

ATTACHMENT A
FINDINGS
Residential Unit in Old Town Commercial District
(Formerly C-2, General Commercial Zone District)
5836 Hollister Avenue; APN 071-053-013
Case No. 18-076- DPAM/CUP

1.0 DPAM Findings

Pursuant to Goleta Inland Zoning Ordinance (“Zoning Ordinance”) Sections 35-317.7 and 35-317.10.2 for Development Plan Amendments and Findings, the Zoning Administrator finds the following:

- 1.1 *The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The proposed improvements will be accommodated within the development footprint that already exists on the 3.1-acre site. The minor changes to the parking lot and landscaping meet the development standards of the City’s General Plan and zoning regulations and the proposed changes provide additional accessible parking. No additional building square footage or change in building height is proposed. The site was previously found to be adequate in size, shape, location, and physical characteristics to accommodate the existing development by the County of Santa Barbara and, given the nature and location of the proposed minor site enhancements, this finding remains unchanged.

- 1.2 *The adverse impacts are mitigated to the maximum extent feasible.*

The proposed DPAM and minor CUP are categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code of Regulations §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301(a) (Interior alterations); § 15303(b) (Conversion of small structure); § 15304(b) (New gardening or landscaping) and § 15311(b) (Small parking lots). The existing development is located within an urbanized area with commercial land use and zoning designations. The proposed DPAM and CUP will make minor changes to the site layout for parking and landscaping. No new building square footage is proposed and the second floor of an existing building will be converted from commercial to residential. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or have visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

- 1.3 *Streets and highways are adequate and properly designed.*

All existing streets and highways serving the site are adequate and properly designed to accommodate the existing development on the project site. No additional traffic impacts are expected to be generated by the project, given the minimal change in Average Daily Trips (ADT) that will occur from the legal

conversion of the office/warehouse space to a single apartment. Existing access to the rear of the property is from Magnolia Avenue and access to the building located in the front of the property is from Hollister Avenue, which will be unchanged.

- 1.4 *There are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The project will continue to be served by the Goleta Water District, Goleta Sanitary District, and the Santa Barbara County Fire Department, and County Sheriff's Department. These agencies and districts have adequate infrastructure, personnel and capacity to serve the project as confirmed by these agencies. Given the nature of the improvements, the project will not generate additional demand for services.

- 1.5 *The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.*

The project will not result in activities that would have the potential to result in significant impacts to the health, safety, comfort, convenience, and general welfare of the neighborhood as the project involves minor site changes, improvements to circulation and parking, and landscaping. The residential unit is surrounded by other residences to the north and west of the property. Further, the property is located in Old Town Goleta, which is a mixed-use neighborhood. The site is within walking distance of nearby stores, eateries, and services, including a bus stop.

- 1.6 *The project is in conformance with 1) the General Plan and 2) the applicable provisions of the Inland Zoning Ordinance (Article III of Chapter 35 of the Goleta Municipal Code).*

The Land Use Element in the General Plan/Coastal Land Use Plan (GP/CLUP) designates the property as Old Town Commercial (C-OT). The C-OT designation allows for a mixture of uses, including commercial, office and residential. Land Use Element Policy LU 3.4.g. allows residential and office uses on the second floor of a structure or behind the portion of a building adjacent to the street. Land Use Element Policy LU 3.4.h. allows residential uses in conjunction with a permitted principal nonresidential use on the same site. This project complies with both these policies as the residential unit is located on a second level of a building and behind the main commercial building that fronts on Hollister Avenue, and the majority of the uses on site will remain commercial. The project also is in keeping with the overall Land Use Element policy of LU 3.4.

The proposed residential (rental) unit also meets Housing Element Policy HE 2: "Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels." Although only one unit, the project contributes to the City's RHNA and the housing needs of the local workforce. Additionally, Housing

Element Policy HE 2.1.d. encourages mixed-use housing, including areas designated Old Town Commercial.

