

ATTACHMENT 5

General Plan Consistency Analysis

CITRUS VILLAGE GENERAL PLAN CONSISTENCY ANALYSIS

Land Use Element

LU 1.2 Residential Character. [GP/CP]—*The Land Use Plan map shall ensure that Goleta’s land use pattern remains predominately residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.*

Policy LU 1.8 New Development and Neighborhood Compatibility [GP/CP]—*Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.*

Consistent. This policy is intended to ensure that new development is compatible with the surrounding neighborhood. With the reduction in project size by two units, the bulk, mass, and scale of the project would fit with the surrounding commercial and residential uses and function as a transition between business uses and single-family residential neighborhoods. While the project would result in some viewshed interruption from Calle Real as opposed to the unobstructed view across a vacant parcel currently, the building previously proposed at the northern end of the property would not be constructed. That area would remain open maintaining a view corridor to portions of the foothills and the Santa Ynez Mountain skyline. The maximum height of the structures is proposed to be 30’, five feet below the maximum height of 35’ allowed by the zoning ordinance. Consistency with recommended building density and intensity standards are discussed below under Policy LU 2.5, Planned Residential (R-P). Open space would increase on the site from approximately 33% to 40%, consistent with the zoning ordinance requirement. Aesthetic impacts would be addressed through use of landscaping that is appropriately sized and located to screen and soften the visual impacts of buildings fronting Calle Real. Therefore, the proposed project is considered consistent with this policy.

LU 1.13 Adequate Infrastructure and Services. [GP/CP]—*For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate infrastructure and services will be available to serve the*

proposed development in accordance with the Public Facilities and Transportation Elements.

Consistent. This policy is intended to ensure that new development is coordinated with the availability and/or provision of adequate public facilities and infrastructure to adequately serve it. Adequate water, sewer, and utility services are already available from the Goleta Water and Goleta West Sanitary Districts, local utility service providers, fire and police protection services, based on letters received from these agencies during project review. Project impacts on local school enrollment would be mitigated pursuant to State statute by payment of development impact fees to the various school districts so impacted. As such, the proposed project is considered consistent with this policy.

LU 2.5 Planned Residential (R-P). [GP/CP] — *The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the map in Figure 2-1. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 10 persons per acre and 39 persons per acre.*

LAND USE ELEMENT, TABLE 2-1:

TABLE 2-1
ALLOWABLE USES AND STANDARDS FOR RESIDENTIAL USE CATEGORIES

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Residential Uses					
One Single-Family Detached Dwelling per Lot	X	X	-	-	-
Single-Family Attached and Detached Dwellings	X	X	X	X	-
Multiunit Apartment Dwellings	-	X	X	X	-
Mobile Home Parks	-	-	-	-	X
Second (Accessory) Residential Units	X	X	-	-	-
Assisted-Living Residential Units	-	-	X	X	-
Other Uses					

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Religious Institutions	X	X	X	X	-
Small-Scale Residential Care Facility	X	X	-	-	-
Small-Scale Day Care Center	X	X	X	X	X
Public and Quasi-public Uses	X	X	X	X	-
Accessory Uses					
Home Occupations	X	X	X	X	X
Standards for Density and Building Intensity					
Recommended Standards for Permitted Density					
Maximum Permitted Density (units/acres)	5 or less	5.01–13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15	N/A
Recommended Standards for Building Intensity					
Maximum Floor Area Ratios (FAR)	N/A	0.30	0.50	1.10	N/A
Maximum Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Maximum Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	N/A
Minimum Open Space Ratio	N/A	0.40	N/A	N/A	N/A
Minimum Lot Size	7,000 s.f.	4,500 s.f.	N/A	N/A	2,500 s.f.
Notes:					
1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.					
2. X indicates use is allowed in the use category; - indicates use not allowed.					
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.					
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.					
5. N/A = Not applicable.					

Consistent. This policy designated the project site as Planned Residential with a maximum allowable density of 13 units/acre. The proposed density is 9.5 units/acre and as such, is consistent with this policy.

The applicable land use table for the proposed project, Table 2-1, Allowable Uses and Standards for Residential Use Categories, shown above states a recommended maximum residential floor area ratio (FAR) of 0.30 for the Planned Residential Land Use Designation. The applicant proposes a FAR of 0.49 with 9 two-story, three bedroom units ranging from 2,205 to 2,223 gross square feet including garages. This would exceed the recommended standards outlined in Table 2-1. For such exceptions to be granted, a good cause finding must be made, per the GP/CLUP Glossary, if the exception is:

“defined as a better site or architectural design, will result in better resource protection, will provide a significant community benefit and/or does not create an adverse impact to the community character, aesthetics or public views.

