

**DRB Findings**  
**Section 17.58.080 of the Goleta Municipal Code**  
**Patterson Place Apartments Remodel; 120 S. Patterson Avenue**  
**Case No. 21-0024-DRB**

***Neighborhood Compatibility***

- 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 improvements update the architecture throughout the site including the façade improvements to the two-story residential apartments building and replace landscaping and trees at 120 S. Patterson Avenue. This visual updating of the architectural style, as well as improved pedestrian access will result in an overall modernized appearance at the site. The bulk and scale of the proposed additions to the existing clubhouse (69 square feet) and leasing office (291 square feet) buildings will increase slightly while improving the functionality of the building area. These proposed changes remain consistent with nearby onsite apartments as well as the neighboring apartments, offices, and commercial development along Patterson Avenue south of the Highway 101 interchange and north of Hollister Avenue.

The improvements related to building color pallet changes, reconfiguration of walkways, parking spaces, drainage, replacement of aging trees and new landscaping are in keeping with current site characteristics and are compatible with to surrounding neighboring buildings and site design. No new structures are being proposed and addition of 360 SF of new space does not appreciably create a noticeable impact to the overall size, bulk and scale to the complex particularly where the improvements are proposed onsite.

The changes to the site are minor and will remain compatible with the existing surrounding buildings, with the size, bulk and scale similar to the existing structures and considered appropriate to the site and the neighborhood. Upgrades in architectural design and landscaping improvements such as these could encourage adjacent landowners to make similar investments in order to better realize the value potential of their properties. No increase in residential area or employment is proposed as part of the project.

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

The remodeling of the existing clubhouse and leasing office buildings and façade improvements to the existing apartment building will add articulation and visual interest while avoiding monotony by inserting materials, colors and plants that provide subtle contrasts among materials and colors. The building and site improvements create visual interest that enhances the natural setting along the creek that changes seasonally and will add and impart aesthetic value to the aging apartment complex.

***Quality of Architectural Design***

- 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.*

Aside from the slight increase in the size of the clubhouse (69 square feet) and leasing office (291 square feet), the project will not change the site layout of the existing building, orientation, or location. Rather, the clubhouse (69 square feet) and leasing office (291 square feet) buildings and architectural façade improvements façade changes will serve to create visual interest within the Patterson Place Apartments complex.

Therefore, the building and site upgrades will have a beneficial net effect on the appearance of all the buildings on site internally and in relation to the landscaping and parking upgrades.

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

As shown in the elevations, the remodeled clubhouse and leasing office buildings and the changes to 10 apartment buildings façades will promote visual interest while promoting consistency through the use of materials, compatible colors, and new landscaping and trees. The changes are proposed on all sides of the structures facing adjacent buildings, roads, and adjacent multi-use path for the purpose of enhancing the appearance of the apartment buildings. The building and site improvements also provides continuity to the apartments and will foster visual harmony with adjacent properties.

*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.*

No changes in outdoor mechanical or electrical equipment are proposed.

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

New proposed exterior lighting will be decorative and supportive of onsite security is required to be in compliance with Title 17, Chapter 17.35 lighting which includes dark sky requirements to protect views of the night sky.

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

The proposed clubhouse will increase height by adding a rooftop equipment enclosure. The proposed exterior façade siding changes do not increase the height of existing apartments and replace the currently open fenced patio and balcony areas with privacy fences. The changes enhance and respect the privacy of residents and neighbors and will not intrude or affect the privacy of adjacent uses. The project will not adversely affect privacy, private views, and solar access consideration of private views and with minimal changes is still protective of solar access off site.

***Quality of Landscape Design***

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

Minimal grading will occur with this project along the walkways and in landscaping adjacent to parking and in order to make the drainage improvements, the building additions, and to facilitate the installation of the new landscaping and walkways. The replacement of trees requiring less water and more compatible with the climate in the region will ensure longevity of growth that is protective of the topography on and off site by reducing soil materials leaving the site and entering the adjacent watershed.

- 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 trees to be removed are not specimen trees and no native vegetation will be removed. The choice of landscaping materials selected by the applicant are more proper for the site and is based on the low water usage and overall compatibility with the Mediterranean climate as recommended by the landscape architect.

- 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 plants and tree species chosen for the site as provided for in the revised landscape plan will reduce water usage on the site. The plant palette has been chosen to be more drought tolerant and the water needs of the materials are considered modest maintenance and compatible with the regional climate.

### ***Zoning***

- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The upgrades to the project site are consistent with the pertinent zoning and design standards and Conceptual/Preliminary Design Review in Title 17.58.070. Further, the City Council has not adopted any additional design standards applicable to this type of use or specific to the RM zone district.