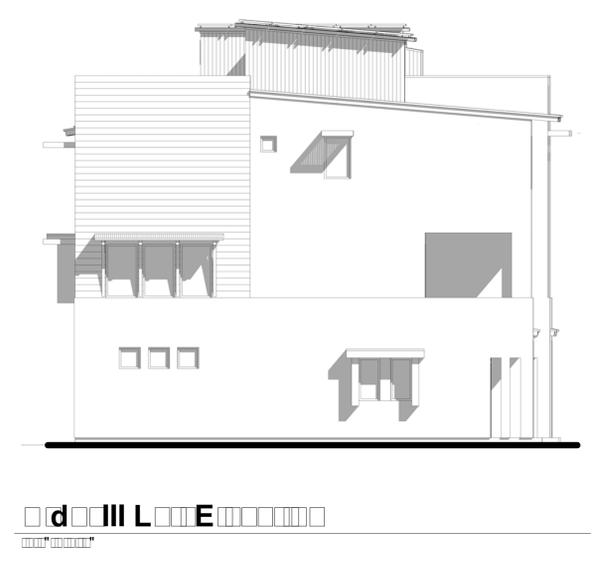
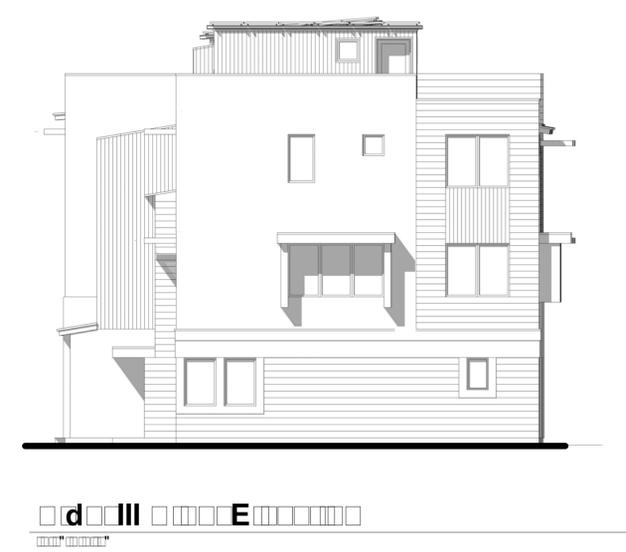
Project Information

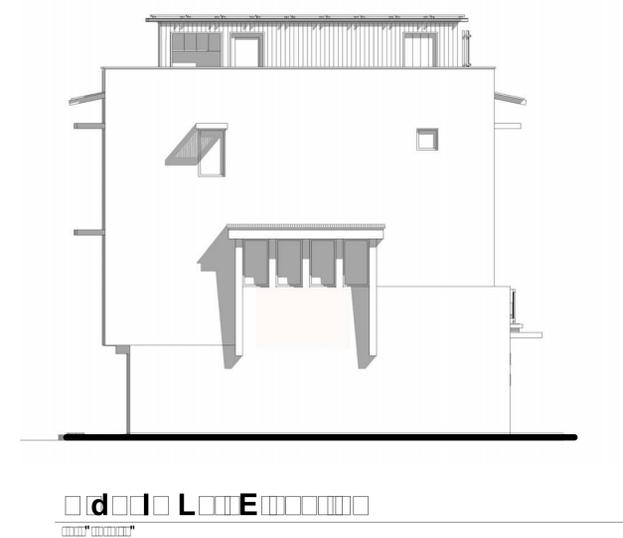
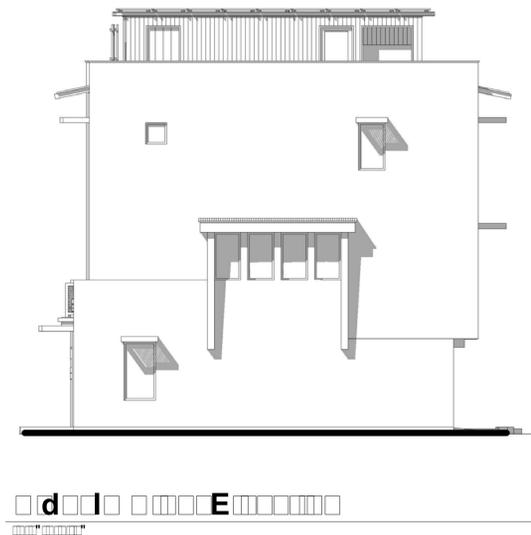
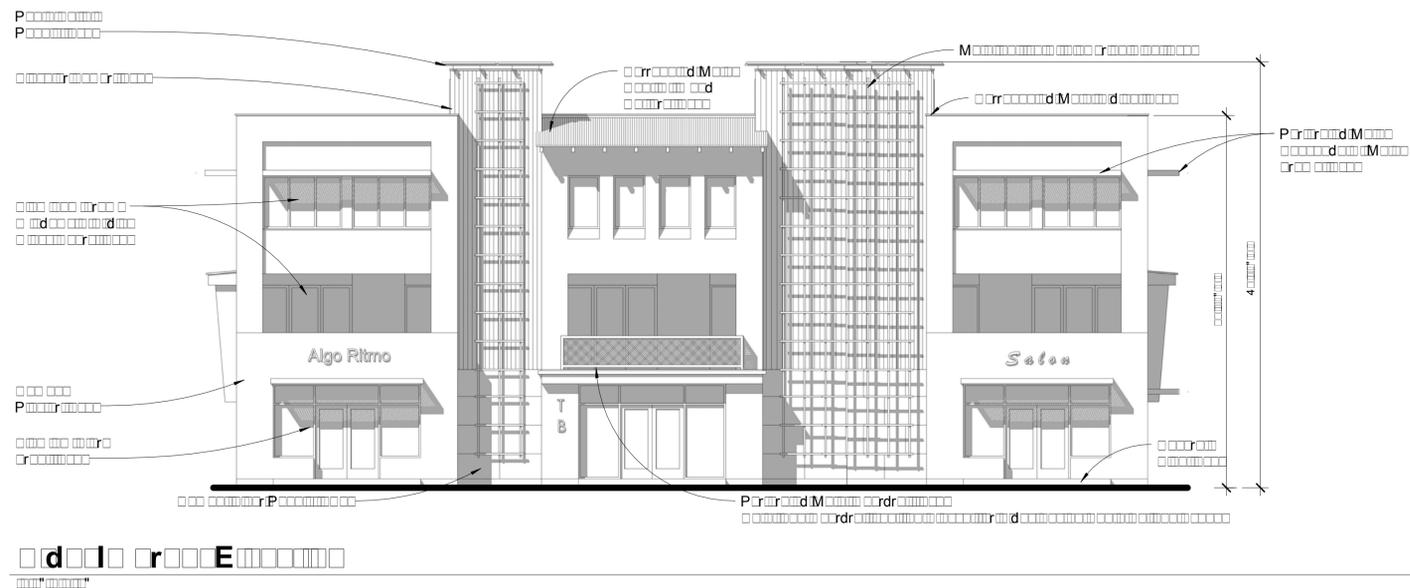


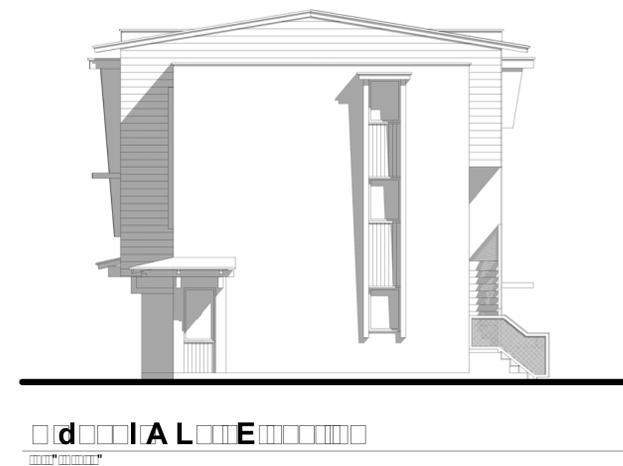
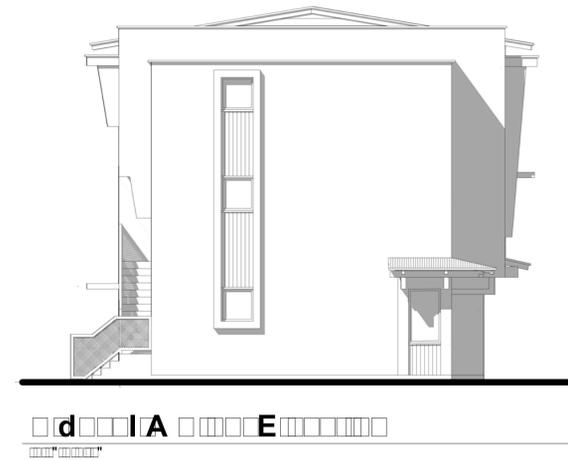
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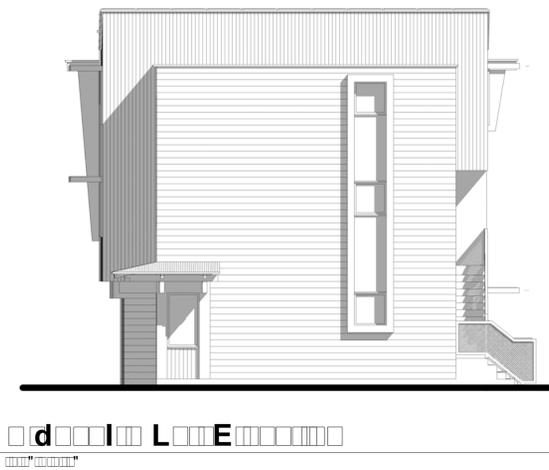
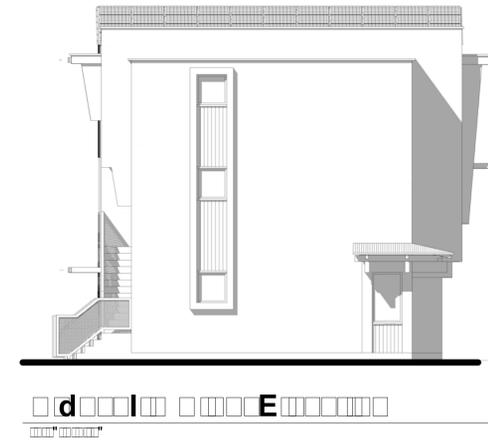


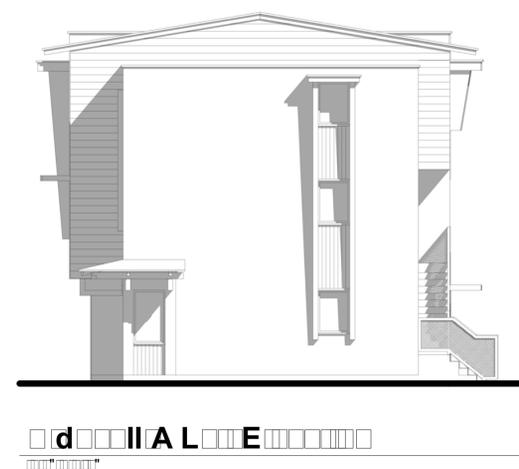
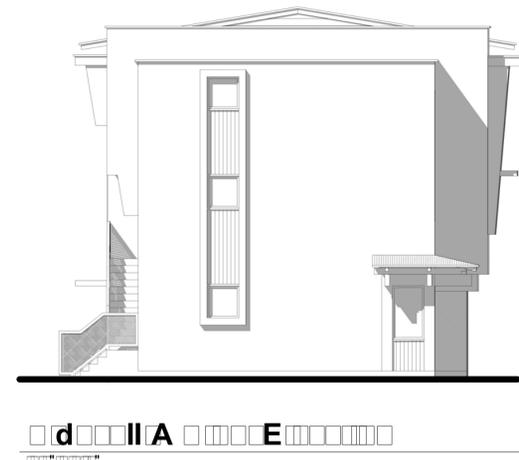
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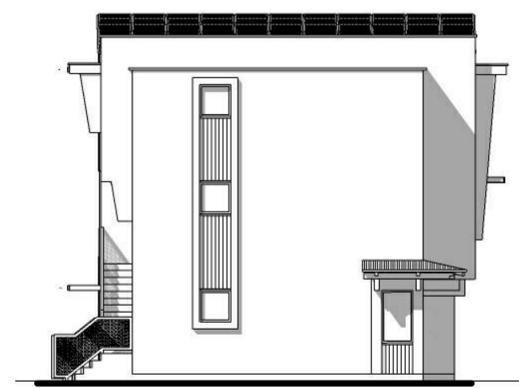








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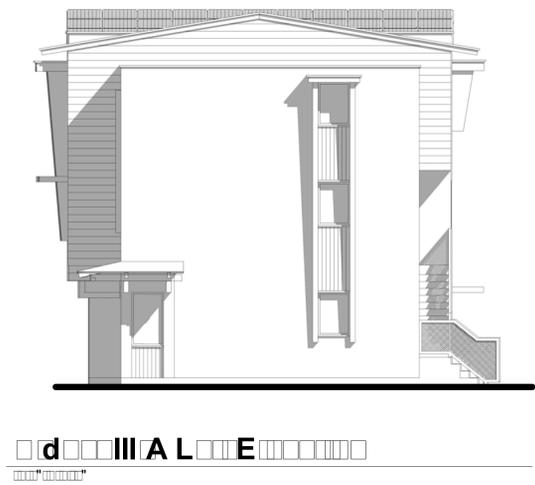
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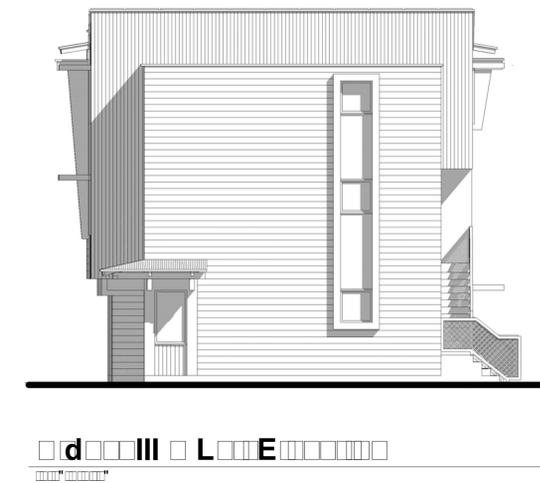
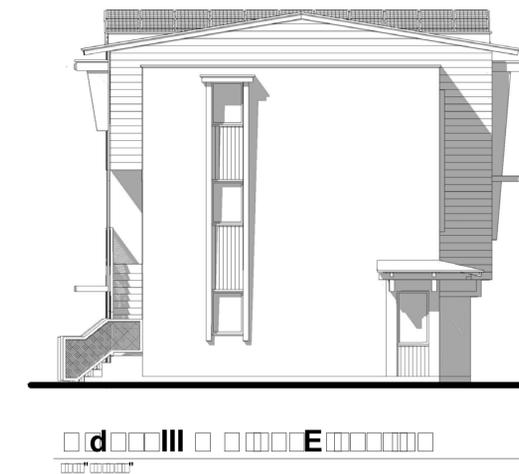
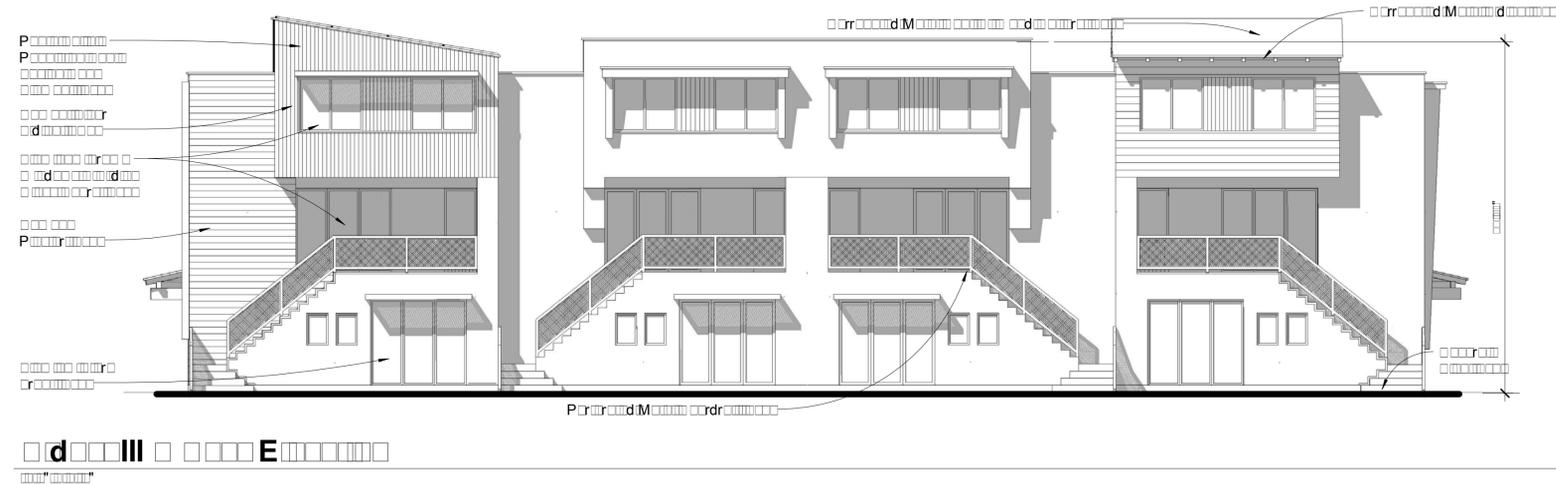