This good cause finding can be made based on

- a. The supportive comments received from the City DRB for the overall building configuration and size, bulk and scale;
- b. The reduction of the total number of proposed units from 11 to nine, which translates to a reduction in the total number of buildings from five to four. With removal of the structure previously proposed at the northern end of the property, the request for granting of the modifications related to a reduction in the amount of required open space, certain landscaping requirements, and a reduction in the number of required parking spaces is eliminated. The area at the northern end of the property would remain open, maintaining a view corridor through the parcel to the backdrop of the foothills and Santa Ynez Mountain skyline which does not create an adverse impact to the community character, aesthetics, or public views.

The scale and design of the Citrus Village project would allow it to function as a transition between business uses and single-family residential neighborhoods. These project components and conditions of approval for the development would make the project consistent with this policy.

Open Space Element

OS 8.4 Evaluation of Significance [GP/CP]—For any development proposal identified as being located in an area of archaeological sensitivity, a Phase I cultural resources inventory shall be conducted by a professional archaeologist or other qualified expert. All sites determined through a Phase 1 investigation to potentially include cultural resources must undergo subsurface investigation to determine the extent, integrity, and significance of the site. Where Native American artifacts have been found or where oral traditions indicate the site was used by Native Americans in the past, research shall be conducted to determine the extent of the archaeological significance of the site.

OS 8.7 Protection of Paleontological Resources. [GP/CP] — Should substantial paleontological resources be encountered during construction activities, all work that could further disturb the find shall be stopped and the City of Goleta shall be notified within 24 hours. The applicant shall retain a qualified consultant to prepare a report to the City that evaluates the significance of the find and, if warranted, identifies recovery measures. Upon review and approval of the report by the City, construction may continue after implementation of any identified recovery measures.

Consistent. These policies are intended to provide for protection of archaeological and cultural resources. The project site is not shown to contain significant archaeological, paleontological or historical resources. The nearest identified resource occurs approximately 3,000 feet to the southeast along the Union Pacific Railroad. Implementation of the required

conditions of approval is intended to provide for such protection in the event that cultural resources are uncovered during grading/construction activities. As such, the project is considered consistent with these policies.

Conservation Element

CE 8.4 Buffer Areas for Raptor Species [GP/CP]—Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season.

Consistent. This policy requires buffer areas for special status species. Conditions of approval require surveys of possible raptor nesting sites within 100 feet of any construction area during the nesting and fledging season. Implementation of this condition would ensure project consistency with this policy.

CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP] — New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources to the maximum extent feasible consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with the City's Stormwater Management Program. Examples of BMPs include the following:

- a. Retention and detention basins;
- b. Vegetated swales;
- c. Infiltration galleries or injection wells;
- d. Use of permeable paving materials;
- e. Mechanical devices such as oil-water separators and filters;
- f. Revegetation of graded or disturbed areas.
- g. Other measures that are promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies.

CE 10.6 Stormwater Management Requirements. [GP/CP] — The following requirements shall apply to specific types of development:

- a. Commercial and multiple-family development shall use BMPs to control polluted runoff from structures, parking, and loading areas.

Consistent. Project design includes numerous storm water BMPs into the site design including but not limited to permeable pavement in parking areas, bioswales, and retention basins. Through the use of these measures, the City's water quality standards will be met during construction and ensure that storm water impacts are minimized to the maximum extent feasible in accordance with the City's Storm Water Management Plan. Therefore, the project can be considered consistent with these policies.

CE 10.8 Maintenance of Stormwater Management Facilities [GP/CP]—New development shall be required to provide ongoing maintenance of BMP measures where maintenance is necessary for their effective operation. The permittee and/or owner, including successors in interest, shall be responsible for all structural treatment controls and devices as follows:

- a. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year.
- b. Additional inspections, repairs, and maintenance should be performed after storms as needed throughout the rainy season, with any major repairs completed prior to the beginning of the next rainy season.
- c. Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue.
- d. The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots.

Consistent. This policy requires new development to provide long-term maintenance of all stormwater runoff control facilities and water quality protection best management practices (BMPs). The City will require through the conditions of approval that the homeowners association CC&Rs include provisions for such long-term maintenance in accordance with the manufacturer's specifications with enforcement authority granted to the City.

