

**ATTACHMENT A**  
**FINDINGS**  
**Land Use Permit, Modification, and CEQA**  
**Powell Rear Addition and Proposed Modification**  
**261 Iris Avenue; APN 077-254-008**  
**Case No. 20-0001-DRB-MOD-LUP**

The Zoning Administrator finds that the findings set forth in Title 17, Section 17.52.070 (Findings of Approval) for a Land Use Permit, findings set forth in Title 17, Section 17.62.040 (Findings of approval) for a Modification, and associated CEQA findings can be made for approval based on the following reasons:

1.0 Land Use Permit Findings

- 1.1 *There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.*

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 minor improvement, the project will not generate additional demand for the above services, or impact local schools and parks.

- 1.2 *The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved.*

The Goleta Zoning Ordinance designates the property as Single Family Residential (RS).

The proposed 242-square foot addition conforms to all applicable regulations of the Goleta Zoning Ordinance, specifically the maximum building height, floor area requirements, front yard setback, side yard setbacks, and rear yard setback (with the approval of the proposed MOD). No other site improvements are proposed as part of the project, and therefore, the project is consistent with all applicable zoning regulations of Title 17.

The property does contain one zoning violation, identified as an unpermitted accessory structure located at the northwest corner of the lot. The accessory structure is currently used for storage. As part of the proposed addition, the applicant has agreed to remove the unpermitted accessory, which is a Condition of Approval of the Land Use Permit.

1.3 *The proposed development is located on a legally created lot.*

The subject property is a legally created lot and is identified as Lot 70 of Tract No. 10,116 within the County of Santa Barbara, in the State of California, as shown on the tract map recorded in Book 42, pages 78, 79 and 80 of maps, in the office of the Santa Barbara County Recorder.

1.4 *The development is within the project definition of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.*

The proposed 242-square foot addition is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301(e) (Additions to Existing Structures). The existing development is located within an urbanized area within residential land use and zoning designations. The applicant proposes a rear yard addition with a minor encroachment into the rear yard setback. Consistent with CEQA Guidelines § 15301(e) (Additions to Existing Structures), the project will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. 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 is not located in an environmental sensitive habitat area. Therefore, given the minor nature of the improvement, the project will not have a significant effect on the environment.

2.0 Modification Findings

2.1 *The Modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, without limitation, topography, noise exposure, irregular property boundaries, or other unusual circumstances.*

The proposed minor MOD would encroach 17 square feet into the rear yard setback along the southwestern portion of the site. The addition would encroach 3 feet 2½ inches into the rear yard setback and be located 21 feet 11 ½ inches from the rear property line. The lot is within a cul de sac and consists of pie shape boundary, which limits the buildable area in comparison to rectangle lots. In turn, in order to construct an aesthetically pleasing addition, specifically at the southwest corner, the proposed MOD would allow for the walls to meet at 90-degree angles and to fulfill the needs of the use of the addition. Without encroaching 17.5 square feet into the corner, the addition would be asymmetrical and incompatible with the surrounding architectural elements of the existing residence and neighborhood. Additionally, due to the location of the proposed addition and MOD in the rear yard, the addition will not be visible from the public-right-of-way. The proposed addition and MOD will not change the allowed density of development onsite and will not change the permitted uses or intensity uses allowed by the General Plan land use designations of SFR and the zoning regulations RS.

- 2.2 *The Modification is minor in nature and will result in a better site or architectural design and/or will result in greater resources protection than the project without such Modification.*

The proposed minor MOD consists of 17 square feet of the 242-square foot addition encroaching into the rear yard setback adjacent to the southwest corner of the residence. Given the relative minor nature of the proposed addition and associated MOD, the addition would be compatible with the neighborhood as the addition is the same architectural style as adjacent residences, is not visible from the street, and would remain the same building height as the existing residence. Additionally, visibility from the adjacent neighbors from the west is limited due to extensive landscaping, and the visibility of the addition to adjacent neighbors to the south is limited due to the placement of an accessory structure directly to south of the property. Given the minor amount of square footage proposed to encroach into the rear yard setback, the limited visibility of the addition from the public-right-of-way and adjacent residences, and that the majority of the addition will observe the 25-foot rear setback, the proposed modification will result in a better use of site and architectural design.

### 3.0 CEQA Findings

This project is exempt from further review under the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301(e) (Additions to Existing Structures). As indicated above, the proposal for a minor encroachment of an addition into a rear yard setback will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. 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 is not located in an environmental sensitive habitat area. Therefore, given the minor nature of the improvements, the project will not have a significant effect on the environment.