



Notice Date: August 1, 2018

**NOTICE OF INTENT TO ISSUE
Cabrillo Business Park Project Clearance
August 10, 2018 at 5:00 P.M.**

**Cabrillo Business Park Lot 9 Building – Navigator Way
301 Coromar Drive; APN 073-610-024, -033, -034, -035
Case No. 16-164-PCR-OSP**

NOTICE IS HEREBY GIVEN that the Director of Planning and Environmental Review of the City of Goleta **intends to issue a Project Clearance** pursuant to the Cabrillo Business Park (CBP) Specific Plan (City Ord. 13-04) for the following Individual Project described below, on August 10, 2018 at 5:00 P.M.:

Case No. 16-164-PCR-OSP: The project includes a Project Clearance (PCR) for one new building and an Overall Sign Plan (OSP) for new signage for Lot 9.

The property's zoning is SP-CBP (CBP Specific Plan), with a subzoning of Business Park. The General Plan Land Use designation is I-BP (Business Park). Lot 9 (3.12 acres) will consist of a 44,924-square foot, two-story building. The light industrial/office building will have a lot coverage of 33%. The building will be 34 feet tall, with a mechanical equipment screening area extending an additional 1 feet, for a total building height of 35 feet. The building will have a floor area totaling 44,924 square feet, as follows: 13,477 square feet manufacturing; 13,477 square feet research and development, 9,010 square feet warehouse, 8,960 square feet office, and a 300 square foot non-habitable receiving/staging/loading area along the west elevation. 99 parking spaces (16 compact spaces and 83 standard parking spaces) will be provided for the project. A trash enclosure will be located along the southern property line screened by landscaping. Customer pick-up and shipping/receiving access will be located in the loading area along the southeastern portion of the site, while employee/visitor access will be located along the north elevation. Access to adjacent Lots 5, 6, and 7 will be available along the drive aisle adjacent to the southern property line. A decomposed granite pedestrian path will be located adjacent to the north elevation of the building and provide pedestrian access through to Lots 5, 6, and 7, Navigator Way, and Coromar Drive. Drainage will be handled by a system of bioswales and storm drains and will be directed to an off-site detention basin (approx. 0.42 acres) located in the southern portion of Lot 19.

The project statistics are as follows: 33% building coverage; 26.92% landscape coverage; 99 parking spaces for employees/visitors are provided; grading volumes, 8,200 cubic yards of cut and 1,850 cubic yards of fill (to be provided from CBP stockpiles).

Overall Sign Plan (OSP)

Per the CBP OSP, two wall signs are allowed on the building. The applicant is requesting 1 wall sign measuring 64 square feet on the northwestern corner of the building and 1 wall sign measuring 64 square feet on the northeastern corner of the building. Other signs, such as a freestanding monument sign, directional signs, and other associated signage meet the criteria listed under the current CBP OSP.

The project was filed by Troy White of TW Land Planning and Development, agent, on behalf of Steve Fedde of SRG Santa Barbara, LLC, property owner.

ENVIRONMENTAL REVIEW FINDINGS: The project falls within the scope of the CBP Specific Plan approved earlier as part of the CBP Final Environmental Impact Report (EIR). The CBP Final EIR adequately describes the project for the purposes of the California Environmental Quality Act (CEQA). No new effects would occur and no new mitigations would be required as the project falls within the scope of the project covered by the CBP Final EIR. The project is also found to be consistent with the Environmental Thresholds Checklist in the CBP Specific Plan; therefore no further environmental review under CEQA is required. (*CEQA Guidelines Sections 15162 and 15168*).

FOR FURTHER INFORMATION: The project plans and submittal may be reviewed at the City of Goleta, Planning and Environmental Review Department, located at 130 Cremona Drive, Suite B, Goleta, CA 93117. City Hall is open from Monday through Thursday from 8:00 a.m. to 4:00 p.m. and on Friday from 8:00 a.m. to noon. For further information please contact Darryl Mimick, Associate Planner, at (805) 961-7572 or via email at dmimick@cityofgoleta.org.

APPEALS PROCEDURE: The action of the Director may be appealed to the City of Goleta Planning Commission within ten (10) calendar days following final action. If you challenge the City's final action in court, you may be limited to raising only those issues you or someone else raised in written or oral testimony and/or evidence provided to Planning and Environmental Review prior to final decision-maker action (Government Code § 65009(b)(2)).

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