

Galileo Pisa, LLC Apartments

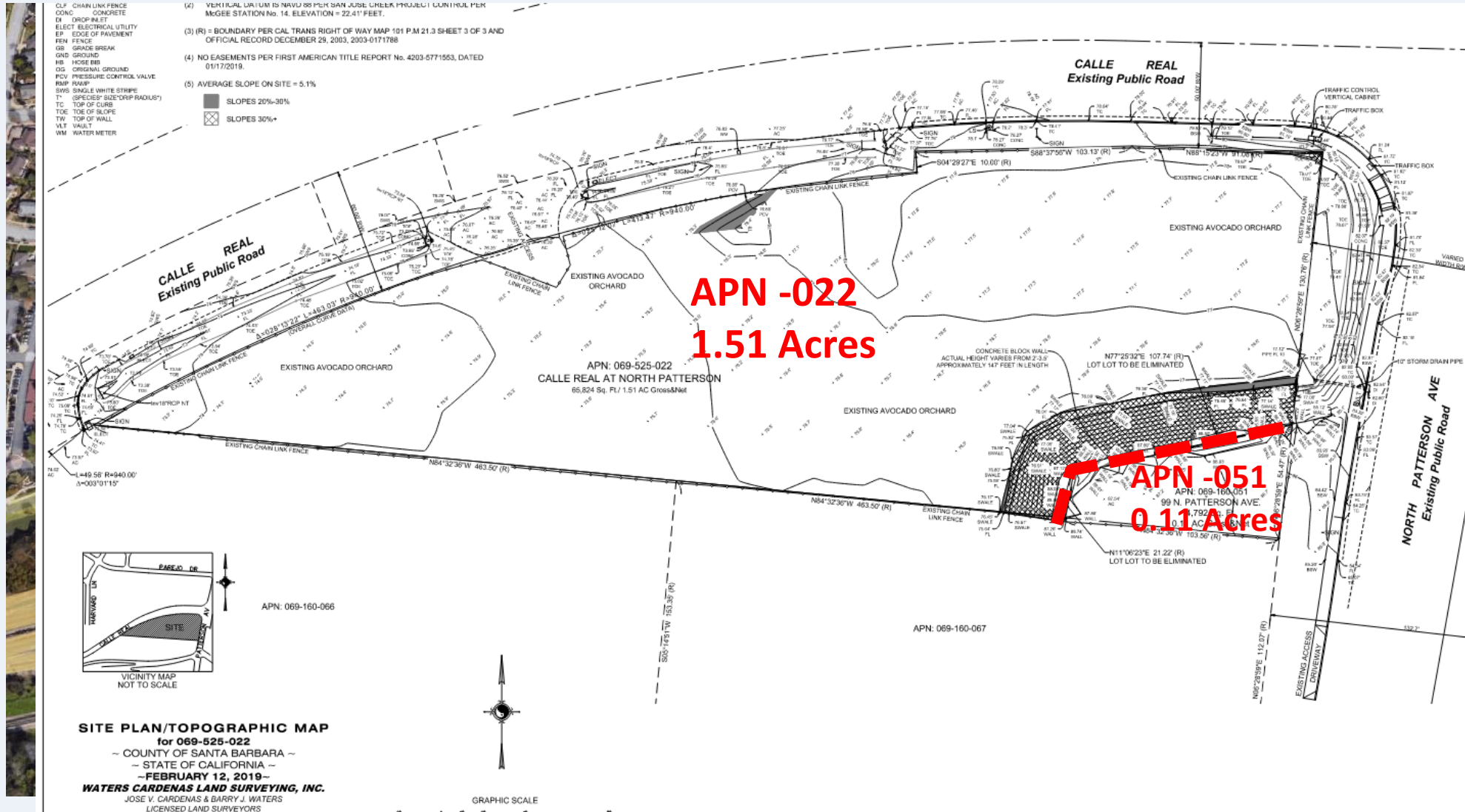
Case Nos. 19GPA-00000-00003, 19RZN-00000-00002,
19DVP-00000-00039

Santa Barbara County Board of Supervisors
March 1, 2021



County of Santa Barbara
Planning and Development
Sean Stewart

Project Site



Project Description

Development Plan

- 27-rental-unit apartment building totaling 27,723 gross square feet
- Three detached approximately 10'-5" tall carport structures
- 60 parking spaces and 54 covered bicycle parking spaces
- 28,673 square feet (40.6%) of common open space

Comprehensive Plan Map Amendment

- Convert APN -051 from General Commercial to Residential with a corresponding density of 20 units per acre (Res-20)

Rezone

- Convert APN -051 from Retail Commercial (C-2) to Design Residential with a corresponding density of 20 units per acre (DR-20)

Elevations



EAST (PATTERSON AVENUE) ELEVATION

SCALE: 1" = 10'



SOUTH (REAR) ELEVATION

SCALE: 1" = 10'

Story Pole Photos



Policy Consistency

Project consistent with Eastern Goleta Valley Community Plan and Comprehensive Plan Policies related to:

- **Adequate Services**
- **Aesthetics**
- **Hazardous Materials**
- **Housing**
- **Transportation**

Environmental Review

Mitigated Negative Declaration

- **Significant and Unavoidable:** None identified
- **Potentially Significant and Subject to Mitigation:** Aesthetics, Air Quality, Cultural Resources, Geologic Resources, Hazardous Materials, Land Use, Noise, Public Facilities, Recreation, and Water Resources/Flooding

Ordinance Compliance

Project complies with the Land Use and Development Code

- **Design Residential (DR) Zone**
 - Multifamily housing is an allowable use
 - 40.6% common open space
 - Complies with 35-foot height limit (note ridgeline exception)
 - Complies with setback requirements
 - 60 vehicle parking spaces provided
 - 27 units proposed (up to 32 units allowed per land use designation)

Pedestrian Crosswalk



Recommended Actions

1. Make the required findings for approval of the project including CEQA findings.
2. Adopt the Final MND, Case No. 21NGD-00000-00001, and adopt the mitigation monitoring program contained in the conditions of approval for Case No. 19DVP-00000-00039.
3. Adopt a Resolution amending the Comprehensive Plan Map, Case No. 19GPA-00000-00003, and revising the Eastern Goleta Valley Community Plan Land Use Designation Map to change the land use designation of APN 069-160-051 from General Commercial to Residential with a corresponding density of 20 units per acre (Res-20).
4. Adopt an Ordinance Amendment to rezone APN 069-160-051, Case No. 19RZN-00000-00002, from Retail Commercial (C-2) to Design Residential with a corresponding density of 20 units per acre (DR-20).
5. Approve the Development Plan, Case No. 19DVP-00000-00039, subject to the conditions of approval.