CE 12.1 Land Use Compatibility [GP]—The designation of land uses on the Land Use Plan Map (Figure 2-1) and the review of new development shall ensure that siting of any new sensitive receptors provides for adequate buffers from existing sources of emissions of air pollutants or odors. Sensitive receptors are a facility or land use that includes members of the population sensitive to the effects of air pollutants. Sensitive receptors may include children, the elderly, and people with illnesses. If a development that is a sensitive receptor is proposed within 500 feet of U.S. Highway 101 (US-101), an analysis of mobile source emissions and associated health risks shall be required. Such developments shall be required to

provide an adequate setback from the highway and, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.

Consistent. This policy is intended to ensure that adequate buffers are provided for sensitive receptors for air pollutants. The MND found that the risk of exposure of project residents to air pollutants generated by mobile sources along Highway 101 and the railroad tracks would not be significant due to the relatively low volumes of traffic on these transportation facilities. Conditions of approval require provision of ventilation systems to remove particulate matter to further reduce risks associated with freeway related vehicular emissions. Therefore, this project is considered consistent with this policy.

CE 15.3 Water Conservation for New Development. [GP] — In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.

Consistent. Conditions of approval require the use of drought-tolerant native or Mediterranean landscaping and drip irrigation. Therefore, this project is considered consistent with this policy.

Safety Element

SE 1.3 Site-Specific Hazards Studies [GP/CP]—Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.

SE 1.9 Reduction of Radon Hazards. [GP] — The City shall require the consideration of radon hazards for all new construction and require testing of radon levels for construction of homes and buildings located in areas subject to moderate or high potential for radon gas levels exceeding 4.0 picocuries as shown on maps produced by the California Division of Mines and Geology. The City shall require new homes to use radon-resistant construction where needed based on U.S. Environmental Protection Agency guidelines.

SE 4.11 Geotechnical Report Required. [GP/CP] — The City shall require geotechnical and/or geologic reports as part of the application for construction of habitable structures and essential services buildings (as defined by the building

code) sited in areas having a medium-to-high potential for liquefaction and seismic settlement. The geotechnical study shall evaluate the potential for liquefaction and/or seismic-related settlement to impact the development, and identify appropriate structural-design parameters to mitigate potential hazards.

SE 5.2 Evaluation of Soil-Related Hazards [GP/CP]—The City shall require structural evaluation reports with appropriate mitigation measures to be provided for all new subdivisions, and for discretionary projects proposing new nonresidential buildings or substantial additions. Depending on the conclusions of the structural evaluation report, soil and geological reports may also be required. Such studies shall evaluate the potential for soil expansion, compression, and collapse to impact the development; they shall also identify mitigation to reduce these potential impacts, if needed.

Consistent. These policies are intended to protect new development against geologic hazards such as earthquake faults, liquefaction, slope instability and seismic related settlement. Conditions of approval require preparation of a radon report including recommendations to mitigate any radon gas exposure at levels exceeding EPA guidelines prior to approval of a land use permit. Potentially significant impacts were identified related to erosion and the removal of fill material and expansive soils without proper shoring. Conditions of approval require implementation of requirements identified in a final Geotechnical and Engineering Geology report related to excavation, recompaction, removal and replacement of fill materials and expansive soils thus ensuring project consistency with these policies.

SE 7.2 Review of New Development. [GP/CP] — Applications for new or expanded development shall be reviewed by appropriate Santa Barbara County Fire Department personnel to ensure they are designed in a manner that reduces the risk of loss due to fire. Such review shall include consideration of the adequacy of “defensible space” around structures at risk; access for fire suppression equipment, water supplies, construction standards; and vegetation clearance. Secondary access may be required and shall be considered on a case-by-case basis. The City shall encourage built-in fire suppression systems such as sprinklers, particularly in high-risk or high-value areas.

Consistent. This policy is intended to ensure adequate fire protection infrastructure is incorporated into the design of new development. Access to the residential development would be provided from Calle Real and the driveway design has been approved by the Fire Department. To ensure a 24-foot wide emergency access is maintained, conditions of approval require installation of no parking signage and rolled red painted curbs along the drive aisle. Therefore, the proposed project is consistent with this policy.

SE 10.6 Responsibility for Cleanup by Responsible Party. [GP] — No new development or substantial redevelopment shall be permitted on land determined to contain actionable contamination until the party responsible for

such contamination has been identified and has accepted financial responsibility for any required remediation. The posting of a bond or other appropriate surety in an amount and form acceptable to the City shall be required as a condition of development approval. In appropriate circumstances, the City may assist in attempting to obtain outside grants or other resources to address contamination issues and help fund remediation.