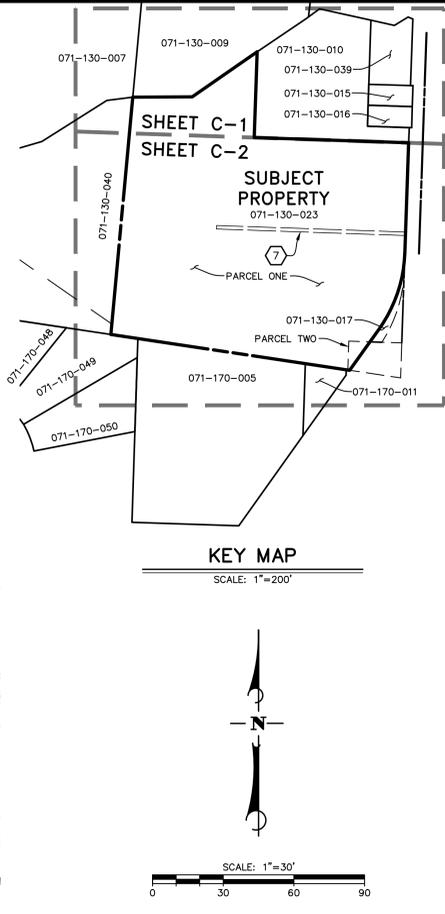
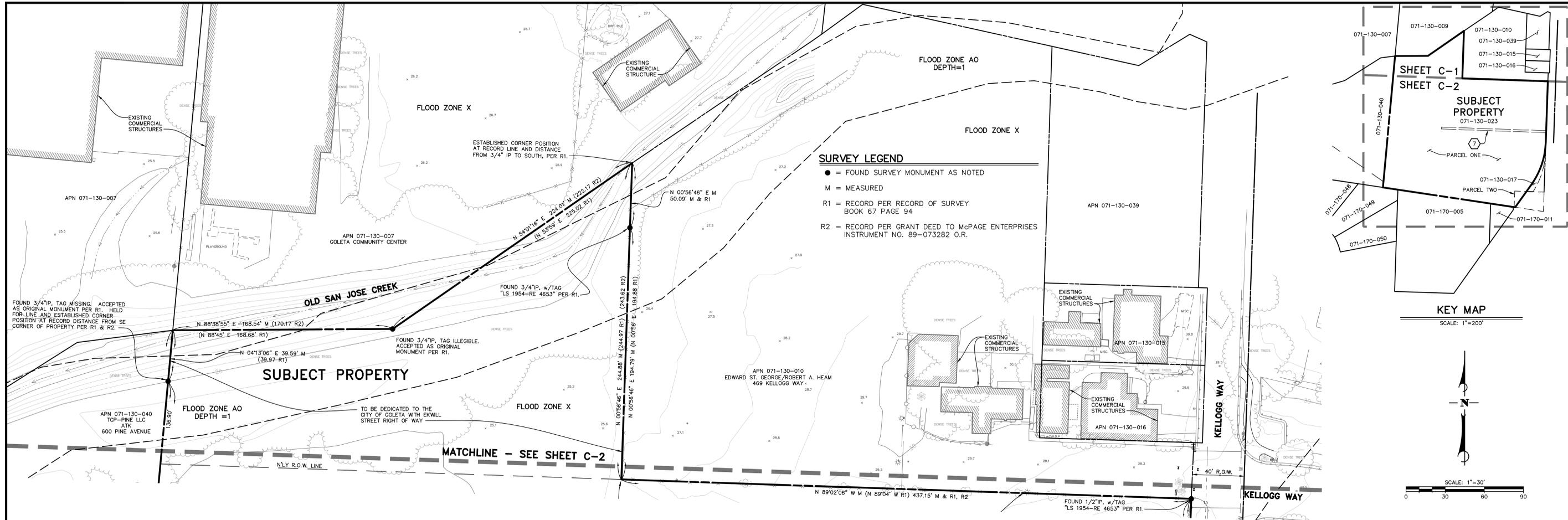
d II r E
 10.00m



d II L E
 10.00m







UTILITY PROVIDERS

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
333 LOVE PLACE, GOLETA, CA 93117
TELEPHONE: (805) 683-5252

GAS: SOUTHERN CALIFORNIA GAS COMPANY
630 EAST MONTECITO STREET
SANTA BARBARA, CA 93103-3251
TELEPHONE: (805) 681-7945

TELEPHONE: VERIZON
P.O. BOX 338
SANTA BARBARA, CA 93102-0339
TELEPHONE: (805) 966-0339

CABLE TV: COX COMMUNICATIONS
22 SOUTH FAIRVIEW
GOLETA, CA 93117
TELEPHONE: (805) 681-3841

WATER: GOLETA WATER DISTRICT
4699 HOLLISTER AVENUE
GOLETA, CA 93110
TELEPHONE: (805) 964-6761

SEWER: GOLETA SANITARY DISTRICT
ONE WILLIAM MOFFETT PLACE
GOLETA, CA 93117
TELEPHONE: (805) 967-4519

OWNERS CERTIFICATE

I HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT REPRESENTING SAID OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY VENTURES HOME BUILDING, LLC
1900 QUAIL STREET
NEWPORT BEACH, CA 92660

CONTACT: BILL McREYNOLDS, VICE PRESIDENT OF DEVELOPMENT
TELEPHONE: (562) 230-9874

LEGEND

- LOT LINE
- TRACT BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- FEMA FLOOD ZONE BOUNDARY
- 195 MAJOR CONTOUR
- MINOR CONTOUR
- FENCING
- RETAINING OR SCREEN WALL
- EDGE OF PAVEMENT
- FLOWLINE
- SEWER PIPE
- WATER PIPE
- GAS PIPE
- SD --- STORM DRAIN PIPE

SURVEYOR'S NOTES

- MAPPING**
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A ONE FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY VERTICAL MAPPING RESOURCES INC. FROM AERIAL PHOTOGRAPHY SEPTEMBER 17, 2013.
- AERIAL PHOTOGRAPHY**
THE AERIAL PHOTOGRAPHY USED AS THE BACKGROUND FOR THIS MAP WAS OBTAINED ON SEPTEMBER 17, 2013 BY VERTICAL MAPPING RESOURCES INC. THE PHOTOGRAPHY HAS BEEN CONVERTED INTO A DIGITAL FORMAT AND CORRECTED FOR HORIZONTAL AND VERTICAL DISTORTION USING STANDARD PHOTOGRAMMETRIC METHODS.
- BOUNDARY AND EASEMENT INFORMATION**
THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS OF NO. 12-420108703-C-TD, DATED FEBRUARY 13, 2013. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID REPORT.
- BASIS OF BEARINGS AND COORDINATES**
BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 1991.35), DEFINED LOCALLY BY CONTINUOUSLY OPERATING REFERENCE STATIONS OPERATED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. THIS SURVEY TIED TO STATIONS COPR, AND UCCSB. THIS SURVEY HELD FIXED THE COORDINATE VALUES PUBLISHED ON RECORD OF SURVEY FILED IN BOOK 171 PAGES 24-25 OF MAPS. ALL DISTANCES AND COORDINATES ARE REFERENCED TO CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 1991.35) AND ARE EXPRESSED IN US SURVEY FOOT UNITS.
- ELEVATIONS**
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) DEFINED LOCALLY BY LEVEL TIES TO BENCHMARK "064" PER RECORD OF SURVEY FILED IN BOOK 170, PAGE 1 OF MAPS. ELEVATION=35.35 FEET.

EASEMENTS

- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED NOVEMBER 10, 1954 AS INSTRUMENT NO. 19635, BOOK 1272, PAGE 608 OF OFFICIAL RECORDS. (ITEM 7)
- THE FACT THAT THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO THE ADJOINING STATE FREEWAY, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREINAFTER SET FORTH IN DOCUMENT RECORDED MARCH 13, 1964 AS INSTRUMENT NO. 10988 IN BOOK 2040, PAGE 242 OF OFFICIAL RECORDS. (ITEM 8)
- EASEMENT FOR ACCESS TO ADJACENT EASEMENT AND RIGHTS INCIDENTAL THERETO AS RESERVED IN DOCUMENT RECORDED MARCH 13, 1964 AS INSTRUMENT NO. 10988 IN BOOK 2040, PAGE 242 OF OFFICIAL RECORDS. (ITEM 9)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER SERVICE AGREEMENT" IN THE DOCUMENT RECORDED JUNE 26, 1998 AS INSTRUMENT NO. 98-047899 OF OFFICIAL RECORDS. (ITEM 10)

GENERAL

OWNER: PAGE FAMILY ENTERPRISES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ARCHITECT/PLANNER/AGENT: PEIKERT + RRM DESIGN GROUP
10 E. FIGUEROA STREET, SUITE 1
SANTA BARBARA, CA 93101
ATTN: LISA PLOWMAN
(805) 963-8283

CIVIL ENGINEER/LAND SURVEYOR: PENFIELD & SMITH
111 E. VICTORIA STREET
SANTA BARBARA, CA 93101
ATTN: DAVID RUNDLE, RCE, 48,540
(805) 963-9532

DEVELOPER/APPLICANT/SUBDIVIDER: CITY VENTURES HOMEBUILDING, LLC
A DELEWARE LIMITED LIABILITY COMPANY
1900 QUAIL STREET
NEWPORT BEACH, CA 92660
ATTN: BILL McREYNOLDS
(562) 230-9874

GEOTECHNICAL ENGINEER: GORIAN & ASSOCIATES, INC.
3595 OLD CONEJO ROAD
THOUSAND OAKS, CA 91320
ATTN: SHERYL SHATZ, GE, 2288
(805) 375-9262

PROJECT INFORMATION

APN: 071-130-023
GROSS LOT AREA: 12.31 ACRES (536,189 SF)
NET LOT AREA: 9.84 ACRES (428,544 SF) (EXCLUDES EKWILL R.O.W. AND UNDEVELOPED PORTION)

GP DESIGNATION: VISITOR COMMERCIAL (C-V)
ZONING: RESORT VISITOR SERVING COMMERCIAL (C-V)

PROPOSED GP DESIGNATION: OLD TOWN COMMERCIAL (C-OT)
PROPOSED ZONING: OLD TOWN RESIDENTIAL/GENERAL COMMERCIAL (OT-R/C-G)

EXISTING USE: AGRICULTURAL
PREVIOUS USE: AGRICULTURAL

SURVEY LEGEND

- = FOUND SURVEY MONUMENT AS NOTED
- M = MEASURED
- R1 = RECORD PER RECORD OF SURVEY BOOK 67 PAGE 94
- R2 = RECORD PER GRANT DEED TO McPAGE ENTERPRISES INSTRUMENT NO. 89-073282 O.R.

LEGAL DESCRIPTION

PARCEL ONE:
THAT PORTION OF LA GOLETA RANCH, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE "16.10 ACRE" TRACT OF LAND AS SHOWN ON THE MAP BY F. F. FLOURNOY, FILED IN BOOK 18, PAGE 100 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, DISTANT ALONG SAID EAST LINE NORTH 05°6' EAST, 100 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT;
THENCE 1ST, ALONG THE EAST LINE OF SAID "16.10 ACRE" TRACT AND THE WEST LINE OF A 40 FOOT ROAD US SHOWN ON SAID MAP, NORTH 05°6' EAST, 572.09 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID "16.10 ACRE" TRACT BEARS NORTH 05°6' EAST, 353.78 FEET;
THENCE 2ND, LEAVING SAID EAST LINE AND SAID 40 FOOT ROAD, NORTH 89°04' WEST, 437.15 FEET;
THENCE 3RD, NORTH 05°6' EAST, 243.62 FEET TO A POINT ON THE NORTHERLY LINE OF SAID "16.10 ACRE" TRACT IN SAN JOSE CREEK;
THENCE 4TH, ALONG SAID NORTHERLY LINE AND ALONG THE GENERAL CENTER OF SAN JOSE CREEK, SOUTH 53°59' WEST, 222.17 FEET TO AN ANGLE POINT THEREIN AS SHOWN ON SAID MAP;
THENCE 5TH, SOUTH 88°45' WEST, 170.17 FEET TO THE NORTHWEST CORNER OF SAID "16.10 ACRE" TRACT;
THENCE 6TH, ALONG THE WEST LINE OF SAID TRACT SOUTH 41°5' WEST, 680.90 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE 7TH ALONG THE SOUTH LINE OF SAID TRACT AND THE NORTHERLY LINE OF A 25 FOOT ROADWAY, SOUTH 82°22' EAST, 678.34 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID TRACT BEARS SOUTH 82°22' EAST, 151.03 FEET;
THENCE 8TH, PARALLEL WITH THE EAST LINE OF SAID TRACT AND DISTANT 150 FEET THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 05°6' EAST 82.38 FEET;
THENCE 9TH, SOUTH 89°04' EAST, 150.00 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF SANTA BARBARA AND THE SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RECORDED JULY 24, 1961 AS INSTRUMENT NO. 25747 IN BOOK 1860 PAGE 768 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE RANCHO LA GOLETA IN SAID COUNTY OF SANTA BARBARA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEASTLY CORNER OF THE PARCEL OF LAND CONVEYED TO JOHN BEGG, ET UX., BY DEED RECORDED MARCH 31, 1953, IN BOOK 1141, PAGE 179 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY;
THENCE ALONG THE NORTHERLY LINE AT SAID JOHN BEGG PARCEL, NORTH 88°03'06" WEST, 56.22 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION;
THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY LINE OF SAID JOHN BEGG PARCEL, NORTH 88°03'06" WEST, 33.83 FEET;
THENCE NORTH 35°20'06" EAST, 43.84 FEET;
THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 400.00 FEET THROUGH AN ANGLE OF 33°23'12" AN ARC LENGTH OF 233.08 FEET;
THENCE SOUTH 01°56'54" WEST, 52.23 FEET;
THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 400.00 FEET THROUGH AN ANGLE OF 30°44'41" AN ARC LENGTH OF 214.64 FEET THE TRIM POINT OF BEGINNING.
PARCEL TWO:
THAT PART OF THE PORTION OF RANCHO LA GOLETA IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 2, 1960 IN VOLUME 1795, PAGE 7 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID DEED;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL, 82.59 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID PARCEL;
THENCE NORTH 35°20'11" EAST, 99.63 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID PARCEL;
THENCE WESTERLY ALONG SAID NORTHERLY LINE, 59.98 FEET TO THE POINT OF BEGINNING.

