



Agenda Item C.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: July 14, 2026

TO: Goleta Design Review Board

FROM: Christina McGuire, Associate Planner; (805) 961-7566
Mary Chang, Supervising Planner; (805) 961-7567

SUBJECT: **5955 Calle Real, APN 069-110-018**
5955 Calle Real Housing Development Project
Case No. 25-0004-SUB (Vesting Tentative Tract Map)
Case No. 25-0010-DP (Development Plan)
Case No. 25-0044-DRB (Design Review Board)
Case No. 26-0014-LUP (Land Use Permit)
Case No. 26-0015-LUP (Land Use Permit)
Case No. 25-0004-PHA (Preliminary Housing Application)

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary Design and recommend Preliminary Design approval to the Planning Commission based on the Design Review findings of Goleta Municipal Code ("GMC") Section 17.58.080, provided as Attachment A;
2. Review the Project's design and provide recommendations and design-related comments for the Planning Commission's and the applicant's consideration.

The Project (as defined below) is subject to the Housing Accountability Act (as amended by SB 330) and State Density Bonus Law. Accordingly, the City's review must be based on applicable objective standards and conducted consistent with applicable state housing laws, including any concessions, waivers, or reductions of development standards authorized by State Density Bonus Law. Pursuant to Government Code section 65589.5(j)(3), a housing project may not be found inconsistent with applicable objective standards on the basis of a density bonus concession, waiver, or reduction of development standards.

Staff has reviewed the Project for consistency with the City's applicable objective standards and determined that the Preliminary Design Review findings set forth in GMC Section 17.58.080 can be made. Consistent with this state law framework, the Design Review Board's (DRB) role is to review the Project's design, provide a recommendation to the Planning Commission regarding the Design Review

findings, and offer design-related comments and recommendations for consideration by the applicant and Planning Commission.

PROJECT DESCRIPTION:

This request is for a recommendation regarding *Conceptual/Preliminary* Review by the DRB to the Planning Commission. The applicant has submitted an application for a Vesting Tentative Tract Map, Development Plan, Design Review, and two Land Use Permits on property located at 5955 Calle Real. The project site is 1.98 acres in size and bordered by U.S. Highway 101 to the south; Calle Real commercial corridor to the north; and commercial uses to the east and west. The site is designated Community Commercial in the General Plan and is zoned Community Commercial (CC) as well. The site is an underutilized site known as Site U144 in the City's certified Housing Element for the 2023 – 2031 planning period. The applicant, City Ventures, has proposed the construction of a housing development project with 44 three-story dwelling units and 2 live-work three-story units on the lot. The project includes demolition of an existing approximately 12,000 square foot commercial building and freestanding abandoned pole sign. As an SB 330 housing project, the applicant has vested its development rights and the City's review of the project is limited to no more than five public hearings after the project's application is deemed complete.

The project's total floor area would be 68,329 square-feet, comprising of: 1) 44 three-story three-bedroom units with attached two-car garages, 2) two three-story three-bedroom live-work units with attached two-car garages, and 3) a dog park with shaded picnic and grilling area. The 46 units would range in size from 1,333 to 1,672 square feet. Each residential unit will have ground floor patio and balcony space on the 2nd floor. In addition, five guest parking spaces will be provided for a total of 97 parking spaces. The proposed project is offering all-electric utilities with solar panels, smart technology, Energy Star appliances, dual-glazed windows with ultra-violet coatings and water efficient fixtures with each residence. The lot is located on the south side of the Calle Real commercial corridor and is zoned Community Commercial (CC).

The maximum number of units allowed by the CC zoning at this site is 39.6 dwelling units (20 du/a [base maximum density allowed by the CC zoning district] x 1.98 acres = 39.6). In addition to the protections afforded under the HAA and SB 330, the project is also utilizing State Density Bonus Law (SDBL) to achieve a density increase above the base density (23.2 units per acre) this amounts to 6 additional units. , Provided parking is in excess of the SDBL's reduced parking standards. While the project will comply with the City's two-covered spaces per two or more-bedroom unit parking requirement, the project will only provide 5 guest parking spaces (reduction of 10 from Title 17 standards) which is allowed under SDBL. SDBL supersedes any conflicting Title 17 requirements.