SE 10.7 Identification, Transport, and Disposition of Potentially Contaminated Soil. [GP] — *The City shall require a Soil Management Plan and a project-specific Health and Safety Plan for all new development and redevelopment within areas containing potentially contaminated soil. The Soil Management Plan and Health and Safety Plan should establish standards and guidelines for the following:*

- *Identification of contaminated soil.*
- *Identification of appropriate personal protective equipment to minimize potential worker exposure to contaminated soil.*
- *Characterization of contaminated soil.*
- *Soil excavation.*
- *Interim and final soil storage.*
- *Verification sampling.*
- *Soil transportation and disposal.*

The Soil Management Plan and Health and Safety Plan should also address naturally occurring hazardous materials that may be present in the soil, such as methane and Radon-222, and include contingencies (e.g., characterization, management, and disposal) if they are present.

Consistent: The state Department of Toxic Substances Control (DTSC) conducted soil sampling in September 2007 in response to a citizen complaint regarding the presence of hazardous materials in fill material. DTSC identified the presence of polynuclear aromatic hydrocarbons (PAHs). The Santa Barbara County Fire Prevention Division (FPD), LUFT/SMU Program staff reviewed the DTSC sampling results and require preparation of a Phase I Environmental Site Assessment and Phase II Environmental Site Assessment Workplan designed to investigate and delineate all areas of potential concern at the site prior to map recordation. Implementation of required conditions and remediation actions as required by the Santa Barbara County Fire Prevention Division (FPD) allow findings of consistency with these policies.

Visual & Historic Resources Element

VH 1.1 Scenic Resources [GP/CP]—*An essential aspect of Goleta’s character is derived from the various scenic resources within and around the city. Views of these resources from public and private areas contribute to the overall*

attractiveness of the city and the quality of life enjoyed by its residents, visitors, and workforce. The City shall support the protection and preservation of the following scenic resources:

- a. The open waters of the Pacific Ocean/Santa Barbara Channel, with the Channel Islands visible in the distance.*
- b. Goleta's Pacific shoreline, including beaches, dunes, lagoons, coastal bluffs, and open coastal mesas.*
- c. Goleta and Devereux Sloughs.*
- d. Creeks and the vegetation associated with their riparian corridors.*
- e. Agricultural areas, including orchards, lands in vegetable or other crop production, and fallow agricultural lands.*
- f. Lake Los Carneros and the surrounding woodlands.*
- g. Prominent natural landforms, such as the foothills and the Santa Ynez Mountains.*

VH 1.4 Protection of Mountain and Foothill Views [GP/CP]—Views of mountains and foothills from public areas shall be preserved. View preservation associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate:

- a. Limitations on the height and size of structures.*
- b. Limitations on the height of exterior walls (including retaining walls) and fences.*
- c. Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area. Increased setbacks along major roadways to preserve views and create an attractive visual corridor.*
- d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose.*
- e. Limitations on removal of native vegetation.*
- f. Use of landscaping for screening purposes and/or minimizing view blockage as applicable.*
- g. Revegetation of disturbed areas.*
- h. Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences.*
- i. Selection of colors and materials that harmonize with the surrounding landscape.*
- j. Clustering of building sites and structures.*

VH 2.3 Development Projects Along Scenic Corridors [GP]—Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:

- a. Incorporate natural features in design.*

- b. *Use landscaping for screening purposes and/or for minimizing view blockage as applicable.*
- c. *Minimize vegetation removal.*
- d. *Limit the height and size of structures.*
- e. *Cluster building sites and structures.*
- f. *Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.*
- g. *Preserve historical structures or sites.*
- h. *Plant and preserve trees.*
- i. *Minimize use of signage.*
- j. *Provide site-specific visual assessments, including use of story poles.*
- k. *Provide a similar level of architectural detail on all elevations visible from scenic corridors.*
- l. *Place existing overhead utilities and all new utilities underground.*
- m. *Establish setbacks along major roadways to help preserve views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.*

Consistent. These policies are intended to protect the City's scenic resources as defined in Policy VH 1.1 of the General Plan, public views of the mountains and foothills, public views of open space, and natural landforms, as well as ensure that new development adjacent to designated scenic corridors does not obstruct or degrade public views of scenic resources as seen from these view corridors. The maximum height of the structures is proposed to be 30', five feet below the maximum height of 35' allowed by the zoning ordinance. With the reduction of total units from 11 to nine, the building previously proposed at the northern end of the property would not be constructed. Although the project site is directly visible from Calle Real, a scenic corridor in the General Plan, it would not block a continuous view from Calle Real as this area is already developed with structures beyond which mountain views remain. With the four structures arranged along either side of a central drive aisle, a view corridor to portions of the foothills and the Santa Ynez Mountain skyline would be maintained. Therefore, with implementation of conditions of approval relating to submittal of final improvement plans for DRB review identifying colors and materials, shielded lighting fixtures, and landscaping that is appropriately sized and located to screen and soften the visual impacts of buildings fronting Calle Real as well as screen the HVAC equipment, the proposed project is considered consistent with these policies.