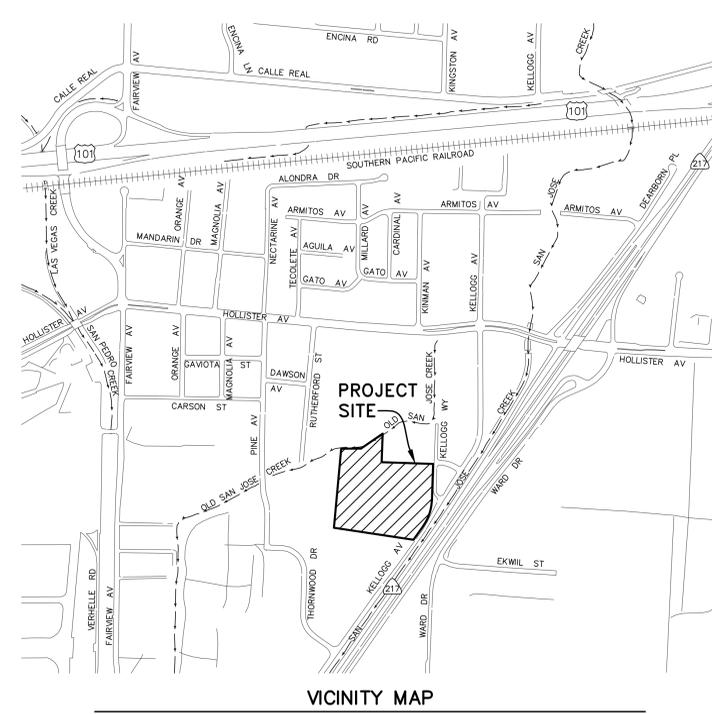
FLOOD HAZARD

THE SUBJECT PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY WITHIN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, COMMUNITY PANEL NO. 06083C1362G, REVISED TO REFLECT LOMR DATED JANUARY 15, 2004.

NOTE: PROJECT IS EXPECTED TO BE REMOVED FROM ANY FLOOD ZONES AFTER THE COMPLETION OF THE ADJACENT SAN JOSE CREEK FLOOD CONTROL IMPROVEMENTS.

SHEET INDEX

- C-1 TENTATIVE MAP SHEET 1 OF 2
- C-2 TENTATIVE MAP SHEET 2 OF 2
- C-3 PRELIMINARY STREET, GRADING AND DRAINAGE PLAN
- C-4 PRELIMINARY WATER AND SEWER PLAN



VESTING TENTATIVE TRACT MAP NO. XXXXX
"OLD TOWN VILLAGE"
TENTATIVE MAP SHEET 1 OF 2
A MERGER AND RESUBDIVISION OF PARCELS ONE AND TWO OF INSTRUMENT NO. 89-73282 OF OFFICIAL RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA
CITY OF GOLETA
JUNE 6, 2014

42-EXB SAVE DATE: 6/6/2014 8:13:41 PM PLOT DATE: 6/6/2014 8:13:51 PM PLOT SCALE: 1:60 PLOT BY: Adam Forouzmand

Penfield & Smith
Engineering • Surveying • Planning
• Construction Management •
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

MATCHLINE - SEE SHEET C-1

NLY R.O.W. LINE

APN 071-130-010
EDWARD ST. GEORGE/ROBERT A. HEAM
469 KELLOGG WAY

PROPOSED EKWILL STREET R.O.W.
1.32 ACRES (57,467 SF)
REMAINDER PARCEL DEDICATED TO CITY
OF GOLETA 1.15 ACRES (50,178 SF)

FLOOD ZONE X

FLOOD ZONE X

FLOOD ZONE AE

SUBJECT PROPERTY
APN 071-130-023
12.31 ACRES GROSS (536,189 SF)
9.84 ACRES NET (428,544 SF)
PROPOSED LOT 1 FOR
CONDOMINIUM PURPOSES

FLOOD ZONE X

FLOOD ZONE AE

42-EXB SAVE DATE: 6/6/2014 8:15:57 PM PLOT DATE: 6/6/2014 8:16:01 PM PLOT SCALE: 1"=60'

APN 071-130-040
TCP-PINE LLC
ATK
600 PINE AVENUE

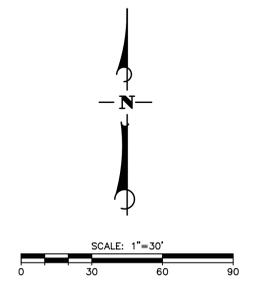
APN 071-170-049
SANTA BARBARA INDUSTRIAL PARK
5760 THORNWOOD DRIVE

APN 071-170-050
WILLIAM PARRISH
5726 THORNWOOD DRIVE

Penfield & Smith
Engineering • Surveying • Planning
• Construction Management •
111 East Victoria Street, Santa Barbara, CA 93101
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SURVEY LEGEND

- = FOUND SURVEY MONUMENT AS NOTED
- M = MEASURED
- R1 = RECORD PER RECORD OF SURVEY
BOOK 67 PAGE 94
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INSTRUMENT NO. 89-073282 O.R.



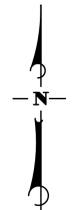
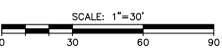
**VESTING TENTATIVE
TRACT MAP NO. XXXXX
"OLD TOWN VILLAGE"
TENTATIVE MAP SHEET 2 OF 2**

A MERGER AND RESUBDIVISION OF PARCELS ONE AND
TWO OF INSTRUMENT NO. 89-73282 OF OFFICIAL
RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA
CITY OF GOLETA
JUNE 6, 2014

DRAWING: c:\work\21053\Tentative map\21053m.dwg



42-EXB SAVE DATE: 6/6/2014 8:10:17 PM PLOT DATE: 6/6/2014 8:10:59 PM PLOT SCALE: 1"=60'
 42-EXB SAVE DATE: 6/6/2014 8:10:17 PM PLOT DATE: 6/6/2014 8:10:59 PM PLOT SCALE: 1"=60'



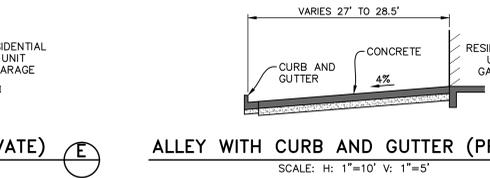
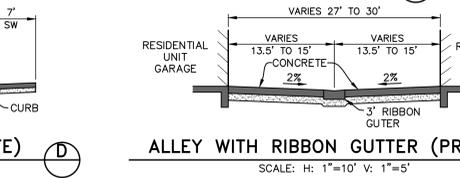
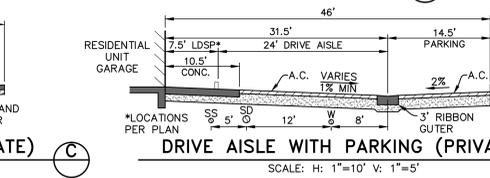
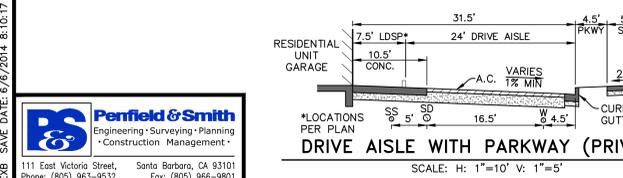
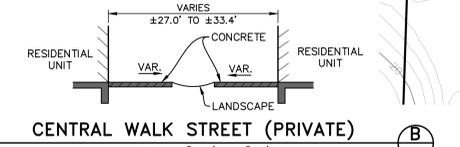
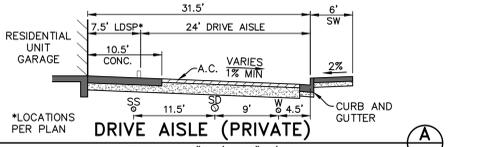
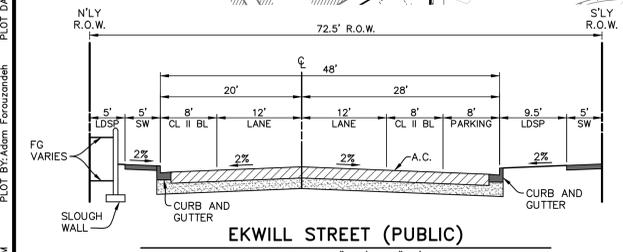
PRELIMINARY BASIN VOLUMES	
BASIN	VOLUME (CF)
A	1,976
B	1,854
C	7,160
D	10,794
E	4,769
F	9,353
H	4,448
J	4,373
K	2,348
L	4,325
M	1,209
P	16,215
TOTAL	73,593

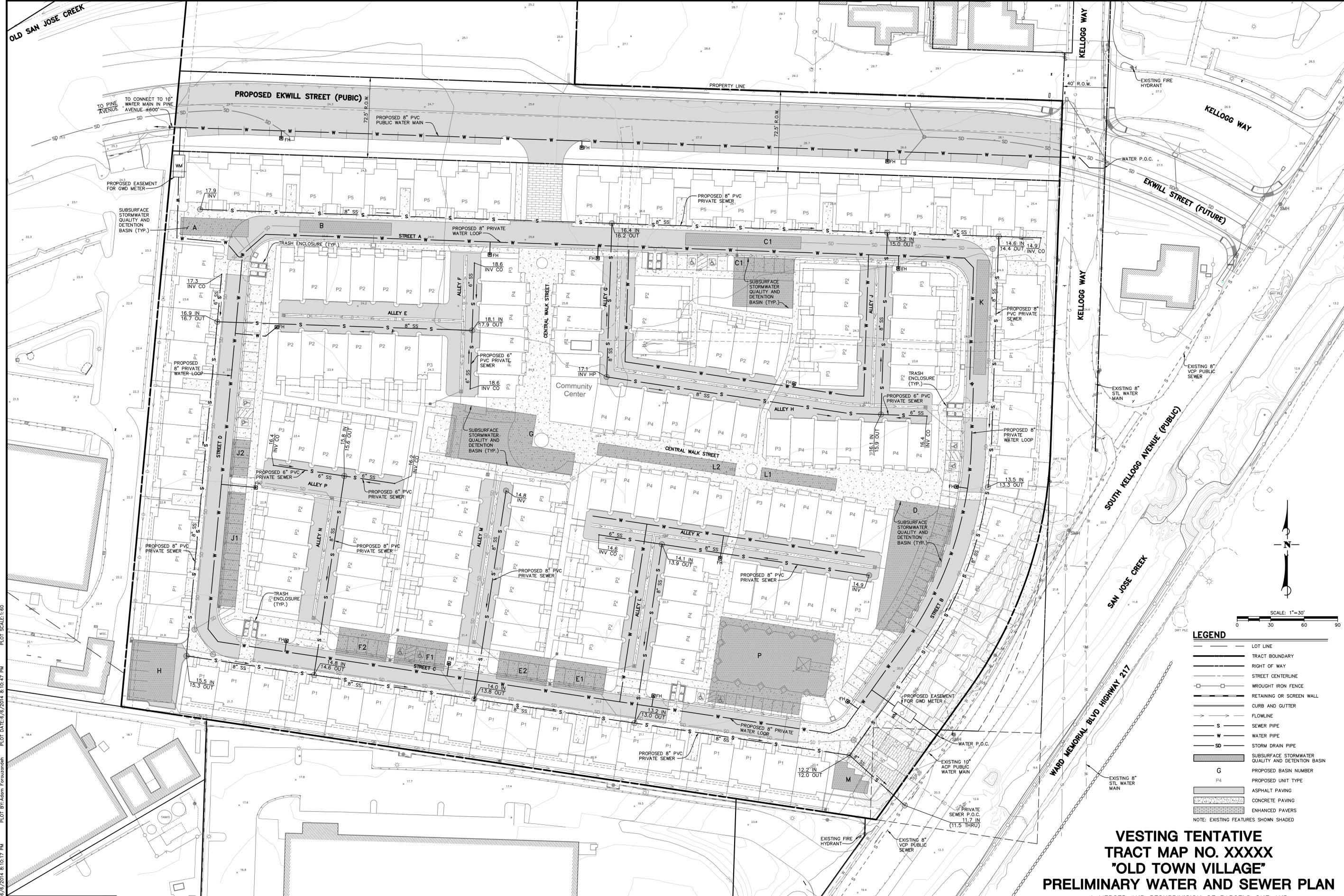
EARTHWORK NOTES

RAW EARTHWORK QUANTITIES:
 CUT = 60,000 CY
 FILL = 60,000 CY
 EARTHWORK NOTES:
 THE ABOVE RAW QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE; SHRINKAGE AND BULKING ARE NOT ACCOUNTED FOR. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

VESTING TENTATIVE TRACT MAP NO. XXXXX
"OLD TOWN VILLAGE"
PRELIMINARY STREET,
GRADING AND DRAINAGE PLAN

A MERGER AND RESUBDIVISION OF PARCELS ONE AND TWO OF INSTRUMENT NO. 89-73282 OF OFFICIAL RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA
 CITY OF GOLETA
 JUNE 6, 2014





LEGEND

- LOT LINE
- TRACT BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- WROUGHT IRON FENCE
- RETAINING OR SCREEN WALL
- CURB AND GUTTER
- FLOWLINE
- S SEWER PIPE
- W WATER PIPE
- SD STORM DRAIN PIPE
- SUBSURFACE STORMWATER QUALITY AND DETENTION BASIN
- G PROPOSED BASIN NUMBER
- P4 PROPOSED UNIT TYPE
- ASPHALT PAVING
- CONCRETE PAVING
- ENHANCED PAVERS

NOTE: EXISTING FEATURES SHOWN SHADED

**VESTING TENTATIVE
TRACT MAP NO. XXXXX
"OLD TOWN VILLAGE"
PRELIMINARY WATER AND SEWER PLAN**

A MERGER AND RESUBDIVISION OF PARCELS ONE AND TWO OF INSTRUMENT NO. 89-73282 OF OFFICIAL RECORDS, COUNTY OF SANTA BARBARA, CALIFORNIA
CITY OF GOLETA
JUNE 6, 2014

42-EXB SAVE DATE: 6/6/2014 8:10:17 PM PLOT DATE: 6/6/2014 8:10:47 PM PLOT BY: Adam Forouzandeh

Penfield & Smith
Engineering • Surveying • Planning
• Construction Management •

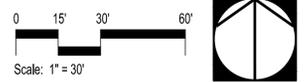
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

PROPOSED EKWILL RD.