The project will satisfy the City's inclusionary housing requirements (20% of the project, at various income levels) by deed-restricting two units for very low-income

households and paying in-lieu fees to satisfy the remaining 5.8 unit inclusionary requirement.

The project meets the City's requirements for Mixed-Use development open space standards, setbacks, and landscaping. The entitlements required for this project are a Tentative Tract Map, Design Review, a Development Plan, and two Land use Permits for the Live-Work units with the Planning Commission acting as the Review Authority.

PROJECT DESCRIPTION SUMMARY: The proposed project ("Project") includes the following primary components:

- Demolition of existing 12,000 square foot commercial building and abandoned pole sign.
- Divide one 2.14-acre parcel and create 46 condominium units (via a Vesting Tentative Tract Map provided as Attachment F).
- Residential Development
 - 44 three-story attached townhomes
 - 2 three-story live-work units
 - Floor plans (1,333–1,672 sq ft)
 - Modern farmhouse architectural design
 - Private garages and patios with each unit
- Parking
 - 92 private garage spaces
 - 5 guest spaces
 - Exceeds State Density Bonus Law parking minimums as a State Density Bonus Project, the applicant could use SDBL and provide the minimum required parking which would be one space per dwelling unit and no guest parking spaces.
- Site Amenities
 - Dog park
 - Shaded picnic and barbecue areas
- Infrastructure
 - Internal private drive aisles
 - Pedestrian pathways
 - Utility connections and stormwater treatment features
 - All-electric appliances with smart technology, Energy Star appliances, dual-glazed windows with ultra-violet coatings and water efficient fixtures with each residence

Lighting, landscaping, and the common area improvements will be the responsibility of the future homeowner's association (HOA).

The Project qualifies for the SDBL (Gov. Code §65915) by proposing 5% very-low-income units (2 units), which entitles the applicant for an up to 20%

density bonus, one concession, waivers or modifications of development standards that physically preclude the proposed project, and potential parking reductions. (See Gov. Code, § 65915 (f)(2), (d)(1), (e)(1), and (p)(1).) The Project utilizes its one concession to increase the inclusionary housing requirement's very-low-income units from 2.5% to 5% and correspondingly reduce low-income units from 5% to 2.5%. The applicant also requests three waivers of development standards (as noted below) and will utilize the City's Inclusionary Housing Ordinance in-lieu fee option to satisfy the remaining affordable housing requirement.

Concession

1. The project is using its (1) granted concession to increase the inclusionary housing ordinance's quantity of very-low units from 2.5% to 5% and lower the quantity of low-income units from 5% to 2.5%.

Waivers

The applicant requests three waivers from the CC zoning district development standards:

1. Exceeding the height limits by 4' for a maximum height of 39' height (35' maximum height allowed in CC zone);
2. Reducing common bicycle charging outlets from 5 to 0 (Goleta Municipal Code Section 17.38.090(C)); and
3. Reducing parking lot heat island standards from 480 square feet to 0 square feet.(Goleta Municipal Code Section 17.38.110.J).

The Project's application was filed by Nick Patterson of City Ventures on behalf of Bud Terrell, QCI Real Estate Holdings, LLC, the property owner.

BACKGROUND:

Housing Element Site

The project site was identified in the City of Goleta's 2023–2031 Housing Element as an underutilized site suitable for increased residential capacity.

SB 330; Housing Accountability Act

The Project is subject to the Housing Accountability Act (as amended by SB 330), which significantly restricts the City's authority to deny or condition the Project. (Gov. Code, § 65589.5). Among other things, the HAA requires that the Project be processed under the City's objective development standards, policies, and design criteria in effect at the time the preliminary application was submitted (August 5, 2025). Furthermore, the HAA exempts any inconsistency with the City's objective standards as a result of concessions or waivers permitted under DBL. (Gov. Code, § 65589.5(j)(3).) Finally, if a housing project — regardless of affordability —

complies with the City's objective development standards, the HAA prohibits the City from denying the project or reducing its density unless the City finds the project would have an un-mitigable specific, adverse impact on public health.¹ (Gov. Code, § 65589.5(j)(1)(A)-(B).) Inconsistencies with the City's zoning ordinance or General Plan land use designation do not constitute specific, adverse impacts under the HAA. (*Id.*, at (d)(2)(A).) Against this backdrop, the Project is being evaluated for consistency with the CC zoning district standards, as modified by the concession and waivers authorized under Government Code section 65915 (i.e., DBL).