VH 3.2 Neighborhood Identity [GP]—*The unique qualities and character of each neighborhood shall be preserved and strengthened. Neighborhood context and scale shall be maintained. New development shall be compatible with existing*

architectural styles of adjacent development, except where poor quality design exists.

VH 3.3 Site Design [GP]—*The City’s visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and provision and/or maintenance of solar access.*

VH 3.4 Building Design [GP]—*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.*

Consistent. These policies are intended to ensure that the architectural design of new development is compatible with the City’s visual character. The architectural style is described as California Craftsman vernacular including details such as hip roofs with exposed rafter tails, wooden brackets and gable pediment decoration, shutter and other decorative window treatments and built-up columns with cement plaster finishes. The maximum height of the structures is proposed to be 30’, five feet below the maximum height of 35’ allowed by the zoning ordinance. A landscape plan for the site depicts a mixture of native, drought tolerant plants and trees throughout the site including oak, olive, and Jacaranda. Project perimeter and internal landscaping is proposed to screen and soften views of the buildings. With the revised nine unit project, open space would increase on the site from approximately 33% to 40% and include a tot-lot play area and barbecue picnic area. Access to the residential development would be provided from Calle Real and the private drive design has been approved by the Fire Department. The project meets the parking space requirement per the zoning ordinance. The MND found that the scale, site design, mass, and height of the project along with its architecture would be compatible with that visual character and as such, the project is considered consistent with these policies.

VH 3.5 Pedestrian-Oriented Design [GP]—*The city’s visual character shall be enhanced through provision of aesthetically pleasing pedestrian connections within and between neighborhoods, recreational facilities, shopping, workplaces, and other modes of transportation, including bicycles and transit.*

Consistent. The project is located in an area within walking distance to public transit for access to jobs opportunities, retail outlets, and recreational facilities. Therefore, the project is considered consistent with this policy.

VH 4.4 Multifamily Residential Areas [GP]—In addition to the items listed in VH 4.3, the following standards shall be applicable to multifamily residential development (see LU 1.9 and LU 2.3):

- a. Roof lines should be varied to create visual interest.
- b. Large building masses should be avoided, and where feasible, several smaller buildings are encouraged rather than one large structure. Multiple structures should be clustered to maximize open space.
- c. Multifamily residential developments shall include common open space that is appropriately located, is functional, and provides amenities for different age groups.
- d. Where multifamily developments are located next to less dense existing residential development, open space should provide a buffer along the perimeter.
- e. Individual units shall be distinguishable from each other. Long continuous wall planes and parking corridors shall be avoided. Three-dimensional façades are encouraged.
- f. Extensive landscaping is encouraged to soften building edges and provide a transition between adjacent properties.
- g. Storage areas for recycling and trash shall be covered and conveniently located for all residents and screened with landscaping or walls.
- h. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments.

VH 4.9 Landscape Design [GP]—Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:

- a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.
- b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.
- c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species.
- d. The use of invasive plants shall be prohibited.
- e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and off-street parking areas.

Consistent. These policies establish architectural guidelines for project design and landscaping. The nine units are located within four buildings,

arranged along either side of a central drive aisle, leaving the northern portion of the property open. Open space would cover 40% of the parcel and include a tot-lot play area and barbecue picnic area. The proposed condominiums include varied rooflines, building articulation and architectural details that help avoid monolithic structures as well as a drought tolerant plant palette in the landscape plan that integrates with the proposed structures to break up their mass and scale. Large canopy trees proposed along the northern property boundary and retention of the existing Myoporum along the eastern property boundary would provide a buffer to the adjacent, slightly less dense residential development. As such, the project is considered consistent with these policies as conditioned.

VH 4.12 Lighting. [GP] — *Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:*

- a. *Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.*
- b. *Direct upward light emission shall be avoided to protect views of the night sky.*
- c. *Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.*

Consistent: The Citrus Village project would be reviewed by DRB for preliminary and final approval prior to approval of land use permit. This review would include provision of appropriate lighting standards, fixtures, and styles to minimize night sky lighting and maintain consistency with the surrounding area. Therefore, with conditions of approval, the project would be considered consistent with this policy.