Limit of Work

LEGEND

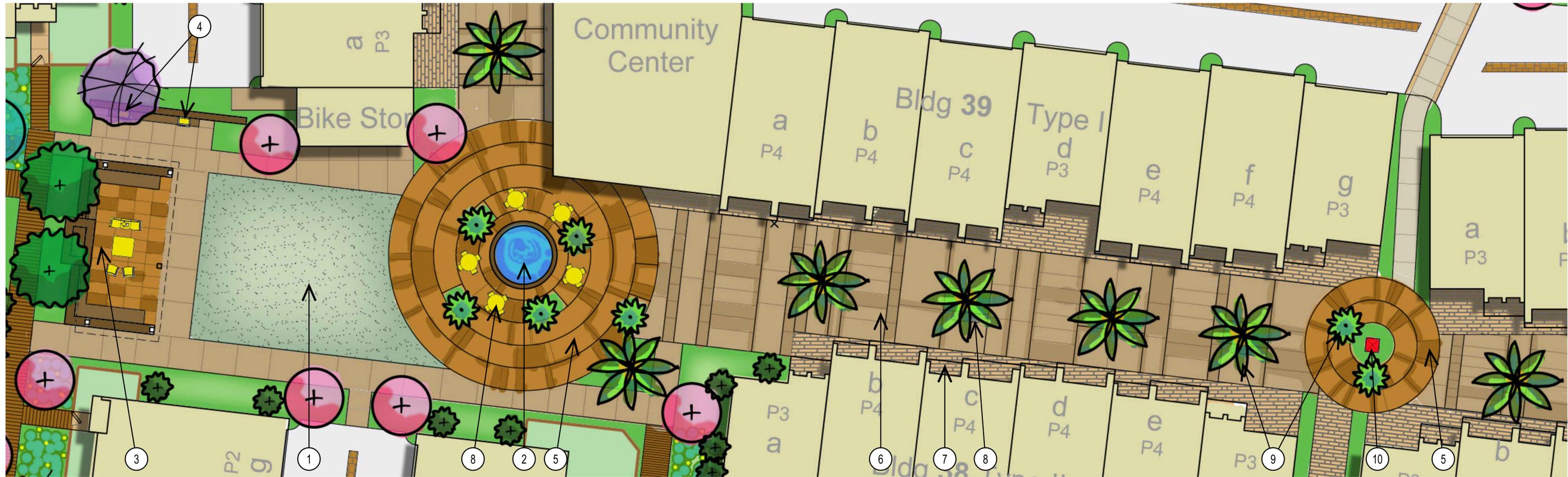
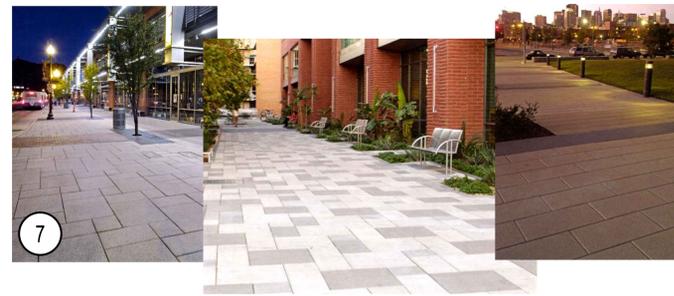
1. The Village Green / Market, open space for local markets and artisan events.
2. The Village Gardens, open space with raised garden planters and DG paving.
3. The Village Center, central open space with entertainment area, fountain and shade structure for social gatherings and village events.
4. The Village Park, open space with tot-lot play structure and seating.
5. Vehicular main project entry with vertical columns and decorative precast pavers.
6. Vehicular secondary project entry with matching vertical columns and precast concrete pavers.
7. Plaza spine with enhanced paving, planting pockets and seating nodes.
8. Lawn area for passive use.
9. Recycled wood plastic boardwalk along side natural drainage and bio filtration swale.
10. Proposed tree (per Planting Plan).
11. Proposed wall / fence (per Wall & Fence Plan).
12. 5-6FT wide street concrete sidewalk, per local City standards.
13. 3 FT wide unit entry concrete walk, natural color concrete with medium top-cast finish.
14. 5 FT wide village walkways, natural color concrete with medium top-cast finish.
15. Cluster Box Mailbox units, per local USPS stnds.
16. Low patio gate (per Wall & Fence Plan).
17. Permeable-pavers at private vehicular drives, guest parking stalls, and drive aisles.
18. Block wall trash enclosure with metal roof structure.
19. Guest parking stall.
20. Pre-cast concrete & wood bench seating and dining tables.
21. Private yard, homeowner maintained.



City Ventures

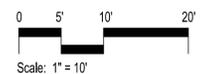
Schematic Landscape Plan





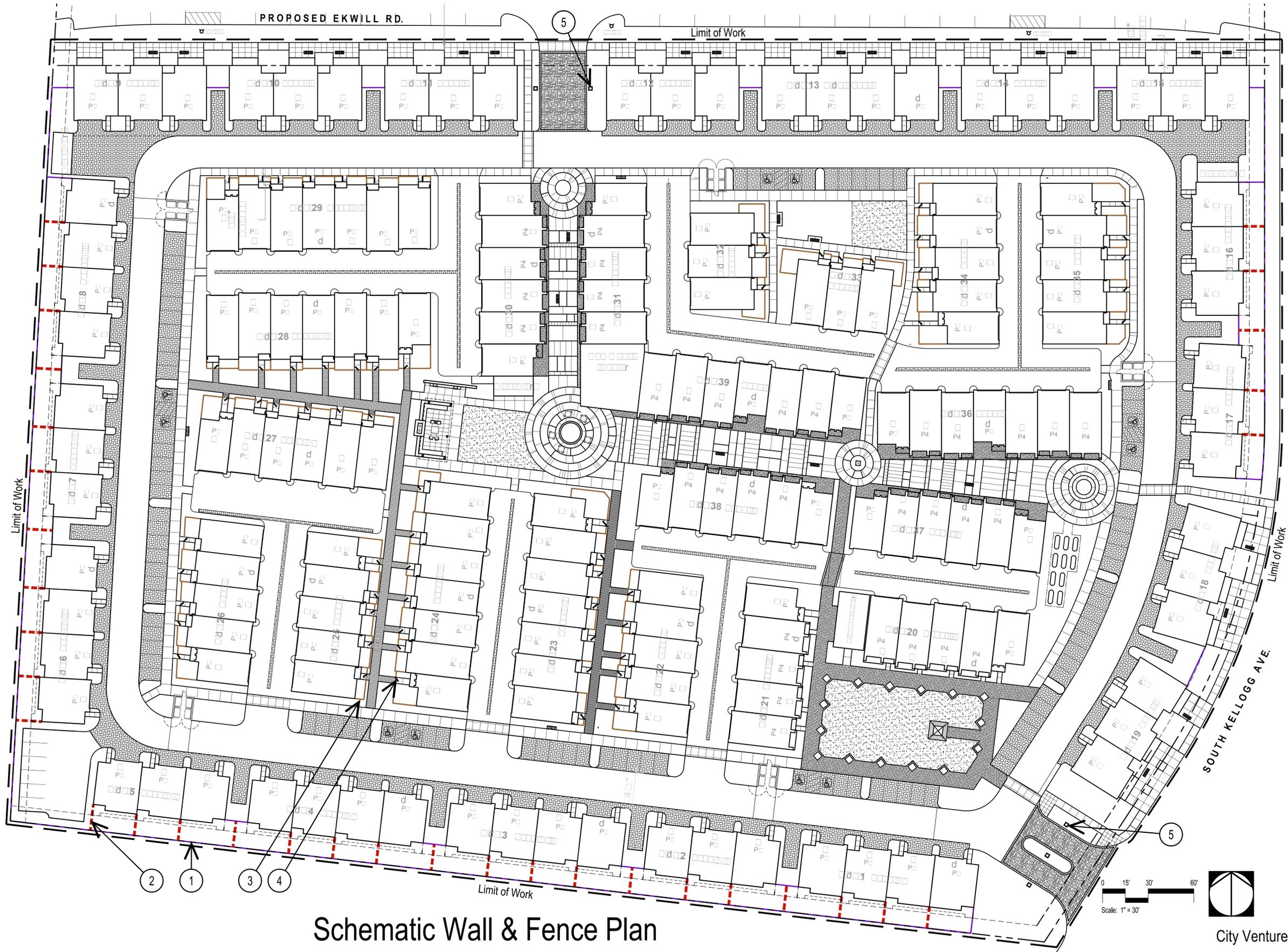
LEGEND

1. Central open space with lawn.
2. Decorative fountain feature.
3. Shade structure with fireplace and seating.
4. Built in BBQ units with preparation counter.
5. Decorative paving in radial pattern with planter pockets.
6. Colored concrete paving with medium top-cast finish.
7. Precast concrete pavers with flat-top finish, color blend.
8. Pre-cast concrete & wood bench seating and dining tables.
9. Palm trees at plaza spine, per Planting Plan sheet L-4.
10. Contemporary sculptural information kiosk.



Schematic Open Space Enlargement Plan





WALL LEGEND

- 1 — 6' High stucco over block wall, w/ flat stucco cap.
- 2 — 5'-6" High wood fence.
- 3 — 3'-6" High corrugated steel and wood frame patio fence.
- 4 — 3' High patio gate.
- 5 — 6'-0" High PIP concrete entry column with offset IPE wood slats spaced to show lighting behind.

Schematic Wall & Fence Plan

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOL	Qty.
PALMS						
	Canopy	Phoenix dactylifera (Date Palm)	Single	8-10' BT	Low	18
	Vertical	Washingtonia filifera (California Fan Palm)	Single	8-10' BT	Low	24
TREES						
	Specimen	Magnolia g. 'SS' (Samual Sommers Magnolia) Acacia stenophylla (Shoestring Acacia)	Single	36" Box	Med Low	8
	Focal	Magnolia grandiflora 'Majestic Beauty' (Majestic Beauty Southern Magnolia)	Single	36" Box	Med	14
	Street	Elaeocarpus decipiens (Japanese Blueberry) Platanus racemosa (California Sycamore)	Single	24" Box	Med	63
	Medium Evergreen	Agonis flexuosa (Peppermint Tree) Rhus lancea (African Sumac)	Single	15 Gal	Low	32
	Small / Flowering	Arbutus x 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow) Koeleruteria paniculata (Golden Rain Tree)	Single	15 Gal	Med Low Low	84
	*Vertical Buffer	Melaleuca quinq. (Paperbark Melaleuca) Tristania conferta (Brisbane Box)	Single	15 Gal	Med	52
	Columnar	Juniperus 'Sky Rocket' (Sky Rocket Juniper) Podocarpus henkelii (Long-leaved Yellowwood)	Single	15 Gal	Low Med	139
	*Columnar	Podocarpus henkelii (Long-leaved Yellowwood)	Single	15 Gal	Med	68
	Riparian	Melaleuca linariifolia (Flax-leaved Paperbark) Melaleuca nesophila (Pink Melaleuca)	Single	24" Box	Low	15
	Conifer	Pinus elderica (Afghan Pine)	Single	24" Box	Low	9

*Private yard tree to be planted and maintained by homeowner at time of purchase.

SHRUBS and GROUND COVER

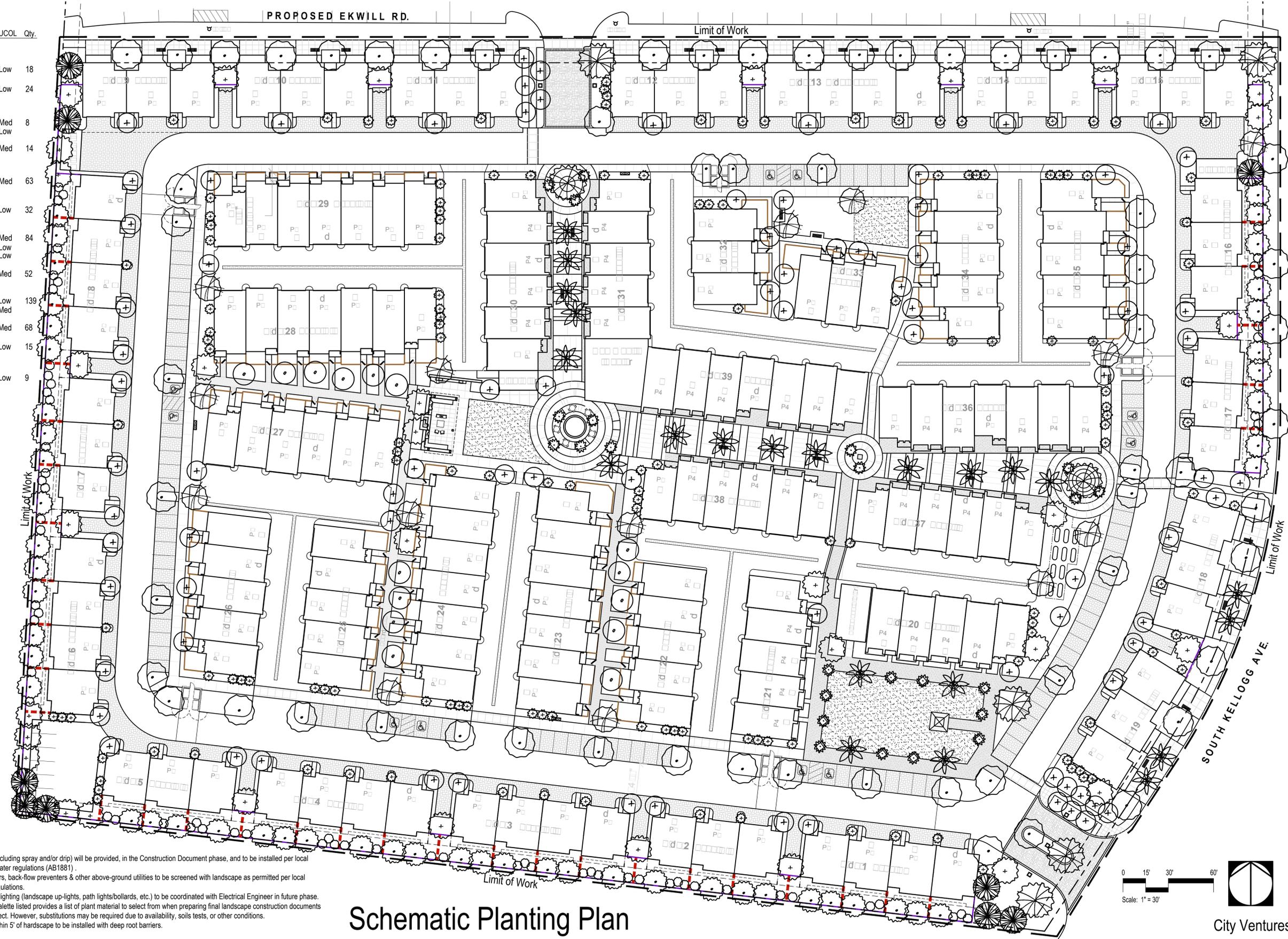
Anigozanthos	Kangaroo Paw
Agave sp.	Agave
Aloe sp.	Aloe
Berberis thunbergii 'Atropurpurea'	Redleaf Japanese Barberry
Bougainvillea sp.	Bougainvillea
Buddleja 'Purple Haze'	Lo & Behold® Purple Haze Summer Lilac
Buxus m. japonica 'Green Beauty'	Japanese Boxwood
Callistemon citrinus 'Little John'	Dwarf Bottlebrush
Carex	Sedges
Carissa m. 'Green Carpet'	Dwarf Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cordylone australis 'Red Star'	Red Star Dracaena Palm
Ceanothus griseus 'Point Sal'	Point Sal Wild Lilac
Dasyliroon longissimum	Mexican Grass Tree
Delosperma cooperi	Trailing Ice Plant
Dymondia margaretae	Silver Carpet
Echium sp.	Pride of Madeira
Feijoa sellowiana	Pineapple Guava
Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily
Iris	Iris
Lavandula stoechas 'Larkman Haze'	Hazel™ Spanish Lavender
Lantana camara 'Rose IMP'	Bandana® Rose Improved Lantana
Leucophyllum spp.	Sage / Texas Ranger
Ligustrum japonicum 'Texanum'	Japanese Privet
Lonicera sp.	Honeysuckle
Nassella pulchra	Purple Needlegrass
Muhlenbergia rigens	Deer Grass
Phormium sp.	New Zealand Flax
Rhaphiolepis indica 'Clara'	India Hawthorn
Rhapis excelsa	Lady Palm
Rosa sp.	Roses & Carpet Roses
Rosmarinus p. 'Huntington Carpet'	Groundcover / Prostrate Rosemary
Rosmarinus officinalis 'Tuscan Blue'	Rosemary
Senecio sp.	Blue Chalk / Fingers
Strelitzia reginae	Bird of Paradise
Vinca major	Periwinkle
Viburnum sp.	Viburnum
Xylosma congestum 'Compact'	Compact Xylosma

VINES & ESPALIERS

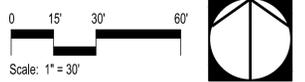
Bougainvillea 'Monks' (Co-La-La® Bougainvillea)	Bougainvillea
Pandorea jasminoides 'Lady Di'	White Bower Vine
Hardenbergia violacea 'Happy Wanderer'	Purple Vine Lilac

NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.