In addition to the above requirements, under SB 330, the City is generally limited to a maximum of five hearings on a residential project (including an appeal). This state regulation provides that if proposed housing project complies with the applicable, objective general plan and zoning standards that are in effect when an application is deemed complete, the City may only hold up to five "hearings" in connection with the approval of that project. "Hearing" is defined broadly to include any public hearing, appeal, workshop, or similar meeting, whether by the city council, the planning commission, or any other city department, board, commission, or body, including committees or subcommittees, such as Goleta's DRB or an ad hoc committee of a minority of the members of a legislative body. A hearing that is continued counts as another one of the five hearings allowed. (See Gov. Code, § 65905.5)²

The DRB can provide comments and input regarding design-related matters on this Project that do not reduce its density or differ from the objective standards (i.e., setbacks, heights, density) established by the City or authorized by State Law, such as DBL.

California Density Bonus Law

The Project received a 20% density bonus by providing 5 percent of the units at the Very Low-Income level. The City's base density would allow 39.6 units at 20 dwelling units per acre. The 20% increase granted by SDBL would allow 8 additional units. The applicant has proposed 6 units over what the City would allow. DBL offers significant benefits to housing projects that include a qualifying amount of affordable units. The Project qualifies for SDBL based on the proposed affordable units, as noted above. The applicant is requesting one concession and three waivers from specified CC zoning requirements. These requests are evaluated under Government Code section 65915 (DBL) in conjunction with the Project's vested rights under SB 330 and the protections of the HAA.

¹ "Specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." (Gov. Code, § 65589.5(j)(1)(A).)

² SB 330's five hearing rule limit is not currently applicable because the Project's entitlement application has not yet been deemed complete. (Gov. Code, § 65905.5(a), (b)(1).) Notwithstanding, staff is bringing the Project to the DRB to ensure that the City reviews the application in accordance with new AB 130 Permit Streamlining Act processing deadlines.

DISCUSSION:

Project

The project site is located at 5955 Calle Real within the City of Goleta and consists of approximately 1.98 acres. The site is currently developed with a vacant commercial building and parking lot. Surrounding uses include commercial development to the north, east and west, and U.S. Highway 101 to the south.

The Project proposes development of a 44-unit multi-family residential community with 2 live-work units consisting of 7 three-story buildings. Units range from approximately 1,333 to 1,672 square feet and include two-car garages and balconies and patios. The site plan incorporates internal circulation, parking (92 garage spaces and 5 guest spaces), and common open space amenities including a dog park and outdoor seating and barbeque area. The proposal includes 7 Accessible units which can be modified so individuals with physical, sensory, or cognitive disabilities can live in and navigate it independently.

Architectural design is characterized by a classic farmhouse style with a mix of materials such as siding, board and batten, corrugated metal, black veneer and varied roof forms to provide visual interest and avoid monotony. Exterior lighting has been designed to comply with the City's dark sky standards, with all fixtures directed downward to minimize light spill. The lighting plan includes led street lighting, LED walkway bollards with pedestrian-scale fixtures, and building-mounted lighting at front entry, garage, and utility closets, with illumination levels designed to maintain compatibility with adjacent residential uses. The Lighting plan is provided as Attachment D. Sheet ES 2 is the photometric plan and it shows that the lighting does not exceed 0.1 foot-candles at the property lines.

The landscape plan includes a mix of native and ornamental plantings, including canopy trees, shrubs, and vines and groundcover, as well as enhancements within common open space areas. The project incorporates stormwater management features such as permeable paving, bioswales, and on-site infiltration measures to support water quality and low-impact development objectives.