VH 4.14 Utilities [GP]—*New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not limited to, appropriate paint color, landscaping, and/or walls.*

Consistent. This policy requires all utilities serving new development to be placed underground. Conditions of approval for the project require all new utility service connections to be undergrounded. Therefore, the proposed project is considered consistent with these policies as conditioned.

VH 4.15 Site-Specific Visual Assessments. [GP] — *The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives, photographs, or other tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.*

Consistent. The MND includes views of the existing project site from Calle Real, U.S. Highway 101, and from the Union Pacific Railroad. A visual simulation of how the 11 unit project would look from U.S. Highway 101 looking directly north was prepared. Additionally, a simulation showing the proposed 11 unit project outline was superimposed over existing conditions (Figure A-4). These simulations showed that although the project site is directly visible from Calle Real, it would not block a continuous view from Calle Real as this area is already developed with structures beyond which mountain views remain. As a result of the revised project which eliminated two units, the building previously proposed at the northern end of the property would not be constructed. That area would now remain open maintaining a view corridor to the foothills and portions of the Santa Ynez Mountain skyline.

Transportation Element

TE 3.9 Right-of-Way Dedications and Improvements. [GP/CP] — *Existing and future rights-of-way may vary along different segments of individual streets within a single functional classification, based upon the existing patterns of development along the various segments. The appropriate street cross section, frontage improvements, and right-of-way dedications shall be established by the City Engineer when imposing conditions of approval for development applications on abutting parcels. Dedications of right-of-way may be greater in locations where it is appropriate to secure space for utilities, street appurtenances, transit facilities, and landscaped areas.*

Consistent. The proposed project includes an offer to dedicate back to the City of Goleta an approximately 4,016 square foot area for roadway purposes envisioned in the Transportation Element of the General Plan. This area had been vacated by the County of Santa Barbara as part of the previously approved El Encanto Apartment project. The proposed project would be consistent with this policy.

TE 9.2 Adequacy of Parking Supply in Proposed Development. [GP/CP] — *The City shall require all proposed new development and changes/intensifications in use of existing nonresidential structures to provide a sufficient number of off-street parking spaces to accommodate the parking demand generated by the proposed use(s), and to avoid spillover of parking onto neighboring properties and streets.*

TE 9.3 Parking in Residential Neighborhoods. [GP/CP] — Any proposed new or expanded use in residential areas shall provide adequate onsite parking to support the use. Adequate parking shall be provided to minimize the need for parking in public rights-of-way and to avoid spillover of parking onto adjacent uses and into other areas. The existing supply of on-street parking spaces shall be preserved to the maximum extent feasible. Off-street parking for proposed new single-family dwellings in all residential use categories shall be provided in enclosed garages. Driveway aprons in single-family residential neighborhoods shall have sufficient widths and depths to allow parking of two standard-sized vehicles in front of the garage.

Consistent. Proposed parking would meet zoning ordinance requirements and no modification is being requested. To preclude construction related parking or staging from occurring on Calle Real or Ellwood Station Road, conditions of approval require preparation of a construction vehicle parking plan including equipment/materials staging for both on and offsite locations prior to approval of a land use permit. As such, the project is considered consistent with these policies.

TE 11.4 Facilities in New Development [GP]—Bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated into the design of all new development to encourage bicycle travel and facilitate and encourage bicycle commuting. Showers and changing rooms should be incorporated into the design of all new development where feasible. Transportation improvements necessitated by new development should provide onsite connections to existing and proposed bikeways.

Consistent. This policy requires new development to incorporate bicycle facilities into project design to encourage alternative modes of transportation. Conditions of approval require provision of onsite bike parking and striping of Calle Real for bike lanes to encourage use of alternative transportation and reduce trip generation. As such, the project is considered consistent with this policy.

Public Facilities Element

PF 3.1 Fire Protection Standards. [GP] — The Santa Barbara County Fire Department employs the following three standards with respect to provision of fire protection services:

- a. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered “ideal,” although a countywide ratio (including rural areas) of one firefighter per 4,000 population is the absolute minimum standard. Considering the daytime population in Goleta due to employees and customers, all fire stations within Goleta fell short of this service standard as of 2005.