Schematic Planting Plan



LIGHTING LEGEND

- 12 - 15 FT High Pole Light (120v)
- △ Wall/Column Sconce Light (12v)
- LED Strip Light (12v)
- ▽ Arbor/Trellis Down-light (12v)
- ▽ Tree Up-light (12v)
- Fountain Underwater Light (12v)
- ⊙ Palm Well-light (12v)

**Light Fixtures to have Modern / Contemporary Design*



12-15 ft. high pole light (120V)
Kipp post by Louis Poulsen
Color: natural aluminum



Wall/column sconce light (12V)
Saturn Maxi by Louis Poulsen
Color: natural aluminum



LED tree up-light (12V)
by Kichler Lighting
Color: dark bronze



LED fountain underwater light (12V)
by Kichler Lighting
Color: dark bronze



LED palm well-light (12V)
by Kichler Lighting
Color: dark bronze



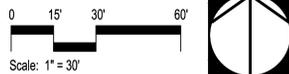
LED arbor/trellis down-light (12V)
by Kichler Lighting
Color: dark bronze



LED strip light (12V)
by Kichler Lighting
Color: dark bronze



Schematic Lighting Plan



City Ventures

2nd City Submittal | Project No.: CV31
Date: June 09, 2014

L-5



studio
PAD
Landscape Architecture
2550 Wilshire Blvd. Suite 1000
Beverly Hills, CA 90212
www.studio-pad.com

ATTACHMENT 3

CITY COUNCIL ORDINANCE NO. 15- _____, ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING THE ZONING MAP TO REDESIGNATE PROPERTY FROM RESORT/VISITOR SERVING COMMERCIAL (C-V) TO OLD TOWN RESIDENTIAL/GENERAL COMMERCIAL (OT-R/GC) FOR THE OLD TOWN VILLAGE MIXED-USE PROJECT; CASE NO. 14-026-RZ; APN 071-130-064 (FORMERLY 071-130-023)

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA AMENDING THE ZONING MAP TO REDESIGNATE PROPERTY FROM RESORT/VISITOR SERVING COMMERCIAL (C-V) TO OLD TOWN RESIDENTIAL/GENERAL COMMERCIAL (OT-R/GC) FOR THE OLD TOWN VILLAGE MIXED USE PROJECT; CASE NO. 14-026-RZ, APN 071-130-064 (FORMERLY 071-130-023).

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

SECTION 1: The City Council finds and declares that:

- A. On April 3, 2014 Peikert & RRM Design Group, representing City Ventures Homebuilding Inc. (Applicant) submitted an application for a rezone (Project) on a 12.31 acre parcel from Resort/Visitor Serving Commercial (C-V) to Old Town-Residential/General Commercial (OT-R/GC), consistent with the requested General Plan Land Use Amendment in Resolution No. _____;
- B. The Project site is vacant land west of South Kellogg Avenue and Kellogg Way consisting of two parcels totaling 12.31 acres (Assessor's Parcel No. 071-130-064);
- C. The Project site has a General Plan Land Use Element designation of Commercial Visitor-Serving (C-V). Separately, the Applicant seeks a General Plan amendment to change the Land Use Element Figure 2-1 (The Land Use Plan Map) from C-V to Commercial Old Town Commercial (C-OT);
- D. The Project would allow the Old Town Village Mixed Use development (the "Development") on 9.84 acres of the Project site consisting of mixed residential and commercial buildings including 113 traditional townhomes, 28 shop keeper townhomes, 34 live-work flex townhomes and a community center, and land dedications for the City's planned extension of Ekwill Street and land to be used for storm water purposes;
- E. Subsequently, the City reviewed the Project and Development's environmental impacts in accord with the California Environmental Quality Act (Public Resources Code, §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Review Guidelines ("Goleta Guidelines");

- F. The City prepared a Mitigated Negative Declaration (MND) assessing the Project and Development's potential environmental impacts along with a Mitigation Monitoring and Reporting Program (MMRP);
- G. On July 27, 2015, the Planning Commission held a duly noticed public hearing and considered the entire administrative record, including staff reports, the MND, MMRP and oral and written testimony from interested persons, all of whom were given an opportunity to be heard and recommended approval of the Project; and
- H. On August 18, 2015, the City Council conducted a duly noticed public hearing and considered the entire administrative record, including the Planning Commission record; staff reports; the MND; MMRP; and oral and written testimony from interested persons, all of whom were given an opportunity to be heard.

SECTION 2: Factual Findings and Conclusions. In addition to the facts set forth in Sections 1 and 3, the City Council makes the following findings and conclusions:

- A. The Project involves a 12.3 acre site upon which the Development is proposed. The Project would allow the Development to be constructed on this site as the mix of residential and commercial uses described in the OT-R/GC zone correspond to the uses permitted by the Project;
- B. The Project allows a variety of office and general commercial uses as well as residential use, when it is associated with a principal commercial use, which would otherwise not be permitted in the existing Resort/Visitor Serving Commercial (C-V) zone;
- C. The Project allows the Development, which includes construction of 14 on-site affordable housing units and the payment of in-lieu fees for additional affordable housing. The Development would assist in meeting the affordable housing needs within the City; and
- E. The Project is desirable in Old Town as it would permit build-out on the site with a mix of commercial and residential uses in support of General Plan policies for Old Town. The Development associated with the Project would improve the built characteristics of the existing neighborhood and bring residents and patrons to the Old Town area.

SECTION 3: Environmental Assessment. Resolution No. ____ adopted a MND and MMRP which, among other things, properly assesses the environmental impact of this Project and the Development in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. ____ as if fully set forth herein.

SECTION 4: General Plan and City of Goleta Inland Zoning Ordinance. The Project conforms to the General Plan and Inland Zoning Ordinance (ZO) as set forth in the consistency analysis contained in Resolution No. ____.

SECTION 5: Rezone Findings. Pursuant to ZO § 35-325.5 (Ordinance Text Amendments/Rezone), the City Council finds the following as to the Project application:

- A. The Project is in the public interest of the general community welfare for the reasons set forth in Section 2.
- B. The Project is consistent with the General Plan, the requirements of State planning and zoning laws, and this article. As set forth in Sections 2, 3 and 4 of this Resolution, this project conforms to all applicable law including, without limitation, the General Plan and the ZO.
- C. The Project is consistent with good zoning and planning practices. As set forth in Sections 2, 3, and 4, the request complies with the City's policies and goals for land use planning.

SECTION 6: Action. Based on the findings contained in Sections 1-5 above, the City Council approves the Project to change the Zoning Map referenced in ZO § 35-204 as shown on attached Exhibit 1, which is incorporated by reference. This Project changes the Project site's existing zoning designation of Resort/Visitor Serving Commercial (C-V) to Old Town-Residential/General Commercial (OT-R/GC), consistent with the requested General Plan Land Use Amendment in Resolution No. ____.

SECTION 7: Technical Changes. The City Manager, or designee, is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other, similar, documents (collectively, "Maps") that may be required to reconcile the changes made by this Ordinance with amendments made to the Maps by other City Council action in unrelated land use applications before 2014.

SECTION 8: Reliance on Record. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations 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 9: Repeals. To the extent any provision of this Ordinance repeals or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for

sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 10: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications, and, to this end, the provisions of this Ordinance are severable.

SECTION 11: The City Clerk is directed to certify the passage and adoption of the Ordinance, make a note of the passage and adoption in the records of this meeting, and within fifteen days after the passage and adoption of this Ordinance cause it to be published and posted in accordance with California law.

SECTION 12: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

INTRODUCED ON the ____ day of ____, 2015.

PASSED, APPROVED, AND ADOPTED this __ day of _____, 2015.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK



TIM W. GILES
CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Ordinance No. 14-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the __ day of _____, 2015, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

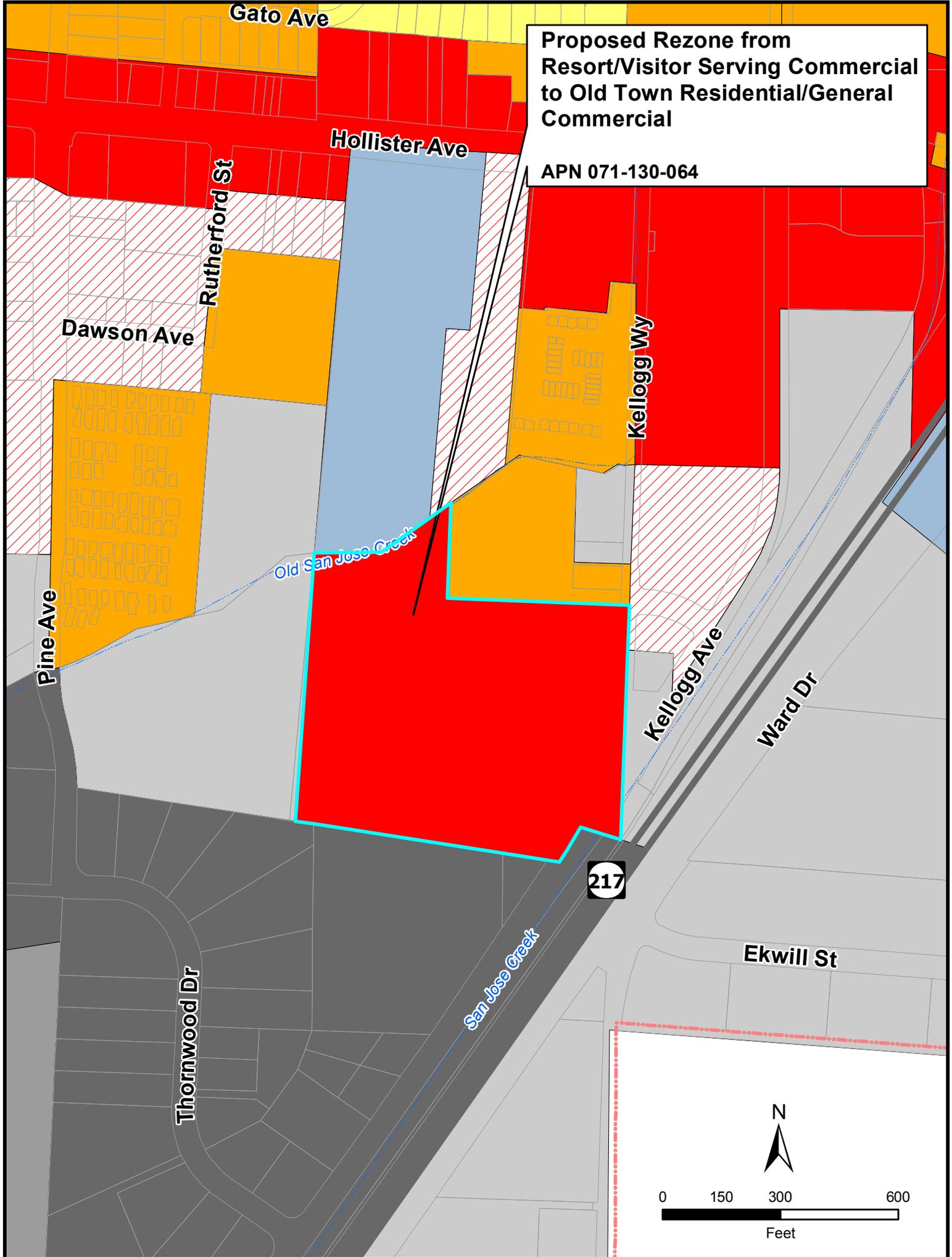
DEBORAH LOPEZ
CITY CLERK

ATTACHMENT 3, EXHIBIT 1

ZONING MAP

**Proposed Rezone from
Resort/Visitor Serving Commercial
to Old Town Residential/General
Commercial**

APN 071-130-064



ATTACHMENT 4

**PLANNING COMMISSION STAFF REPORT
(WITHOUT ATTACHMENTS)**



TO: Planning Commission Chair and Members
FROM: Jennifer Carman, Director of Planning and Environmental Review
CONTACT: Mary Chang, Supervising Senior Planner
SUBJECT: Proposed Old Town Village Project for 175 Mixed-Use Townhomes located on a 12.31 acre unaddressed parcel located west of Kellogg Way and South Kellogg Avenue; APN: 071-130-064 (Formerly 071-130-023); Case No. 14-026-GPA-RZ-VTM-DP

RECOMMENDATION

It is recommended that the Planning Commission consider:

1. Adopting Resolution No. 15- __ (Attachment 1), entitled “A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt an Addendum to the Final Environmental Impact Report for the Goleta General Plan; Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approve a General Plan Amendment; Approve a Rezone; Approve a Vesting Tentative Map for two lots; and Approve a Development Plan for the Old Town Village Mixed-Use Project and associated height modification/good cause finding and reduction in the Inclusionary Housing requirements on a 12.31 acre unaddressed parcel located west of Kellogg Way and South Kellogg Avenue. Case No. 14-026-GPA-RZ-VTM-DP; APN: 071-130-064 (formerly 071-130-023)”

AGENT

Lisa Plowman, Peikert & RRM Design Group
10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101

APPLICANT/PROPERTY OWNERS

City Ventures Homebuilding Inc.
1900 Quail Street
Newport Beach, CA 92660

APPLICANT’S REQUEST

On April 3, 2014, City Ventures Homebuilding Inc. (“Applicant”) filed an application to develop 175 mixed-use units, including 113 traditional residential townhomes, 34 live-work townhomes, 28 shopkeeper townhomes, a community center and other amenities. The application includes a request for a General Plan Amendment (GPA); a Rezone (RZ); a Vesting Tentative Map (VTM); and a Development Plan (DP) with a height modification and good cause finding and a reduction in required affordable housing (the “Project”). Before the Project can be approved, the City Council must adopt a Mitigated Negative Declaration and adopt an Addendum to the Goleta General Plan Final

Environmental Impact Report pursuant to California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, “CEQA Guidelines”), and the City’s Environmental Guidelines.

Original Application Filed:	April 3, 2014
Application with Revisions Deemed Complete:	July 9, 2014
Design Review Board Conceptual Review:	January 28, 2014
Draft Mitigated Negative Declaration Public Review:	May 22, 2015 – June 12, 2015

JURISDICTION

Final action on the General Plan Amendment, the Rezone request and the Vesting Tentative Map is the responsibility of the City Council. Given the integrated nature of the various requests, the Planning Commission will act in an advisory capacity on all associated project applications (including those components which are typically within their purview such as a development plan and environmental review). Planning Commission’s role will be to make a recommendation to the City Council.

BACKGROUND

Site Information

The Project site is surrounded by industrial, commercial, and residential development. The northern portion of site is bisected by the City’s planned extension of Ekwil Street. The site has been in agricultural use since the 1920s. The current Goleta General Plan Land Use designation for the site is Commercial-Visitor Serving Uses. The current zoning also designates the site for Resort/Visitor Serving uses. A nearby industrial building has been dedicated to the Goleta Entrepreneurial Magnet (GEM) program. GEM is an incubator program that provides affordable workspaces for new and growing technology entrepreneurs.