The Project would be served by existing utility providers, including water service from the Goleta Water District and sewer service from the Goleta Sanitary District. Site development would also involve grading, with preliminary estimates indicating that approximately 1,550 cubic yards of cut and 350 cubic yards of fill with 1,200 cubic yards of soil exported from the site.

The project site is located within the Airport Environs Overlay and Safety Zone 6 (Outer Approach Zone) for the Santa Barbara Airport. Accordingly, the proposed residential development is subject to the applicable Airport Environs Overlay standards and Airport Land Use Compatibility Plan requirements, including any conditions of approval applicable to residential uses within the Airport Influence Area.

Staff has reviewed the Project for consistency with the City's objective standards and determined that the Project is consistent with such standards (with deviations associated with DBL concessions and waivers excused, as required under the HAA). For these reasons, staff has determined that the Preliminary Design Review findings (set forth in GMC section 17.58.080) can be made for the Project. These findings, and staff's rationale for why each finding can be made, are provided in Attachment A. Consistent with this state law framework, the DRB's role is to review the Project's design, evaluate whether the Preliminary Design Review findings can be made, provide a recommendation to the Planning Commission regarding those findings, and offer design-related comments and recommendations for consideration by the applicant and Planning Commission.

ENVIRONMENTAL REVIEW:

The proposed Project is exempt from environmental review pursuant to Public Resources Code Section 21080.66, as added by Assembly Bill 130 ("AB 130"). AB 130 established a statutory exemption for qualifying housing development projects that meet specific infill, density, and site-eligibility criteria as listed below. Accordingly, based on the City's independent analysis, the proposed Project meets all requirements for the AB 130 statutory exemption, and no further environmental review is required, as further explained in Attachment B.

NEXT STEPS:

After the project is deemed complete and DRB has conducted Conceptual/Preliminary review, then the next steps include: 1) Planning Commission hearing for review and approval of all project components; 2) a 10-day appeal period; 3) if no appeal is filed then Final DRB review; 4) issuance of Map Clearance for the Final Map once the conditions of approval associated with the subdivision map have been satisfied; 5) City Council acceptance the Final Map and then Map recordation; 6) issuance of a Zoning Clearance once the adopted conditions have been satisfied; 7) Building plan check by Building and Safety leading to issuance of building permits; and 8) project construction and inspections.

ATTACHMENTS:

- A – Findings for Approval
- B – Draft Notice of Exemption
- C – Development Plan Project Plans
- D – Landscape Plan
- E – Lighting Plan
- F – Tentative Tract Map

Attachment A
Design Review Findings for Development at
5955 Calle Real Project
Case No. 25-0004- SUB (Vesting Tentative Tract Map)
Case No. 25-0010-DP (Development Plan)
Case No. 25-0044- DRB (Design Review Board)
Case Nos. 26-0014-LUP and 26-0015-LUP (Land Use Permits)

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

The proposed 46-unit mixed-use development is compatible with the surrounding neighborhood with respect to size, bulk, and scale. The site was identified in the City of Goleta's 2023–2031 Housing Element s an underutilized site.

The project includes three-story residential buildings with commercial live-work units with heights ranging from approximately 36 to 39 feet at the highest roofline height. The proposed heights are consistent with the site's Community Commercial designation and applicable development standards, including allowable increases under State Density Bonus Law. The proposed density and use as a mixed-use designation is consistent with the General Plan and underlying zoning. The project reflects awareness of the existing commercial corridor to the north, east, and west and offers the residents a walkable community to these commercial establishments.

In addition, the use of multiple building types and variation in massing and façade articulation reduces the perception of bulk and helps provide a compatible transition to surrounding uses.

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

The site layout, orientation, and circulation are appropriate and function cohesively. The project is organized around a central internal drive aisle, with units oriented along private drives to facilitate efficient vehicular and pedestrian circulation. The project provides a primary access point from Calle Real with right turn only entry and exit into the development.