- b. A ratio of one engine company per 16,000 population, assuming four firefighters per station, represents the maximum population that the Santa Barbara County Fire Department has determined can be adequately served by a four-person crew. Fire stations 11 and 12 (see Table 8-1) did not satisfy this standard as of 2005. Currently, all three fire engines that serve Goleta are staffed with only three-person crews. The National Fire Protection Association (NFPA) guidelines state that engine companies shall be staffed with a minimum of four on-duty personnel.
- c. The third fire protection standard is a 5-minute response time in urban areas.

PF 9.7 Essential Services for New Development [GP/CP]—Development shall be allowed only when and where all essential utility services are adequate in accord with the service standards of their providers and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere:

- a. Domestic water service, sanitary sewer service, stormwater management facilities, streets, fire services, schools, and parks shall be considered essential for supporting new development.
- b. A development shall not be approved if it causes the level of service of an essential utility service to decline below the standards referenced above unless improvements to mitigate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements.
- c. If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

Consistent. These policies are intended to ensure that new development is coordinated with the availability and/or provision of adequate public facilities and infrastructure to adequately serve it. Adequate water, sewer, and utility services are already available from the Goleta Water and Goleta West Sanitary Districts, local utility service providers, fire and police protection services, based on letters received from these agencies during project review. Project impacts on local school enrollment would be mitigated pursuant to State statute by payment of development impact fees to the various school districts so impacted. As such, the proposed project is considered consistent with these policies.

Noise Element

NE 1.1 Land Use Compatibility Standards [GP]—The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure. The City shall require appropriate mitigation, if feasible, or prohibit

development that would subject proposed or existing land uses to noise levels that exceed acceptable levels as indicated in this table. Proposals for new development that would cause standards to be exceeded shall only be approved if the project would provide a substantial benefit to the City (including but not limited to provision of affordable housing units or as part of a redevelopment project), and if adequate mitigation measures are employed to reduce interior noise levels to acceptable levels.

NE 1.2 Location of New Residential Development [GP]—Where sites, or portions of sites, designated by the Land Use Element for residential use exceed 60 dBA CNEL, the City shall require measures to be incorporated into the design of projects that will mitigate interior noise levels and noise levels for exterior living and play areas to an acceptable level. In the event that a proposed residential or mixed-use project exceeds these standards, the project may be approved only if it would provide a substantial benefit to the City, including, but not limited to, provision of affordable residential units. Mitigation measures shall reduce interior noise levels to 45 dBA CNEL or less, while noise levels at exterior living areas and play areas should in general not exceed 60 dBA CNEL and 65 dBA CNEL, respectively.

NE 6.4 Restrictions on Construction Hours [GP]—The City shall require, as a condition of approval for any land use permit or other planning permit, restrictions on construction hours. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in non-residential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not 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 Services. All construction sites subject to such restrictions shall post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation. City staff shall closely monitor compliance with restrictions on construction hours, and shall promptly investigate and respond to all noncompliance complaints.

NE 6.5 Other Measures to Reduce Construction Noise [GP]—The following measures shall be incorporated into grading and building plan specifications to reduce the impact of construction noise:

- a. All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.
- b. Contractors shall implement appropriate additional noise mitigation measures including but not limited to changing the location of stationary construction equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.

- c. *To the extent practicable, adequate buffers shall be maintained between noise-generating machinery or equipment and any sensitive receivers. The buffer should ensure that noise at the receiver site does not exceed 65 dBA CNEL. For equipment that produces a noise level of 95 dBA at 50 feet, a buffer of 1600 feet is required for attenuation of sound levels to 65 dBA.*

NE 7.5 Implementation of Recommendations from Acoustical Analyses. [GP] — *For projects where an acoustical analysis is required because of potential noise impacts, the City, through its development review and building permit processes, shall ensure that all appropriate noise reduction measures are incorporated.*

NE 7.6 Noise-Insulation Standards for Multi-Family Dwellings. [GP] — *In compliance with state law, the City shall require all multi-family residential developments that are proposed within the 60-dBA-CNEL noise contour to include appropriate noise-insulation measures.*

NE 7.7 Acoustic Design Manual Requirements. [GP] — *For residential projects where mitigation is required to reduce interior noise levels to 45 dBA CNEL, the City Building Official shall require incorporation of measures listed in the current version of the Acoustic Design Manual for the appropriate amount of noise reduction.*

Consistent. These policies are intended to ensure that new development is not exposed to unacceptable noise levels for the type and nature of the use involved and to protect sensitive noise receptors such as residential units from excessive levels of construction noise. The project falls within a noise contour of 65 dB or greater. Conditions of approval require that implementation of the construction techniques recommended in the noise study be incorporated into the design. Construction activities may pose a potentially significant short-term impact in the immediate vicinity. Therefore, construction hours would be limited according to conditions of approval for the project. Therefore, as conditioned, the project is considered consistent with these policies.

