



DESIGN REVIEW BOARD
Staff Report
Agenda Item B.1
November 9, 2021

TO: Goleta Design Review Board

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SUBJECT: 120 S. Patterson Avenue; APN 065-050-030
Patterson Place Apartments Building Additions, Façade,
Circulation, and Landscaping Improvements
Case Nos. 21-0024-DRB; 21-0007-SCD

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary/Final* by the Design Review Board (DRB) for remodeling of the existing Patterson Place Apartments leasing office, club house/recreation building, residential apartment buildings, and landscaping and site work. The existing apartment complex has 11 buildings, housing 168 apartment units, a club house, and leasing office. There are 228 parking spaces which includes one ADA space on site. The intent of the project is to add 69 sf to the existing 1,711 sf clubhouse (1,780 total proposed), add 291 sf to the existing 533 sf clubhouse (824 sf total proposed), and refresh and update the facades of existing buildings, improve amenities and leasing operations, update site landscaping, improve the onsite pedestrian experience, and make certain accessibility upgrades. The proposal includes no increase in the number of residential units or employees. The approvals needed associated with the proposed changes include Design Review (Chapter 17.58), and Substantial Conformity Determination (Section 17.52.100(B)). Should the DRB approve the project, the project will proceed with processing of a Substantial Conformity Determination.

Building Additions and Façade Improvements

The project consists of the following building additions and improvements:

- A 69 square foot (SF) addition and remodel of the existing 1,711 SF clubhouse building. The interior layout of the clubhouse will be revised, interior bathrooms will be reconfigured for accessibility, storage with exterior access will be added, a pool restroom and two showers will be added that will have exterior access from the pool area, and a small seating/counter area with a pass through window to the existing interior kitchen will be added. Work includes changes to windows, doors, and facades, a new exterior patio, a trellis adjacent to the pool, and new pool patio furniture.
- A 291 SF addition and remodel of the existing 533 SF leasing office building. The interior layout of the leasing office will be revised including enclosing an existing exterior fenced area, adding an accessible bathroom, and converting an existing bedroom from an adjoining apartment unit to a copier/resource

room (the leasing office is attached to an existing apartment building). Work includes changes to windows and doors and facades and an updated entry.

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

Site Circulation and Lighting

The proposal includes the following updates to site circulation and lighting:

- New pedestrian walkway surfaces to accommodate accessible paths of travel.
- Reconfigured parking. There are 228 existing standard parking spaces and 1 existing accessible parking stall. 203 standard stalls, 2 accessible stalls, 17 future assignable accessible stalls, and 15 tandem stalls are proposed
- New exterior lighting fixtures including new fixtures on the exterior of apartment buildings, path lights, limited up lights at certain trees, string lights at the clubhouse, pendant lights, wall lights, and new pole lights approximately 10 to 12 feet tall.
- New and remodeled trash and recycling enclosures.

Stormwater, Open Space and Landscaping

- Stormwater system improvements which include...
- Installation of a new tot lot to be located on the east side of the property consisting of play equipment made of natural materials and permeable surface
- An updated landscaping plan calling for:
 - Removal of 117 trees (as detailed in the Arborist Report attached)
 - Installation of 142 new trees native to the Mediterranean climate 20% or less of the proposed plant material will require moderate water, and the remainder will have low- to very-low water demand once established.

The project was filed by agent Steve Fort, Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS), on behalf of Patterson Place Apartments, property owner.

ENVIRONMENTAL REVIEW:

The project has been found to be exempt from CEQA pursuant to § 15301(a) (Exterior alterations); and § 15304(b) (minor alteration of land - new gardening or landscaping)

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

NEXT STEPS If the DRB grants the applicant's request, the next steps include: (1) a 10-day DRB appeal period; (2) Substantial Conformity Determination (SCD) by the Director of Planning and Environmental Review; (3) a 10-day SCD appeal period; (4) ministerial issuance of a Zoning Clearance (if no appeal if submitted); (5) review and approval by Building & Safety ("Building Permits"); and (6) project construction, including Building & Safety site inspections.

ATTACHMENTS:

A – Findings

B – Project Plans

C – Arborist Report

D – Notice of Exemption