Parking is integrated within the buildings in the form of private garages and is supplemented by uncovered guest parking spaces, resulting in an orderly and functional site design. The project provides sufficient parking and exceeds the minimum parking required under State Density Bonus Law. Pedestrian pathways including easy access to the commercial center from the development, common

open space areas, and internal circulation routes are interconnected and appropriately located throughout the site. The dog park is appropriately placed on the south of the project closest to the freeway in order for any noise to be masked by the ambient noise. The project's common open space area exceeds the minimum City requirement and is distributed throughout the site to serve residents in a cohesive and functional manner.

Signage will be proposed and reviewed under a separate permit at a later time.

- C. The development, except as it relates to the minimum allowed dwelling unit density for the site, demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The project demonstrates a harmonious relationship with existing development since this project uses different architectural style than the commercial buildings surrounding it and in keeping the same architectural style within the project with appropriate design style throughout the project. Since the surrounding buildings are commercial and this project is residential similarity of style is not warranted.

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

The project demonstrates a cohesive and harmonious palette of materials and colors with vibrant expressions of color to highlight architectural features. The design incorporates siding, board and batten, corrugated metal, black veneer, with metal railings and asphalt shingle roofing, and combined with a classic farmhouse architectural style. The coordinated use of materials and neutral color schemes with pops of color ensures visual consistency across all elevations while maintaining architectural variation and quality.

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

Outdoor mechanical and utility equipment is integrated into the project design and screened from public view to the maximum extent practicable. Air-conditioning units are roof-mounted and screened from view by the rooflines and roof wells. Utilities and service areas are located internally within the development or within designated service areas, thereby minimizing visibility from public rights-of-way. Transformers are screened with landscaping.

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

Site grading is minimized and appropriately designed to accommodate the proposed development, with preliminary estimates indicating that approximately 1,200 cubic yards of soil would be exported from the site. The configuration of the site allows for efficient building placement and circulation without substantial

grading impacts. The grading design supports drainage and stormwater management while maintaining compatibility with surrounding site conditions.

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

The project provides landscaping that is proportional to the site and its development intensity. The landscape design includes street trees, accent planting, and common open space amenities such as a shade structure, BBQ, tables and lawn. Native and drought-tolerant tree species, including strawberry trees and western redbud, and tipuana tipu trees are appropriately incorporated because they are well suited to the region's Mediterranean climate, require relatively low water use once established, and support long-term landscape sustainability. Perimeter landscaping along Calle Real and along the perimeter of the project provides buffering, while internal landscaping enhances the residential character and overall visual quality of the development.

- H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The proposed plant materials are appropriate for the project and region, including drought-tolerant and native species such as oaks, sycamore and olive trees. The landscape design incorporates low-water-use principles and irrigation efficiency measures, ensuring long-term sustainability and maintainability.

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

Exterior lighting is appropriately designed in terms of scale, location, and intensity. The lighting plan identifies a combination of pedestrian pathway bollard lighting, landscape lighting, shade structure downlights building-mounted fixtures, i pedestrian pole lights, streetlights with house-side shielding, and entry and garage sconces. Lighting is distributed throughout the site to support safety and functionality, while fixture shielding and placement are intended to minimize light spillover onto adjacent properties and public rights-of-way. Proposed exterior lighting is designed to comply with applicable standards, including dark-sky considerations. Further the photometric plan demonstrates that the proposed lighting does not exceed 0.1 foot-candles at the property lines in accordance with City standards.

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

The project architecture respects the privacy of neighboring properties through building orientation, spacing, and internal site design. Units are oriented primarily toward internal circulation and common spaces. The adjacent uses are commercial in nature and there are no residential neighbors in the immediate vicinity to the project.

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

There are no Multiple-Family or Mixed-Use design standards adopted that apply to this project.