The Inland Zoning Ordinance designated the property as Retail Commercial (C-2; GMC Section 35-225). The C-2 zone district requires approval of the requested DPAM for the site improvements and a Minor CUP Permit for residences, provided the residential use is secondary to a permitted use on the same lot (GMC Section 35-225.5).

The site currently provides nine parking spaces, which is consistent with the parking required under the permit approved by the County of Santa Barbara in 1972. The redesign of the parking lot is consistent with code requirement of 10 spaces (one handicap, 6 regular spaces, and 3 compact spaces) for the commercial spaces and 2 covered spaces within a garage for the residential unit. No other site improvements are proposed and, therefore, the project is consistent with zoning regulations per the original permit and the site and parking changes meet the applicable Article III regulations.

- 1.7 *In designated rural areas, the use is compatible with and subordinate to the scenic and rural character of the area.*

The project site is not located within a designated rural area; therefore, this finding is not applicable to the project.

- 1.8 *The project will not conflict with any easements required for public access through, or public use of a portion of the property.*

An existing easement to the west of Magnolia will continue to serve the rear portion of the site. There are no conflicts with this easement or any other easements required for access through, or use of a portion of, the property.

- 1.9 *The proposed Amendment is consistent with the specific findings of approval, including the CEQA findings, that were adopted when the Final Development Plan was previously approved.*

The project has been found exempt from the California Environmental Quality Act. As such, this finding is not applicable to the project.

- 1.10 *The environmental impacts related to the proposed change are determined to be substantially the same or less than those identified for the previously approved project.*

The project has been found exempt from the California Environmental Quality Act. As such, this finding is not applicable to the project.

2.0 CUP Findings

Pursuant to Zoning Ordinance Sections 35-315 for Minor CUP and Findings Section 35-315.4, the Zoning Administrator finds the following:

- 2.1 *The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.*

For reasons explained in findings section 1.1 above, the project is adequate to accommodate the type of use and level of development proposed.

- 2.2 *That significant environmental impacts are mitigated to the maximum extent feasible.*

For reasons explained in findings section 1.2 above, the project will not have significant environmental impacts and is found to be exempt from environmental review.

- 2.3 *That streets and highways are adequate and properly designed.*

For reasons explained in findings section 1.3 above, all existing streets and highways serving the site are adequate and properly designed to accommodate the project.

- 2.4 *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

For reasons explained in findings section 1.4 above, the project will not generate additional demand for services.

- 2.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area.*

For reasons explained in findings section 1.5 above, the project will not be detrimental to the surrounding area.

- 2.6 *That the project is in conformance with the applicable provisions and policies of the Inland Zoning Ordinance (Article III of Chapter 35 of the Goleta Municipal Code) and the General Plan.*

For reasons explained in findings section 1.6 above, the project is in conformance with applicable provisions and polices of the Inland Zoning Ordinance and the General Plan.

- 2.7 *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The project site is not located within a designated rural area; therefore, this finding is not applicable to the project.

- 2.8 *That the Amendment is consistent with the specific findings of approval, including CEQA findings, that were adopted when the CUP was previously approved.*

The project has been found exempt from the California Environmental Quality Act. As such, this finding is not applicable to the project.

- 2.9 *That the environmental impacts related to the proposed change are determined to be substantially the same or less than those identified for the previously approved project.*

The project has been found exempt from the California Environmental Quality Act. As such, this finding is not applicable to the project.

3.0 CEQA Findings

The Zoning Administrator hereby finds the proposed DPAM and CUP are categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code of Regulations §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301(a) (Interior alterations); § 15303(b) (Conversion of small structure); § 15304(b) (New gardening or landscaping) and § 15311(b) (Small parking lots).

The existing development is located within an urbanized area in commercial land use and zoning designations (described in Project Location). The proposed DPAM and CUP will make minor changes to the site layout for parking and landscaping. No new building square footage is proposed and the use of second floor of an existing building will be changed from commercial to residential. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or have visual resources. Therefore, given the minor nature of improvements, the project will not a significant effect on the environment.