

ATTACHMENT 1: FINDINGS

1.0 CEQA FINDINGS

Denial of the proposed project is exempt from environmental review pursuant to Section 15270 [Projects Which are Disapproved] of the *Guidelines for Implementation of the California Environmental Quality Act*. Attachment 2, incorporated herein by reference, contains a more detailed discussion.

2.0 DESIGN REVIEW FINDINGS

Findings required for all Design Review applications for sites within the Goleta Community Plan area. In compliance with Section 35.82.070.F of the County Land Use and Development Code, prior to the approval or conditional approval of an application for Design Review on sites within the Goleta Community Plan area, the review authority shall first make all of the following findings. As a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.1.1 Finding A: *Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property. (LUDC, Section 35.82.070.F.1.a)*

The existing, single-story dwelling is “L-shaped” and aligned along an east/west axis and a north/south axis. The point at which these two axes intersect is considered the center-point of the dwelling’s massing. As shown on the submitted plans (see Attachment E-1, Project Plans, of Attachment 6 to this Board Letter dated May 5, 2015), the project would construct a second story addition over the dwelling’s newly reconverted garage and extending west toward the rear of the property. The location of the proposed second story addition would not be set back from the subject lot’s property lines any further than the first story nor would it be located to the center of the dwelling’s first story. Rather, the second story addition is proposed over the portion of the existing dwelling nearest the front property line, above the proposed garage, and solely along the northern portion of the existing dwelling. As discussed in the Summary section of this Board Letter (dated May 5, 2015) and in Section 6.1 of the Planning Commission staff report (Attachment 6 to this Board Letter dated May 5, 2015), and incorporated herein by reference, the proposed project is inconsistent with the Eastern Goleta Valley Design Guidelines’ Second Story Guidelines 4.6 and 4.7 (see Attachment F of Attachment 6 to this Board Letter dated May 5, 2015) and, as such, is not in proportion to the existing structures in the area. The intent of the Eastern Goleta Valley Design Guidelines’ Second Story Guidelines 4.6 and 4.7 is to avoid second story development that results in a dwelling that is unbalanced in the distribution of its massing and out of proportion to existing structures in the area. As can be seen in the eastern and southern elevations of the submitted plans (see Attachment E-1, Project Plans, of Attachment 6 to this Board Letter), the proposed project would result in the type of unbalanced second story development that the Eastern

Goleta Valley Design Guidelines' Second Story guidelines seek to avoid. Accordingly, this finding cannot be made.

2.1.2 Finding E: *There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted. (LUDC, Section 35.82.070.F.1.E)*

The existing surrounding neighborhood is defined by single story homes on small lots, punctuated by occasional two story homes. Some of these two story homes are unbalanced (i.e., side-loaded) in terms of their design, but the dominant public perspective of the neighborhood is of a thoughtfully built out, single story suburban neighborhood. The intent of the Eastern Goleta Valley Design Guidelines is to perpetuate excellence in future development or redevelopment of the neighborhood. The proposed project would introduce a two story, side-loaded structure that would be visually disruptive and in an unharmonious relationship with other homes as seen by the public from the street.

2.1.3 Finding I: *The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone in compliance with Subsection G. (Local design standards) below. (LUDC, Section 35.82.070.F.1.i)*

The project is subject to the Eastern Goleta Valley Design Guidelines. The intent of the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see Attachment F of Attachment 6 to this Board Letter dated May 5, 2015) is to avoid second story development that results in a dwelling that is unbalanced in the distribution of its massing. The existing, single-story dwelling is "L-shaped" and aligned along an east/west axis and a north/south axis. The point at which these two axes intersect is considered the center-point of the dwelling's massing. As shown on the submitted plans (see Attachment E-1, Project Plans, of Attachment 6 to this Board Letter dated May 5, 2015), the project would construct a second story addition over the dwelling's newly reconverted garage and extending west toward the rear of the property. The location of the proposed second story addition would not be set back from the subject lot's property lines nor would it be located to the center of the dwelling's first story. Rather, the second story addition is proposed over the portion of the existing dwelling nearest the front property line, above the proposed garage, and solely along the northern portion of the existing dwelling. As discussed in the Summary section of this Board Letter (dated May 5, 2015) and in Section 6.1 of the Planning Commission staff report (Attachment 6 to this Board Letter dated May 5, 2015), and incorporated herein by reference, the proposed project is inconsistent with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 and, as such, would result in the type of unbalanced second story development the Eastern Goleta Valley Designs Guidelines seek to avoid. Accordingly, the proposed project is not consistent with the Eastern Goleta Valley Design Guidelines,

standards expressly adopted by the Board of Supervisors for the Goleta Community Plan area. Therefore this finding cannot be made.

2.1.4 Finding F.3: *Additional findings required for Design Review applications within the Eastern Goleta Valley area. Where Design Review is required in compliance with Subsection 35.28.080.E (Eastern Goleta Valley), plans for new or altered structures will be in compliance with the Eastern Goleta Valley Residential Design Guidelines, as applicable. The Eastern Goleta Valley Residential Design Guidelines, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of Subsection 35.82.070.F.1.(i). (LUDC, Section 35.82.070.F.3)*

As shown on the submitted plans (see Attachment E-1, Project Plans, of Attachment 6 to this Board Letter dated May 5, 2015), the project would construct a second story addition over the dwelling's newly reconverted garage and extending west toward the rear of the property. The location of the proposed second story addition would not be set back from the subject lot's property lines nor would it be located to the center of the dwelling's first story. Rather, the second story addition is proposed over the portion of the existing dwelling nearest the front property line, above the proposed garage, and solely along the northern portion of the existing dwelling. As discussed in the Summary section of this Board Letter (dated May 5, 2015) and in Section 6.1 of the Planning Commission staff report (Attachment 6 to this Board Letter dated May 5, 2015), and incorporated herein by reference, the proposed project is inconsistent with the Eastern Goleta Valley Design Guidelines' Second Story Guidelines 4.6 and 4.7 (see Attachment F of Attachment 6 to this Board Letter dated May 5, 2015). The intent of the Eastern Goleta Valley Design Guidelines Second Story Guidelines 4.6 and 4.7 is to avoid second story development that results in a dwelling that is unbalanced in the distribution of its massing. As can be seen in the eastern and southern elevations of the submitted plans (see Attachment E-1, Project Plans, of Attachment 6 to this Board Letter dated May 5, 2015), the proposed project would result in the type of unbalanced second story development that the Eastern Goleta Valley Design Guidelines' Second Story guidelines seek to avoid. Accordingly, the proposed project is not in compliance with the Eastern Goleta Valley Design Guidelines and this finding cannot be made.