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Land Use and Climate Innovation
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

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



Subject: Filing of Notice of Exemption

Project Title:

5955 Calle Real Multi-unit Mixed-use project
Case Nos. 25-0010-DP, 25-0004-SUB, 25-0044-DRB, 26-0014-LUP, 26-0015-LUP

Project Applicant:

City Ventures, LLC
On behalf of Bud Terrell QCI Real Estate Holdings, LLC., property owner

Project Location (Address and APN):

5955 Calle Real
Goleta, CA 93117
County of Santa Barbara
APN: 069-110-018

City of Goleta Contact Person, Telephone Number, and Email:

Christina McGuire, Associate Planner
805-961-7566
cmcguire@cityofgoleta.gov

PROJECT DESCRIPTION

The proposed project consists of the development of a mixed-use project on an approximately 1.98-acre site located at 5955 Calle Real. The project includes:

- Demolition of existing vacant commercial building and parking lot;
- Subdivision through a Tentative Tract Map;
- 44 dwelling units;
- 2 live-work units;
- parking, landscaping, utilities, dog park, and related site improvements

The site is designated Community Commercial and zoned Community Commercial. The project has been reviewed for consistency with applicable objective development standards and applicable provisions of the City Municipal Code.

NOTICE OF EXEMPTION (NOE)

CEQA DETERMINATION

The City of Goleta, as Lead Agency, has determined that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.66, as added by Assembly Bill 130 ("AB 130"), which establishes a statutory exemption for qualifying housing development projects. The exemption is statutory rather than categorical; therefore, CEQA Guidelines Section 15300.2 exceptions do not apply.

BASIS FOR EXEMPTION

The City finds that the 5955 Calle Real Multi-unit Mixed-use project ("Project") qualifies as a housing development project as defined by Gov. Code §65589.5(h)(2) as it is a mixed-use development with at least two-thirds of the square footage designated for residential use. The Project also satisfies all applicable requirements of the statutory exemption provided by Public Resources Code Section 21080.66, as summarized below:

1. Site Acreage

The Project site is 1.98 acres and therefore less than 20 acres in size. The site is identified in the City's adopted Housing Elements inventory as site U144.

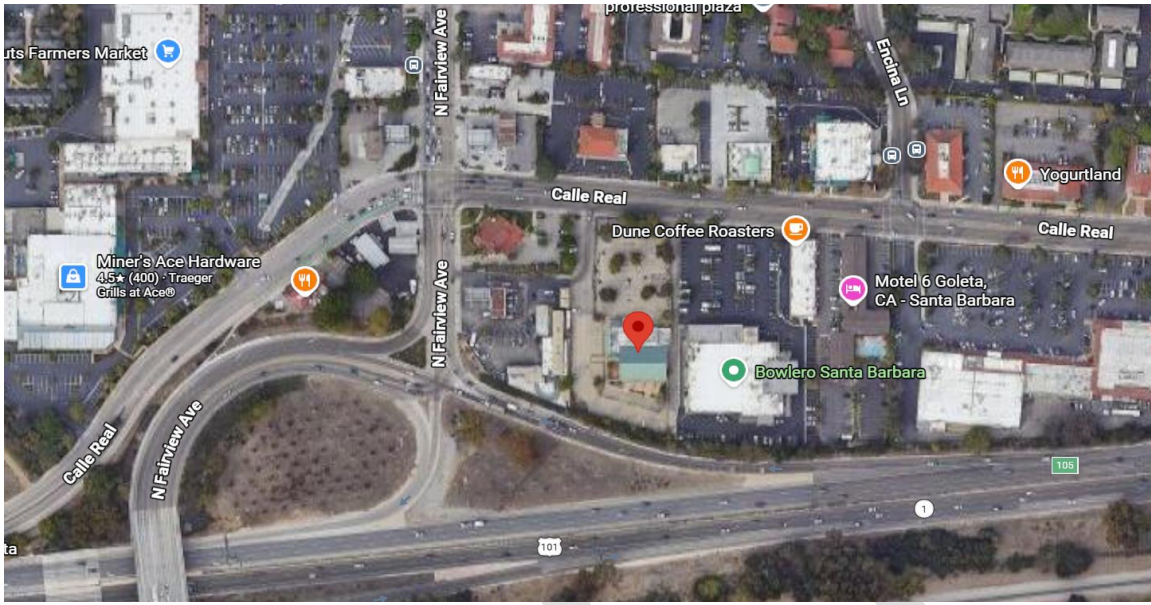
2. Infill Site

The Project site is located within an incorporated area of the City, designated as community commercial, and is surrounded by urban uses.

