

ATTACHMENT A
FINDINGS
225 Ravenscroft New Dwelling & Setback Modification
225 Ravenscroft Road; APN 077-183-010
Case Nos. 22-0001-MOD; 21-0002-DRB; 20-0020-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 (Common Findings), 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 (Common) 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 be served by the Goleta Water District, Goleta Sanitary District, the Santa Barbara County Fire Department, and the County Sheriff's Department. These agencies and districts have adequate infrastructure, personnel, and capacity to serve the project as confirmed by these agencies. All necessary services are adequate and available to serve the proposed project.

- 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). As discussed in the Zoning Consistency Analysis section of the staff report dated April 24, 2023, incorporated herein by reference, both the proposed Modification (MOD) and Land Use Permit (LUP) comply with the intent and purpose of all applicable requirements of the RS zone district and all applicable zoning regulations of Title 17. There are no zoning violations on site; therefore, this finding can be made.

- 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 10 of Tract No. 10,061 within the County of Santa Barbara, in the State of California, as shown on the tract map recorded 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 2,888 gross/2,689 net square foot two-story dwelling and rear setback Modification is categorically exempt from environmental review pursuant

to CEQA Guidelines § 15303(a) (New Construction) and § 15305(a) (Minor Alterations in Land Use Limitations). The proposed development is located within an urbanized area within residential land use and zoning designations. The applicant proposes a new two-story dwelling with a minor encroachment into the rear yard setback. Consistent with CEQA Guidelines § 15303(a) (New Construction) and § 15305(a) (Minor Alterations in Land Use Limitations), the project will result in one single-family residence on a parcel with an average slope of less than 20% that does not create a new parcel. Adequate services are available to serve the development as detailed in Finding 1.1. Further, the project is not located in an environmentally sensitive habitat area. Therefore, 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 Modification is necessary due to the physical characteristics of the property. The odd shape of the western property line in combination with the slope on the eastern side of the lot provides a challenge for siting the proposed dwelling. While the lots are appropriately sized, the existing physical factors make it difficult to site the dwelling without encroaching slightly in the rear yard setback for a small portion (200.3 square feet). A sizable rear yard setback area will still be provided in the amount of 2,202.04 sq. ft. The proposed dwelling and Modification will not change the allowed density of development onsite and will not change the permitted uses or intensify uses allowed by the General Plan land use designations of R-SF 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 Modification would allow for a minor encroachment of 200.3 square feet into the rear yard setback associated with the proposed two-story dwelling. The square footage of development within the subject lot's western rear yard setback is equal to 9.1% of the total area (2,202.04 square feet) of the western rear yard setback. Given the odd shape of the western side in combination with the slope on the eastern side, the developable area within the subject parcel is significantly constrained; therefore, the applicant's request to allow for a modified rear setback is minor in nature. On January 24, 2023, the DRB recommended preliminary approval of the project with the rear yard setback modification based on good design. Given the minor amount of building square footage proposed to encroach into the rear yard setback and that most of the proposed dwelling will

observe the 25-foot rear setback, the proposed Modification will result in an efficient use of site.

3.0 CEQA Findings

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15303 and 15305 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15303 (a) (New Construction) and 15305 (a) (Minor Alterations in Land Use Limitations) because the project is requesting a rear setback Modification to construct a new two-story dwelling on a vacant lot with a slope less than 20% that will not result in the creation of a new parcel.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site does not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

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 Sections 15303 (a) (New Construction) and 15305 (a). As indicated above, the proposal for a new dwelling on a vacant lot with slopes less than 20% in

conjunction with a rear yard setback modification will not result in the creation of a new parcel. The property has adequate services to serve the proposed development. Further, the project is not located in an environmentally sensitive habitat area. Therefore, the project will not have a significant effect on the environment.