Application Information

At the applicant’s request, the City Council initiated a General Plan Amendment and zone change on July 2, 2013, to change the existing General Plan land use designation from Commercial Visitor-Serving (C-VS) to Commercial Old-Town (C-OT) and the existing zoning designation from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT). The purpose of the initiation was to study the requested changes and possible development of the mixed-use project on the site. Subsequently the applicant submitted an application for the Project on April 3, 2014.

DRB Review

On January 28, 2014, the Design Review Board (DRB) conducted a conceptual review of the project. The majority of DRB members commented favorably on the mixed-use concept and the proposed architecture style and design. The DRB asked the applicant to:

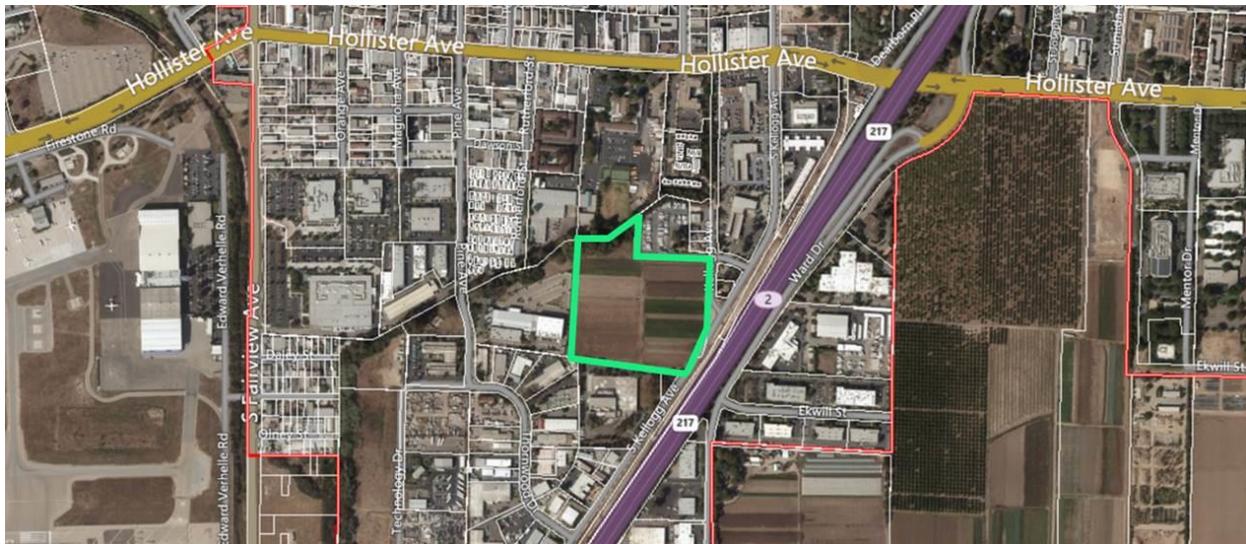
- Provide variation to the architectural design character so it does not appear too repetitive throughout the site.
- Provide additional storage and secure storage space for bicycles.
- Add landscaping to alleyways and provide a variety of landscaping between the units.
- Consider the issue of light spillage from the rooftop decks.
- Consider incorporating community gardens.

The applicant incorporated all of the DRB direction into the design of the project.

Project Location

The project site, historically known as the “Page Site,” is located immediately west of the intersection of Kellogg Way and S. Kellogg Avenue in the City of Goleta. The property encompasses a total of 12.31 gross acres. Figure 1 illustrates the location of the site within Goleta.

Figure 1 – Site Location



Project Description

The project includes the following applications:

1. A General Plan Amendment (14-026-GPA) to change the land use designation in the Land Use Element Figure 2-1 (the Land Use Plan Map) from Commercial Visitor-Serving (C-VS) to Commercial Old-Town (C-OT);

2. A zone change (re-zone) (14-026-RZ) to change the zoning designation of the property from Resort/Visitor Serving Commercial (C-V) to Old Town Residential/General Commercial (OT), consistent with the proposed General Plan Amendment;
3. A Vesting Tentative Map (14-026-VTM) to create 2 parcels and for the construction of condominiums;
4. A Development Plan (14-026-DP) for the construction of 113 traditional townhomes, 28 mixed-use shopkeeper units, and 34 live-work townhomes; and
5. A Modification and a General Plan Good Cause finding to allow building height increase and a reduction in the Inclusionary Housing Requirement.

Uses

Pursuant to Policy LU 3.4 in the Goleta General Plan/Coastal Land Use Plan (GP/CLUP), the proposed land use designation of Commercial Old Town would allow for a wide range of local- and community- serving retail and office uses, as well as residential uses in conjunction with an allowed nonresidential use. Consistent with the land use designation of Old Town Commercial, the proposed project would involve construction of a mixed-use development of 175 townhomes, comprised of traditional townhomes, shopkeeper townhomes, and live-work townhomes as listed in Table 1.

Table 1 - Proposed Uses/Size

Use	Size Per Unit	Number of Units	Amount of Commercial Space Per unit (included in Size)
Traditional townhomes	Range 1,554-2012 sf	113	0 sf
Live-work townhomes	1826 sf	34	192 sf.
Shopkeeper townhomes	2103 sf	28	275 sf
Community center	1,644 sf	1 @ 1,644 sf	0 sf

The traditional townhomes component would consist of 90 four-bedroom units and 23 two-bedroom units for a total of 113 units. The townhomes have no commercial space. Each four-bedroom unit would either be 1,850 or 2,012 net square feet. Each two-bedroom unit would be 1,554 net square feet.

Each live-work unit would have 1,826 net square feet. These units would be predominately residential with 192 square feet of ground-floor space that can be used as a commercial office or a den. The residence and commercial space would have separate entrances.

Each shopkeeper unit would have 2,103 net square feet. These would be predominately residential with only 275 square feet of ground-floor commercial office space. The shopkeeper units provide a commercial office on the ground floor that would be separated from the residence above.

The single-story Community Center would be located in the center of the site along the planned main walkway. The Community Center includes a community room, fitness center, small kitchen, and restrooms. A copy of the applicant's April 3, 2014 submittal letter is provided as Attachment 2 and the associated plans are provided as Attachment 1, Exhibit 2, Exhibit 7 to this report.

Development Plan/Vesting Tentative Map

The development plan would authorize construction of the proposed 175 townhomes. The Vesting Tentative Map (VTM) is for a two lot subdivision and for the construction of condominiums. The project would be located on Lot 1 of the VTM along with the Ekwill Street extension and Lot 2 will be dedicated to the City for future storm water purposes.

The layout of the project is shown on the site plan in Figure 2. The shopkeeper units would front on Ekwill Street and South Kellogg Avenue to create a pedestrian-friendly commercial area. Live-work units would be oriented along a pedestrian walkway and organized around a central open space at the main entrance to the site. The traditional townhomes would be located along the western and southern property lines and would be built through the interior of the site.

Two access points would provide ingress and egress to the project site. The main access point would be from South Kellogg Avenue at the southeastern corner of the site. A secondary access point would lead from the future Ekwill Street extension that would bisect the northern portion of the site on east-west axis. The City anticipates that construction of the street extension will commence in the spring of 2016. Internal traffic circulation would occur on a private looped road with a series of internal alleys. A network of interior pathways would provide pedestrian access on the project site.

Figure 2- Site Plan



The proposed buildings would have a contemporary architectural style in a range of 15 different building types intended to create a variety of massing and articulation. The buildings would have flat roofs and a variety of exterior materials including stucco, wood siding, and corrugated metal. The maximum height of the townhomes would be 35 feet, although architectural projections that accommodate stairways to the roof decks would be 40 high. Townhomes along the western and southern boundaries would be set back ten feet from property lines. A six-foot solid wall and landscaping along western and southern property lines would buffer proposed residential uses from adjacent commercial/industrial uses. Rooftop photovoltaic (PV) panels would be installed to provide solar power, and the proposed project would use energy at 20% below standards set by Title 24 of the California Code of Regulations (“Title 24”).

The proposed plan includes a total of 489 vehicular parking spaces and 56 covered bicycle parking spaces. There are four bicycle storage buildings, each holding up to 14 bikes which would be located throughout the site and available for use by residential and commercial tenants.

Several types of open space would be provided. The applicant describes the open space areas as follows:

- *The Village Green/Market – a passive pocket park at the main site entrance, with a gazebo and space for local markets and artisan events;*

- *The Village Gardens – a community garden for residents with raised planters in the eastern portion of the site;*
- *The Village Center – a central green space with an entertainment area, shade structure, and fountain for social gatherings and community events; and*
- *The Village Park – a pocket park with tot lot near the Ekwil Street entrance.*

The conceptual landscape plan includes, without limitation, the following trees: California fan palms, date palms, magnolias, olives, sycamore, Japanese blueberry, peppermint, African sumac, Australian willow, and Brisbane box trees. Proposed shrubs and groundcover include kangaroo paw, agave, aloe, bougainvillea, dwarf bottle brush, rosemary, flax, bird of paradise, and deer grass. The project proposes to install reclaimed water infrastructure to irrigate the common landscape areas throughout the project area when reclaimed water becomes available to the site. The purpose is to reduce potable water use for landscaping purposes.

Grading of the project site would generally involve excavation of soil to a depth of seven to eight feet, as well as excavation to a depth of three to four feet under proposed streets. Cut and fill would total an estimated 110,000 cubic yards. All excavated soil would be re-compacted on-site. The average slope after grading would be reduced from 1.94% to 1.28%.

The Goleta Water District and the Goleta Sanitary District would provide water and sanitary sewer service, respectively, to the proposed project. The property owner owns water credits in excess of what is needed to support the Project.

The Project includes a variety of design features to address stormwater treatment, detention, and retention. These include using the open space areas for detention and treatment, using permeable surfaces where possible to increase infiltration, creating bioswales down the center of the central pathways (boardwalks are used to provide access to the units), and directing roof drains to vegetated areas. This stormwater plan complies with requirements of the Central Coast Regional Water Quality Control Board (RWQCB) for the on-site retention of stormwater runoff.

DISCUSSION

General Plan and Inland Zoning Consistency

A General Plan Amendment will change the project site's land use designation in Land Use Element Figure 2-1 (the Land Use Plan Map) from Commercial Visitor-Serving (C-VS) to Commercial Old-Town (C-OT). If the City Council approves the GP/CLUP Amendment, the project as proposed will be consistent with the Land Use designation for the site. The proposed change in the Land Use Designation would facilitate a mix of uses (residential and office/commercial) of the site that would otherwise not be possible.

Under the C-OT Land Use designation, residential projects can have a maximum density of 20 dwelling units per acre (gross area of the lot less acreage associated with any onsite constrained areas as outlined in the General Plan). The proposed project

has a density of 14.2 units per acre. (The density within the area of development is 17.8 units per acre.) As such, the proposed density is consistent with the proposed Land Use designation.

Further, the project is consistent with the General Plan (as amended) because it would bring new residents into the Old Town community who could support the existing businesses in Old Town. The new development will not hinder views of scenic resources and will not generate significant traffic volumes while contributing to the improvement of the City's circulation system particularly with the donation of the right of way needed for Ekwil Street. A detailed analysis of the project's consistency with the General Plan is outlined in Attachment 1, Exhibit B, Exhibit 5 to this report.

In addition, the project is consistent with the zoning regulations associated with the proposed zoning designation of Old Town/General Commercial, with the approval of the modifications for height. The project meets all setbacks, building separation, parking requirements, open space, and lot coverage requirements as described in Attachment 1, Exhibit B, Exhibit 6 to this report.

Project Considerations

Change in Land Use Designation

The proposed General Plan Amendment is needed to implement the project. It would change the existing land use designation from Commercial Visitor-Serving (C-VS) to Commercial Old-Town (C-OT). The C-OT designation would allow for a wide range of local and community-serving retail and office uses, as well as residential uses. The C-OT land use is intended to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district.

Further, the change in the land use designation is from one urban use (that would have allowed a conference center) to another urban use (mixed use residential project). This would result in development that would have fewer impacts than what could have been built. With the residential project, there would be less traffic resulting in less air quality impacts and water usage, and fewer people would be exposed to airport operations. In addition, the former Redevelopment Agency of the City of Goleta commissioned a Hotel/Conference Center Market Study prepared by RevPar International in 2011 (on file with the City). This study determined that the best use for the site would be multi-family development as opposed to visitor-serving uses. Lastly, a need exists within the community for housing and small commercial incubator space. Changing the land use designation to allow the mix of uses at this site, near the location of Goleta Entrepreneurial Magnet (GEM) area, supports this demand. For these reasons, the change in land use designation is appropriate.

Traffic

A traffic study has been prepared and peer reviewed for this project. The project is forecasted to generate approximately 94 AM peak hour trips and 109 PM peak hour trips, which can be accommodated within the local street system. The traffic report

evaluated 9 intersections (see the MND commencing on Page 98) and concluded that the level of service at all of the intersections remains the same, except for the Hollister/South Kellogg intersection under the Cumulative + Project scenario.

However, as outlined in the MND, all traffic and circulation impacts were able to be reduced to less than significant levels with mitigation consisting of the payment of Goleta Transportation Improvement Program (GTIP) fees. These fees would assist in reducing cumulative traffic impacts by contributing to the costs of implementing the City's programmed improvements including a new free right-turn lane to the northbound approach at the Hollister Avenue/South Kellogg Avenue intersection. Therefore, the City's circulation system, including streets and highways, would be adequately designed to serve the project.

Flood Plain

As currently designated, the eastern portion of the site falls within the 100-year flood zone. With the recent completion of the City's San Jose Creek Capacity Improvement Project, the creek channel has the width and structural strength to accommodate 100-year storm events in this area. The last piece in this improvement project is to widening the Hollister Bridge crossing. Once the work has been completed to widen the Hollister Bridge over San Jose Creek, the site (and area) would no longer lie within the 100 year flood plain. It is anticipated that the City will be widening the bridge in 2016. With these two improvements, FEMA will be able to change the flood designation for the site and remove it from the 100 year flood zone designation.

In the long term, the residential units would not be in a 100 year flood zone. Until such time as the Hollister Bridge work is completed and FEMA re-designates the area, approximately 65 units would lie in the 100 year flood zone. If the project is approved and development moves forward before the Hollister Bridge work is completed, the building pads for these 65 units would need to be raised approximately 4 feet in height to meet FEMA's requirements for building in a flood plain. Staff has included a condition of approval, indicating that the construction of these 65 units may not proceed until the existing flood hazard has been resolved, or temporary protection measures have been constructed to protect the site without increasing the hazard for nearby properties. As a last option, the pads may need to be raised 1' higher than the base flood elevation upon additional City review.

Water Availability

In 1998, an agreement was recorded between the property owner and GWD entitling the site to receive potable water from the GWD in exchange for providing the existing on-site well and potable water to the GWD (a copy on file with the City). As stated in the MND, the project would use substantially less water than what the site is entitled to under the existing agreement. The site is entitled to 58.6 acre feet of water per year and the project is preliminarily estimated to need 28 acre feet of water per year. As the amount of water needed to serve the project is less than what the site is entitled to, the GWD's current restriction on new water service connections during drought conditions

does not apply to the project. On October 30, 2014, GWD confirmed that water is available to serve this project based on the 1990 agreement.

Energy Efficiency Design

The applicant has incorporated numerous energy saving features within the project. Some of these features are solar heating, heat resistant barrier roofing, heat and noise resistant dual glazed windows, high rating cooling system, and thermal envelope leakage prevention system to name a few. Water saving measures include use of high efficiency irrigation, drought tolerant plants, and high efficiency water saving plumbing fixtures. The applicant would be designing the outdoor irrigation system to be ready to use recycled water when it becomes available. An additional feature includes a pre-wire ready conduit system for gasoline free electric car chargers. The project will meet and exceed the standards set forth in the California Energy Code and the Goleta Green Building Program.