3. Urban Use

The Project site is located in a commercial corridor with urban uses such as business services, finance services, food and beverage sales, motel, general personal services, and retail sales and at least 75% of the perimeter of the site adjoins parcels that are developed with urban uses. The project site was previously used as urban uses previously being occupied by Santa Barbara Motorsports, a retail establishment and the Good Earth restaurant.

NOTICE OF EXEMPTION (NOE)



4. Consistency with Applicable General Plan, Zoning Ordinance Standards, and Applicable Local Coastal Programs.

The Project is consistent with the General Plan and applicable zoning regulations. The Project site is designated Community Commercial and zoned Community Commercial. Mixed-Use Development is allowed in the Community Commercial (CC) zone. The Project meets all development standards. Additionally, the Project is not located within the coastal zone and therefore not subject to any local coastal program. The Project is relying on the State Density Bonus Law, Gov. Code §65915 et seq., to increase density and allow for a concession and waivers. However, the approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios are not grounds for determining consistency with the applicable general plan, zoning ordinance, or local coastal program. (Pub. Resources Code, § 21080.66(a)(4)(C).) Therefore, the Project is consistent with applicable standards.

5. Density

The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code. Since there are 46 residential units on 1.98 acres of land for the Project, the density would be 23.2 du/ac. The density is above one-half the default density of 20 dwelling units per-acre, i.e. 10 du/ac.

6. The Project satisfies the requirements provided for in Government Code §65913.4(a)(6) as required by Public Resources Code §21080.66(a)(6) based on the following facts:

- a. The Project is not located in the Coastal Zone, according to coastal.ca.gov/maps/czb/.
- b. The Project site is classified by the California Department of Conservation on the California Important Farmland Finder as "Urban and Built-Up Land",

NOTICE OF EXEMPTION (NOE)

and therefore is not located on prime farmland or farmland of statewide importance. See <https://maps.conservation.ca.gov/dlrp/ciff/>.

- c. The Project is not located on wetlands, as defined in the United States Fish and Wildlife Service Manual. See ELMT Consulting's Biological Due Diligence Investigation for the Proposed Located at 5955 Calle Real in the City of Goleta, Santa Barbara County, California, dated September 15, 2025.
- d. The Project site is not classified by the California Department of Forestry and Fire Protection (CAL FIRE) as a very high fire hazard severity zone, nor is the site within the state responsibility area. See <https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0>
- e. The Project site is not located on a hazardous waste site or on the Cortese list. See <https://www.envirostor.dtsc.ca.gov/public/map/> and <https://geotracker.waterboards.ca.gov/>.
- f. The Project site is not located within a delineated earthquake fault zone as shown on the California Geologic Survey's Seismic Hazards Program: Alquist-Priolo Fault Hazards Zones map.
- g. The Project is not located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency ("FEMA") in any official maps published by FEMA. See FEMA Flood Map at <https://msc.fema.gov/portal/search>
- h. The Project site is not located within a regulatory floodway as determined by FEMA in any official maps published by FEMA. See FEMA Flood Map at <https://msc.fema.gov/portal/search>
- i. The Project is not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the Endangered Species Act of 1973 ("ESA"), or other adopted natural resources protection plan.
- j. The Project is not located on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species or species protected by the federal ESA, California ESA, or the Native Plant Protection Act. The Project is not located on a federal protected habitat see: https://www.arcgis.com/apps/mapviewer/index.html?url=https://services.arcgis.com/QVENGdaPbd4LUKLV/ArcGIS/rest/services/USFWS_Critical_Habitat/FeatureServer&source=sd The Project is not located on a California Environmentally Sensitive Area, see Site Check at sitecheck.lci.ca.gov. The Project is not located on any City Environmentally Sensitive Habitat Area (ESHA) maps. See also ELMT Consulting's Biological Due Diligence Investigation for the Proposed

NOTICE OF EXEMPTION (NOE)

Located at 5955 Calle Real in the City of Goleta, Santa Barbara County, California, dated September 15, 2025.