Housing Element

HE 11.2 Applicability of Inclusionary Requirements. [GP] — *Inclusionary requirements shall apply to residential projects as follows:*

- c. *Projects of five or more units shall be required to construct the applicable number of units, except that the City, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in Subpolicies HE 11.3 and 11.4.*

HE 11.3 Priorities for Meeting Inclusionary Requirements. [GP] — *The primary intent of the inclusionary requirement is to achieve the construction of new*

units on-site. A second priority is construction of units off-site or the transfer of sufficient land and cash to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not necessarily limited to, payment of in-lieu fees or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.

HE 11.5 (b) Establishment of Unit Percentages and Income Levels. [GP] —

Except for designated affordable housing sites as set forth in HE 11.6, the inclusionary housing requirement shall be as follows:

- b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide 5 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 10 percent affordable to moderate-income households, and 10 percent affordable to households earning 120 to 150 percent of the median income.*

Consistent. Under the adopted Policy HE 11.5 (b), the inclusionary requirement for the proposed project would be 30%, or three units. Because the City has not yet adopted in-lieu fee amounts, the applicant proposes to meet this inclusionary requirement by the payment of in-lieu fees in the amount of \$80,645.00 per unit for a total of \$241,935.00 based on the amount paid by projects previously approved by the City. Therefore, as conditioned, the project is considered consistent with these policies.

ATTACHMENT 6

Zoning Ordinance Consistency Analysis

**CITRUS VILLAGE, 04-226-DP
ZONING ORDINANCE CONSISTENCY ANALYSIS**

The following table identifies applicable requirements of the DR – Design Residential zone district and the project’s compliance with each of these requirements:

	Required	Proposed	Consistent Y/N
Lot Size/Density; DR-12.3	Maximum 12.3 dwelling units per gross acre; 3,541 square feet per dwelling unit	Approximately 9.5 dwelling units per gross acre; 4,550 square feet per dwelling unit	Yes
Front Yard Setback	20 Feet from ROW line of any street	<u>Calle Real</u> : 51 feet from existing ROW; 23 feet from ROW after dedication <u>Internal Private Drive</u> : None	Yes Yes, with approval of modification
Side Yard Setback	10 feet	None to 10 feet or greater	Yes, with approval of modification
Rear Yard Setback	10 feet	10 feet minimum	Yes
Distance Between Buildings on Same Building Site	5 feet	19 feet minimum Attached Units: None	Yes Yes, with approval of modification
Building Coverage	≤ 30% net lot area	28%; 11,317 square feet	Yes
Building Height	≤ 35 feet	30 feet	Yes

Citrus Village Zoning Ordinance Consistency Analysis

	Required	Proposed	Consistent Y/N
Parking spaces	Residences - 2.5 spaces per dwelling unit: 23 spaces Visitors – 1 space per 5 dwelling units: <u>2 spaces</u> TOTAL: 25 spaces	25 (18 garage spaces and 7 uncovered spaces)	Yes
Parking Area Setbacks	Uncovered areas ≥ 15 feet to ROW; ≥ 5 feet to any property line	No setback from internal drive; 32'-37' feet to east/west property lines	Yes, with approval of modification; Yes
Parking Design	Uncovered areas screened from street & adjacent residences to height of 4' by plantings, fences or walls No encroachment into street or sidewalk when backing out of space	Retain Myoporum plantings on eastern property boundary Encroachment into private drive	Yes Yes, with approval of modification
Common Open Space	$\geq 40\%$	40%	Yes
Driveways /uncovered parking separated from property lines by landscaped strip	≥ 5 feet	Retain Myoporum plantings on eastern property boundary	Yes
Minimum perimeter landscaped strip	10 feet	10 feet inclusive of private yards on western property boundary	Yes, with approval of modification;

Citrus Village Zoning Ordinance Consistency Analysis

	Required	Proposed	Consistent Y/N
Other:			
Onsite storage space in addition to space within the units	180 cubic feet	180 cubic feet minimum within the garage	Yes
	Individual metering	Yes	Yes
	Provision for separate laundry facilities in each unit not encroaching upon parking	Yes	Yes
Private outdoor patio area	≥ 20% of gross floor area of the unit	Ranges from 18% (unit 9) to 26%	Yes, as conditioned