Project Modification and Good Cause Findings

The applicant requests a modification to allow all of the units to be constructed at a maximum height (excluding stairwell projections) of 35 feet. The Old Town/General Commercial zoning regulations allow commercial structures to be as tall as 35 feet but residential buildings are limited to 25 feet. The height increase can be allowed through a modification pursuant to Section 35-317.8 of the zoning regulations. Structures of this height are not uncommon in the area as the existing structures to the west and south of the project site are approximately 35 feet in height. Further, the site is separated from the properties to the north and east by existing or planned roadways. In addition to the width of the roadway/right of way, the buildings themselves will be setback from properties lines. The units that front the setback along Ekwil Street and South Kellogg Avenue would observe a minimum setback of 10 feet from the right-of-way line and all residential units located along South Kellogg Way would observe a minimum setback of 40 feet from the street centerline.

A Good Cause Finding is required for all building heights above 30 feet. The proposed 35-foot height for the traditional residential townhomes, located around the outside perimeter of the site, would permit those structures to match the height of all the other buildings proposed on the site. Not only does the increased height enhance the design harmony within the project, it allows for the residential units to be sized for families, including 4-bedroom units, without using more of the site's open space. The 3-story residential design provides a greater amount of open space and landscaping on the site. Policy LU 1.10 requires residential development to provide adequate open space and recreational facilities as well as community gardens. The project provides two large common open space areas for active recreation, a tot lot, walking paths, a community garden area and a community center. Another factor to justify the increase height is the loss of 1.32 acres, which the City will be using for its planned Ekwil Street extension. If the 1.32 acres had been available for development, then the units could have encompassed the same square footage with a greater footprint without the need for the height increase. However, with the loss of the Ekwil Street extension right-of-way, the area for development is reduced.

Given the sufficient distance between the adjacent properties, compatibility of the proposed height with the area, intent to have a consistent mass and height throughout the project, loss of land due to the dedication to the City, and community services/benefits gained, the modification for height is justified.

Affordable Housing/Inclusionary Requirement

Pursuant to GP/CLUP Housing Element Policy 2.5, projects of five or more for-sale units must provide 20 percent of the units at an affordable rate and the units must be sold to buyers at certain income levels. At the 20 percent requirement, 35 of the 175 OTV units would need to be income restricted. If the reduction is granted, then the applicant's affordable housing requirement would be for 27 units.

The project as proposed would provide 14 income-restricted units (2 and 3 bedroom units distributed throughout the site for moderate and above moderate income households. In addition, the applicant will make an inclusionary affordable housing in-lieu payment for the remaining 13 units. The in-lieu fee payments can be capitalized by the City, for example as matching funds, to assist in funding future housing projects for low and very-low income households.

The City may consider decreasing the 20 percent requirement to 15 percent on a case-by-case basis if community services/benefits are provided. The justification for the 5 percent reduction primarily is the provision of the Ekwil Street extension right of way (Ekwil ROW) and dedication of Lot 2 of the VTM to the City. This area encompasses approximately 2.47 acres and has a value of approximately \$2.4 million dollars based on the applicant's purchase price of the Page site. Providing the Ekwil ROW to the City represents a "community service" or benefit that exceeds the normal expectations and standards set forth in applicable law. The provision of the Ekwil ROW, among other things will save the City a significant amount of money in property acquisition costs that would otherwise need to be expended to facilitate the completion of the Ekwil Street extension. The Ekwil Street extension is an important City transportation project intended to ease congestion and thereby improve safety on Hollister Avenue. For these reasons, staff believes that a community service and public benefit exists to grant the requested reduction.

If the reduction were approved, the project would provide 14 income-restricted units (2 and 3 bedroom units distributed throughout the site for moderate and above moderate income households). In addition, the applicant would make an inclusionary affordable housing in-lieu payment of \$1,048,385 for the remaining 13 units.

ENVIRONMENTAL REVIEW

Mitigated Negative Declaration

An Initial Study/ Mitigated Negative Declaration (MND) has been prepared and circulated for this project. Based on the analysis contained in the Initial Study, there is

no substantial evidence that the project would have a significant effect on the environment. The MND identified that there could be significant impacts in the areas of Aesthetics, Air Quality, Cultural Resources, Hydrology/Water Quality, Noise, and Traffic; however, these impacts can be reduced to levels of insignificance with the implementation of mitigation measures. The MND was released for public review from May 22, 2015 through June 12, 2015.

The City received 5 comments during the public review period. These comments were centered on the design of the project and associated infrastructure, water availability, and traffic impacts. None of the comments received change the conclusions of the MND. Based on the comments received, minor changes have been made to the MND which are noted in strikeout/underline format. In addition, responses to each comment letter have been prepared and are provided as Section J of the MND. Lastly, Mitigation Measure HYD-1 has been modified to more accurately reflect the requirements of Federal Emergency Management Agency and make minor clarifications as outlined in the Errata (Attachment 3).

Addendum to the GP/CLUP

An Addendum to the GP/CLUP Final EIR was prepared in May 2015, pursuant to CEQA and CEQA Guidelines.

The Addendum concludes that the proposed GPA would not result in a new significant environmental impact or substantially increase the severity of the previously identified significant impacts. As the proposed General Plan Amendment is from one urban use to a less intensive urban use, the resulting impacts would be less than or equal to the impacts identified in the GP/CLUP.

PUBLIC NOTICE

Public notice for this hearing was published in the Santa Barbara News-Press on July 17, 2015. On July 16, 2015, notices were mailed (or email as requested) to property owners within 500 feet, interested persons, the Planning Commission, and the City Council. The agenda was posted at Goleta City Hall 72 hours prior to the Planning Commission meeting.

CONCLUSION/RECOMMENDATION

The proposed Old Town Village Mixed-Use project would provide needed market rate housing and provide low intensity office/commercial space that could be used for start-up incubator businesses in the Old Town area of the community. The project would benefit the economic viability of the area given the influx of new residents within walking distance of goods, services, and employment opportunities in Old Town. The project has been designed to blend into the area and minimize any environmental impacts through the implementation of mitigation measures. Lastly, based on project consistency with the numerous General Plan goals and policies, and zoning regulations, staff recommends that the Planning Commission recommend approval of

the project to the City Council. A Planning Commission Resolution in Attachment 1 outlines all City Council approval requirements.

APPEALS PROCEDURE

The City Council is the decision-maker on this project. The Planning Commission action is advisory to the City Council. No appeal is necessary as the project will be heard by the City Council for final action.

Legal Review By:

Approved By:

Winnie Cai
Deputy City Attorney

Jennifer Carman
Director of Planning and Environmental Review

ATTACHMENTS:

1. "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt an Addendum to the Final Environmental Impact Report for the Goleta General Plan; Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approve a General Plan Amendment; Approve a Rezone; Approve a Vesting Tentative Map for two lots; and Approve a Development Plan for the Old Town Village Mixed-Use Project and associated height modification/good cause finding and reduction in the Inclusionary Housing requirements on a 12.31 acre unaddressed parcel located west of Kellogg Way and South Kellogg Avenue. Case No. 14-026-GPA-RZ-VTM-DP; APN: 071-130-064 (formerly 071-130-023)"

Exhibit A – City Council Resolution Adopting the Addendum and Approving the General Plan Amendment

Exhibit 1 – Addendum

Exhibit 2 – Land Use Map

Exhibit B – City Council Resolution Adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Approving the Vesting Tentative Map, Approving the Development Plan with modifications/good cause finding, Approving the reduction of Affordable Housing Requirement

Exhibit 1 –Final Mitigated Negative Declaration

Exhibit 2 – Mitigation Monitoring and Reporting Program

Exhibit 3 – Vesting Tentative Map Conditions

Exhibit 4 – Development Plan Conditions

Exhibit 5 – General Plan Consistency Analysis

Exhibit 6 – Zoning Consistency Analysis

Exhibit 7 - Project Plans (11”X17” reductions)

Exhibit C – City Council Ordinance approving the Rezone

Exhibit 1 – Zoning Map

2. Applicant’s Project Description
3. Final Mitigated Negative Declaration Errata No. 1

ATTACHMENT 5

ERRATA NO. 3

FINAL MITIGATED NEGATIVE DECLARATION

**JULY 27, 2015
ERRATA NO. 3
TOWN VILLAGE PROJECT
FINAL MITIGATED NEGATIVE DECLARATION; DEVELOPMENT CONDITIONS OF
APPROVAL; AND VESTING TENTATIVE MAP CONDITIONS OF APPROVAL**

FINAL MITIGATED NEGATIVE DECLARATION DATED JULY 2015

1. This errata item modifies text in the “Hydrology and Water Quality” section of the Final Mitigated Negative Declaration (MND) to more accurately reflect the requirements of Federal Emergency Management Agency regarding construction in a flood plain, to clarify the requirement only applies to that portion of the site within the flood plain, and to clarify the review responsibilities. Further, additional clarifications were made to the MND and Conditions of Approval below.

Final Mitigated Negative Declaration Pg. 74

HYD-1 Flood Protection. The following mitigation must be implemented if the Flood Insure Rate Map has not been amended by the Federal Emergency Management Agency (FEMA) to remove the AE zone from the project site before the city issues any building or grading permit for the units located on that portion of the site within the flood plain.

~~The finished floor elevation of the buildings within the AE zone must be a minimum of 1’ above existing adjacent grade base flood elevation of the area or a design such as a berm can be considered and approved by the Planning and Environmental Review Director, or designee, as a temporary measure until the AE zone is removed. As an alternative to waiting until FEMA changes the AE zone designation or elevating the site above the base flood elevation, interim protective measures, such as a berm, found acceptable to both the Public Works Director and the Planning and Environmental Review Director, must be constructed.~~

Plan Requirements and Timing: This information must be reviewed and approved by the Planning and Environmental Review Director, or designee, before the City issues any building or grading permits for the units located on that portion of the site within the floodplain. .

Monitoring: The Planning and Environmental Review Director, or designee, must verify compliance before the City issues any grading or building permit(s).

2. Final Mitigated Negative Declaration Pg. 76

This errata item is to clarify bullet point 4 in the Land Use and Planning Section to read:

- 1 parking space per 300 square feet is required for the 7,700 square feet of commercial floor area.

3. Final Mitigated Negative Declaration Pg. 117

This errata item is to clarify the language on Page 117 of the Final Mitigated Negative Declaration regarding the water setting. The second sentence in the fifth paragraph is revised to read:

Because of the restriction in water supply during ongoing drought conditions, the GWD Board adopted a resolution for a temporary halt on new water services, effective October 1, 2014 in accordance with the voter enacted 1991 SAFE Ordinance.

ATTACHMENT 6

PLANNING COMMISSION MEETING MINUTES

JULY 27, 2015



**UNAPPROVED
PLANNING COMMISSION
MEETING MINUTES
Monday, July 27, 2015**

6:00 PM
City Hall
130 Cremona Drive, Suite B
Goleta, California

Members of the Planning Commission

Eric Onnen, Chair

Gregory C. Jenkins, Vice Chair

Brent Daniels, Commissioner

Ed Fuller, Commissioner

Katie Maynard, Commissioner

Jennifer Carman, Secretary

Winnie Cai, Deputy City Attorney

Linda Gregory, Recording Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m. by Chair Onnen, followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Chair Onnen, Vice Chair Jenkins, Commissioner Daniels,
Commissioner Fuller, Commissioner Maynard

Absent: None.

Staff present: Jennifer Carman, Director of Planning and Environmental Review; Lisa Prasse, Current Planning Manager; Mary Chang, Supervising Senior Planner; Winnie Cai, Deputy City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for the Planning Commission Meeting of June 22, 2015

Approve the Planning Commission minutes for the meeting of June 22, 2015.

[Planning Commission Minutes for the Planning Commission Meeting of June 22, 2015](#)

MOTION: Commissioner Fuller/Commissioner Daniels to approve the Planning Commission minutes for the meeting of June 22, 2015, as submitted.

VOTE: Motion approved by the following unanimous voice vote:
Ayes: Chair Onnen, Vice Chair Jenkins, Commissioner Daniels, Commissioner Fuller, and Commissioner Maynard.
Noes: None.

B. PUBLIC HEARING AGENDA

B.1 Proposed Old Town Village Project for 175 Mixed-Use Townhomes located on a 12.31 acre unaddressed parcel located west of Kellogg Way and South Kellogg Avenue; APN: 071-130-064 (Formerly 071-130-023); Case No. 14-026-GPA-RZ-VTM-DP

It is recommended that the Planning Commission: Adopt Planning Commission Resolution 15-_, entitled “A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt an Addendum to the Final Environmental Impact Report for the Goleta General Plan; Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approve a General Plan Amendment; Approve a Rezone; Approve a Vesting Tentative Map for two lots; and Approve a Development Plan for the Old Town Village Mixed-Use Project and associated height modification/good cause finding and reduction in the Inclusionary Housing requirements on 12.31 acre unaddressed parcel located west of Kellogg Way and South Kellogg Avenue. Case No. 14-026-GPA-RZ-VTM-DP; APN: 071-130-064 (formerly 071-130-023)”

[Old Town Village Project Staff Report \(0.5mb\)](#)

[Old Town Village Project Staff Report Attachments \(13.4M\)](#)

[Old Town Village Project Staff Report Att. 1ExBEx7 PLANS \(24.6mb \)](#)

[Old Town Village Project Errata No. 1 July 2015](#)

[Old Town Village Project Errata No. 2 July 2015](#)

Mary Chang, Supervising Senior Planner, presented the staff report and PowerPoint entitled "Old Town Village Mixed Use Project".

The project plans were presented by project manager Bill McReynolds, Vice President, City Ventures Homebuilding, Inc., applicant/property owners; agent Lisa Plowman and project architect Detlev Peikert with Peikert & RRM Design Group; and the project team including Scott Schell, Associated Transportation Engineers (ATE), project traffic engineer; and Dave Rundell, Stantec, project civil engineer.

Recess Held from 6:57 p.m. to 7:07 p.m.

Declarations: Chair Onnen reported a meeting with Mr. Bill McReynolds, applicant. Commissioner Daniels reported meeting with Mr. McReynolds. Vice Chair Jenkins reported meeting with Mr. McReynolds and agent Lisa Plowman. Commissioner Fuller reported meeting with Mr. McReynolds and agent Lisa Plowman, and also a conversation with Vice Chair Jenkins.

Commissioner Maynard recused herself because of the close proximity of her residence to the project, and she exited the Council Chambers.

Chair Onnen opened the public hearing at 7:11 p.m.

Speakers:

Kristen Miller, President/CEO, Goleta Valley Chamber of Commerce (letter submitted dated July 24, 2015)

Carl Schneider, Design Review Board Member, representing himself

Staff and the applicant's project team responded to questions from the Planning Commission.

Chair Onnen closed the public hearing at 7:37 p.m.

The Planning Commission deliberated on the information presented.

MOTION ~~Vice Chair Jenkins~~ Commissioner Fuller/Commissioner Daniels Vice Chair Jenkins to adopt Planning Commission Resolution No. 15-05 (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending that the City Council Adopt an Addendum to the Final Environmental Impact Report for the Goleta General Plan; Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Approve a General Plan Amendment; Approve a Rezone; Approve a Vesting Tentative Map for Two Lots; and Approve a Development Plan for the Old Town Village Mixed-Use Project and Associated Height Modification/Good Cause Finding and Reduction in the Inclusionary Housing Requirements on a 12.31 Acre Unaddressed Parcel Located West of Kellogg Way and South Kellogg Avenue, Case No. 14-026-GPA-RZ-VTM-DP; APN: 071-130-064 (Formerly 071-130-023)"; and to include adoption of July 17, 2015, Errata No. 2, entitled "Town Village Project, Final Mitigated Negative Declaration; Development Conditions of Approval; and Vesting Tentative Map Conditions of Approval".