- k. The Project is not located on lands under conservation easement.

7. Historic Resources

The project site does not contain a historic resource listed in, or eligible for listing in, the National Register of Historic Places, California Register of Historical Resources or the City's Historic Resources Map. As such, the Project does not require the demolition of a historic structure that was placed on a national, state, or local historic register. See Federal Historic Map at <https://www.nps.gov/maps/full.html?mapid=7ad17cc9-b808-4ff8-a2f9-a99909164466>, State Registry of Historical Resources (Santa Barbara County) at <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=42>; and Goleta Historical Resources Map at <https://www.cityofgoleta.org/home/showpublisheddocument/823/635689476246700000>

8. Transient Lodging

The Project consists of 44 dwelling units, two live-work units, parking, landscaping, utilities, dog park and related site improvements. No portion of the Project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging or short-term rentals.

Tribal Consultation

The City has complied with the tribal consultation requirements applicable to the statutory exemption as described in Public Resources Code §21080.66(b). On January 26, 2026, the City requested a tribal consultation list from the Native American Heritage Commission (NAHC). The NAHC responded with a list of tribes on January 28, 2026. On February 3, 2026 the City sent letters to all 10 tribes using the United States Postal Service (USPS) via Certified Mail with return receipt letting the tribes know that the project is invoking AB 130. The City sent emails to all email addresses received by the NAHC list as well. All USPS return receipts were returned to the City. On February 25, 2026, Amanda Dobrov, M.A., Cultural Resources Archaeologist and Elders Council and Culture Department of the Santa Ynez Band of Chumash Indians requested consultation. Consultation with Amanada Dobrov happened on March 24, 2026. The Santa Ynez Band had the following requests:

- Have a Santa Ynez Band of Chumash Indians (SYBCI) Tribal monitor on site during demolition, construction phases, and all ground disturbing activities.
- Have a SYBCI Tribal monitor present the Worker Environmental Awareness Program (WEAP) alongside the Archaeologist.
- Review the draft conditions drafted by the City of Goleta.
- Review the draft Inadvertent Discovery Protocol drafted by the City of Goleta.

The City forwarded the applicable requests to the applicant at which time some clarification on when the SYBCI monitor was requested was clarified and agreed upon that the SYBCI Monitor is requested for ground disturbing activities only. The other

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requests were satisfactorily agreed upon after receiving information from staff. Tribal consultation was concluded on May 1, 2026.

Conditions of Approval

Any approval of the Project shall require the following conditions:

Phase 1 Environmental Assessment Condition (Pub. Resources Code, §21080.66(c)(1)) - As a condition of approval for the development, the City requires that the development proponent complete a phase I environmental assessment (Health & Safety Code §78090).

- If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
- If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
- If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

Freeway Conditions (Pub. Resources Code §21080.66(c)(2)) – Because the Project is located within 500 feet of the Highway 101 freeway, it must comply with the following conditions:

(A) The building shall have a centralized heating, ventilation, and air-conditioning system.

(B) The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.

(C) The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.

(D) The air filtration media shall be replaced at the manufacturer's designated interval.

(E) The building shall not have any balconies facing the freeway.

FINDINGS

Because the Legislature has determined qualifying infill housing projects meeting the requirements of Public Resources Code Section 21080.66 do not require further CEQA review, the City's role is limited to determining whether the project satisfies the statutory eligibility criteria. Based upon the whole of the administrative record, the City finds that the

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project qualifies for the statutory exemption set forth in Public Resources Code Section 21080.66 and that no further environmental review under CEQA is required.

APPROVAL ACTION

On [Approval Date], the [Planning Commission] approved the following entitlement(s):

- [Tentative Tract Map No.]
- [Design Review]
- [Density Bonus]
- [Development Plan]
- [Land Use Permits]

Project approval is subject to compliance with the Conditions of Approval set forth above.

DETERMINATION

The City of Goleta hereby determines that the project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66.

Signature	Title	Date
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If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐ Yes ☐ No

Date received for filing at OPR: _____

References: Government Code Sections 65913.4, 65915, and 65583.2 and Health and Safety Code 78090 of the