VOTE: Motion approved by the following voice vote: Ayes: Chair Onnen, Vice Chair Jenkins, Commissioner Daniels, and Commissioner Fuller. Noes: None. Recused: Commissioner Maynard.

MOTION Vice Chair Jenkins/Commissioner FullerDaniels to recommend to the City Council that the following items need additional attention regarding the proposed Old Town Village Project with the applicant to study the size of the community center to be more in keeping with the number of units, increasing the distance between buildings ~~(particularly~~ Buildings 36 and 39), and incorporating second story units into the plan.

VOTE: Motion approved by the following voice vote: Ayes: Chair Onnen, Vice Chair Jenkins, and Commissioner Fuller. Noes: Commissioner Daniels. Recused: Commissioner Maynard.

C. DIRECTOR'S REPORT

Jennifer Carman, Director of Planning and Environmental Review, reported that the Zoning Ordinance Project is back in progression track with work on the administrative draft ~~anticipated~~ in August, 2015, and the public review lease date anticipated for November, 2015.

D. PLANNING COMMISSION COMMENTS

None.

E. ADJOURNMENT: 8:20 P.M.

ATTACHMENT 7

WRITTEN COMMENTS RECEIVED

2015 BOARD OF DIRECTORS

Chair:
Don Donaldson
Stantec

President & CEO:
Kristen Miller

First Vice Chair/Treasurer:
Kathleen Cochran
Bacara Resort & Spa

Vice Chairs:
Peter Brown
*Brownstein, Hyatt, Farber,
Schreck*

Dave Clark
*Impulse Advanced
Communications*

William Macfadyen
Noozhawk

Eric Onnen
Santa Barbara Airbus

Steve Greig
California Resources Corp.

Hallie Avolio
Latitude 34 Technologies

Board Members:

Rod Alferness
*University of California, Santa
Barbara*

Bill Banning
Goleta Union School District

Leslie Brickell
*Courtyard Marriott Santa
Barbara Goleta*

Warren Butler
Marketing Express

Francois DeJohn
Hayes Commercial Group

Hazel Johns
Santa Barbara Airport

Trevor Large
*Buynak, Fauver, Archbald &
Spray LLP*

Dave Messner
ATK Space Systems

Steve Nicholson
Citrix Online

Anne Pazier
Santa Barbara Gift Baskets

Marty Plourd
Community West Bank

Susan Rodriguez
Brown & Brown Insurance

Cynder Sinclair
Nonprofit Kinnect

Dawn Sproul
Cox

Rachael Ross Steidl
ParentClick Inc.

Bill Terre
*FLIR Commercial Vision
Systems*

Emma Torres
Union Bank

Jim Youngson
Terrain Consulting

Craig Zimmerman
The Towbes Group



GOLETA VALLEY CHAMBER OF COMMERCE

July 24, 2015

Eric Onnen, Chair
Goleta Planning Commission
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Support for Old Town Village

Dear Chair Onnen and Members of the Commission:

The Goleta Valley Chamber of Commerce continues to advocate for workforce housing that supports our local economy and jobs. We are pleased to support City Ventures' innovative live/work community in the heart of Goleta. These 175 attached solar-powered homes in Old Town Goleta will feature live-work facilities and allow residents to easily access all of the amenities of the re-emerging Old Town area. This new neighborhood is also close to jobs and transportation, relieving congestion by providing infill development.

The Chamber was involved when the City studied the proposed site for its highest and best use. We were pleased when City Ventures proposed workforce housing for this site with live/work units and shopkeeper units. We were also impressed with the firm's history of building highly "green" homes, utilizing the very best sustainable technologies.

Our Project Review committee and Public Policy Committees have both endorsed this proposal.

Lastly, the Chamber supports GEM, the Goleta Entrepreneurial Magnet and we feel this project is line with the City and community's focus on providing the right environment for high-tech starts ups to incubate, thrive, and grow in Goleta.

We support this project moving forward to the City Council with your support. We thank you for your attention to our comments.

Sincerely,

Kristen Miller, President/CEO

ATTACHMENT 8

**CITY VENTURES AUGUST 3, 2015
RESPONSE TO PLANNING COMMISSION ISSUES**



August 3, 2015

Transmitted via e-mail: mchang@cityofgoleta.org

Ms. Mary Chang
Planning & Environmental Services
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

RE: Old Town Village Development Plan and Vesting Tentative Map Application; 12-049-GPA, RZ, VTM, DP (APN 071-130-23)

Dear Ms. Chang,

The purpose of this letter is to respond to the recommendations made by the Planning Commission at their July 27, 2015 hearing on the Old Town Village Project. While the Commission supported the project and its approval, the majority of the Commission (with one dissenting vote) made a second recommendation that sought the consideration of three suggested revisions to the proposed design. They include the following:

- Expand the distance between buildings 36 and 39
- Increase the size of the community center
- Provide some two-story units

After the hearing, RRM Design Group and City Ventures sat down to study how we might be able to address these comments. Our responses are provided below.

Expand the Distance Between Buildings 36 and 39

The Planning Commission expressed concern that the pedestrian passage way between buildings 36 and 39 was too narrow. In response to this comment, our design team reviewed the site plan and found a solution which includes moving the western most P3 unit on Building 36 to the location of the bike storage facility on the western end of Building 20. This bike storage facility has been moved to the end of Building 36. By swapping the location of the P3 unit and the single-story bike storage facility, RRM was able to increase the distance between buildings from approximately 8 to 15 feet on the ground level and 36 feet on the second and third level. This proposed modification will create a significant amount of air and light in this passage way.



Increase the size of the Community Center

Some of the Planning Commissioners felt that the size of the community center was a bit small for the project. However, it has been City Ventures' experience that in ownership projects where there is sufficient private entertaining area within the unit or in the private open space areas (e.g., ground level yard or roof deck) that residents tend to utilize that space rather than the common buildings. The use of a community room is more common in rental projects where the units are smaller and they don't have the same private amenities.

Rather than changing the size of the space, City Ventures is proposing to expand the fitness area and use the space primarily as a fitness center. They have found that the fitness centers do get used regardless of the project type and expanding the fitness area will better serve the residents than expanding the community room.

Provide Some Two Story Units

Commissioner Jenkins expressed concern about the lack of two-story elements within the project and suggested that some of the P3 units be converted from three stories to two stories. While, the adjacent commercial buildings are 35 feet and the project would be consistent with the existing development, City Ventures offered to work with the Planning Commission to resolve this concern.

Initially City Ventures had considered two-story units, but decided that the three-story units were more efficient. They produced a smaller footprint which enabled them to provide more landscaping and less impervious surface. In addition, the third story also allows for a more spacious unit that can better serve families that are looking for a starter home. The Current P3 unit provides a small office on the ground level, common living space on the second level, and two bedrooms on the third level. Families typically prefer to have their children's bedroom on the same level as the master bedroom. In addition, the existing P3 units are shorter in length than the other units which provides some massing and architectural variety.

In an effort to address the Commission's desire to see the use of two story elements to provide some architectural relief, City Ventures is proposing to modify four of the P3 units which are located at the end of Buildings 22, 26, 29, and 35. Please see the attached site plan. The modified P3 unit would expand the first level to create a bedroom and full bath, the second level would remain the same, but would now be stepped back from the first level and would include a deck over the portion of the first level that was extended. The third level would be reduced by 186 sf by removing a bedroom and bathroom. Please see the attached modified floor plan.

The new floor plan allows for a "wedding cake" design where the second and third level are stepped back. The attached perspective demonstrates how this design creates the massing and



architectural relief that was being sought by Commissioner Jenkins without substantially reducing the common living space – a key ingredient for creating comfortable living spaces for families.

City Ventures is limiting the number of proposed modified P3 units to minimize the reduction in green space and the increase in impervious surfaces.

In conclusion, we believe that the proposed design changes address the comments provided by the Planning Commission and actually improve the overall design of the project. We look forward to presenting the project to the City Council for final approval.

If you have any questions about the proposed revisions, please do not hesitate to contact me.

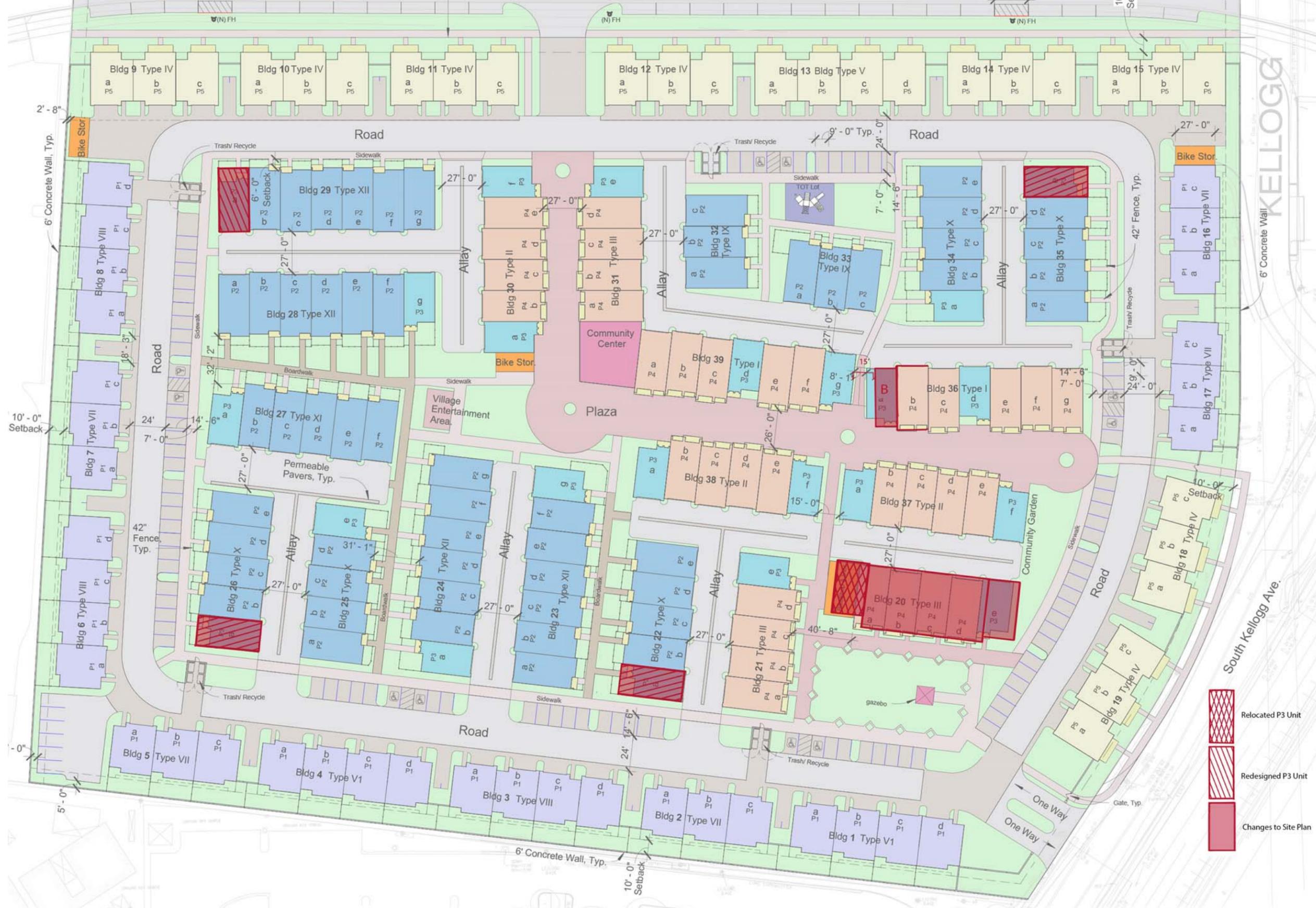
Sincerely,

RRM DESIGN GROUP

A handwritten signature in blue ink, appearing to read 'Lisa Plowman', written in a cursive style.

Lisa Plowman
Planning Manager

Attachments: 1. Site Plan
 2. Revised P3 Unit Floor Plan
 3. Perspective



KELLOGG

South Kellogg Ave.



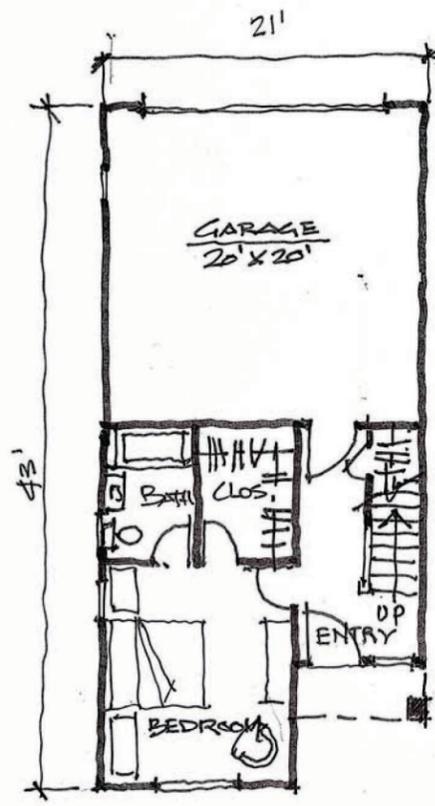
10 E. Figueroa Street, Suite 1
Santa Barbara, CA 93101
Phone 805 963 8283
Fax 805 963 8184

Old Town Village
South Kellogg Ave & Ekwil, Goleta, CA

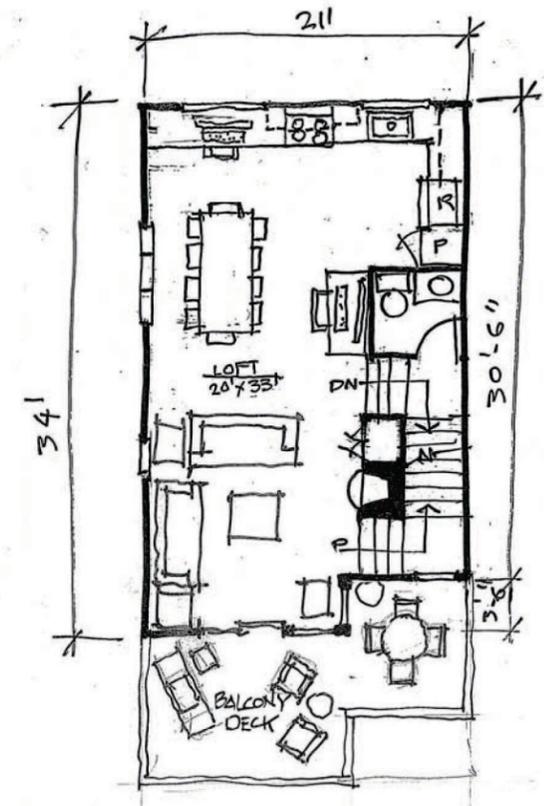
Perspective

1

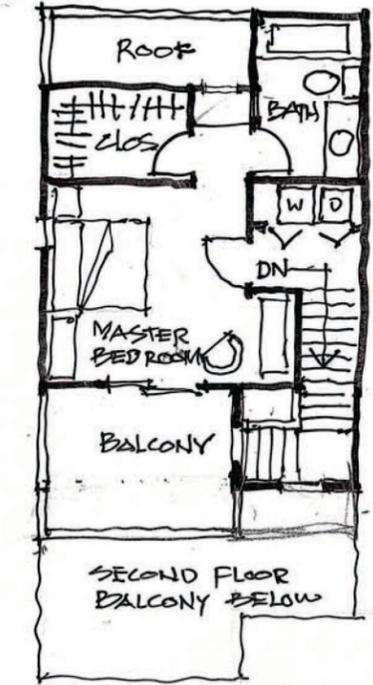
08.03.2015



GROUND FLR.



SECOND FLOOR



THIRD FLOOR