DIRECTOR OF PLANNING AND ENVIRONMENTAL REVIEW
SUBSTANTIAL CONFORMITY DETERMINATION

Staff Report

Action Date: April 2, 2021

DATE: April 2, 2021 (Date of Action)

TO: Peter T. Imhof, Director

FROM: Mary Chang, Supervising Senior Planner
Bret McNulty, Contract Planner

SUBJECT: **The Grange Substantial Conformity Determination**
250, 260, 270 S. Storke Road; APN 073-100-032
Case No. 19-0203-SCD-DRB

RECOMMENDATION

Staff recommends that the Planning and Environmental Review (PER) Director:

1. Make the Findings provided as Attachment A, including the findings of Sections 17.52.070 (Common Findings), 17.52.100(B)(2) (Changes to previously approved Projects), and 17.58.080 (Design Review).
2. Approve the Substantial Conformity Determination and Preliminary Design Review Approval (Case No. 19-0203-SCD-DRB), based on the findings provided in Attachment A, and subject to the Original Findings and Conditions of Approval (Case No. 19-024-DP) in Attachment B, Exhibit 1 and 2; and,
3. Approve CEQA Exemption included in Attachment C.

If the PER Director determines other than the recommended action, refer the matter back to staff for preparation of the appropriate action and findings.

APPLICANT
Marc Winnikoff
Storke Road II, LLP
923 ST. Vincent Ave., Suite C
Santa Barbara, CA 93101

AGENT
Troy White, AICP
TW Land Planning & Development, LLC
903 State Street, Suite 202
Santa Barbara, CA 93101

JURISDICTION

The PER Director is authorized to act on this request pursuant to Goleta Municipal Code Sections 17.50.020 and 17.52.100(B).

REQUEST SUMMARY:

This request is for approval of a Substantial Conformity Determination (SCD) and approval of Preliminary Design Recommendations for façade and Americans with Disabilities Act (ADA) accessible improvements to the buildings and various parking lot and site improvements located at 250 and 270 S. Storke Road, and the replacement of the non-habitable storage building at 260 S. Storke Road. The proposed project was recommended for approval by the Goleta Design Review Board (DRB) at their February 9, 2021 meeting. In accordance with Section 17.52.100(B)(4), Zoning Clearance (ZC) would be issued after the Director action to effectuate the SCD.

TW Land Planning & Development, LLC, acting on behalf of Storke Road II, LLP, has applied for a SCD for these revisions to the existing As-Built Development Plan (DP) consistent with Goleta Municipal Code Section 17.52.100(B) (Substantial Conformity Determination – Zoning Clearance) (Case No. 19-024-DP, approved October 14, 2019). Development Plan approvals expire five years after the effective date.

The subject property is identified as Assessor Parcel Number (APN) 073-100-032, a single parcel of approximately 98,010 square foot (SF) (2.25 acres). The site is located immediately west of and adjacent to the Storke Plaza (Target) Shopping Center parking lot. The property is currently developed with two commercial buildings occupied with a range of commercial uses, a storage/pump building, outdoor patios, and a parking lot. The property has a General Plan Land Use Designation of Community Commercial (C-C) and is zoned Community Commercial (C-C) in Chapter 17.67 of the Goleta Municipal Code.

Table 1 Project Site Statistics

Building Address	***250 S. Storke****	***260 S. Storke****	***270 S. Storke****
Existing Building SF (Gross)	19,978 SF	1,379 SF	20,012 SF
*Proposed Building SF (Gross)***	20,452 SF	1,379 SF	20,495 SF

Coverage	***Existing***	***%***	***Proposed****	***Changes***	***%***
All Buildings	17,993 SF	18.4%	19,119 SF	1,126 SF	19.5%
Paving	75,570 SF	75.0%	72,246 SF	-3,324 SF	73.7%
Landscaping	6,447 SF	6.6%	6,645 SF	198 SF	6.8%
Total	**98,010 SF**	**100%**	**98,010 SF**	**--**	**100%**

*250 & 270 S. Storke Road both have habitable second stories. 260 S. Storke includes a mezzanine level above the 1st floor. The proposed replacement building is single-story.
**Includes proposed new balconies, patio (not counted toward building coverage) and trash enclosure and the coverage of new ADA compliant elevator/stairs structures.

The proposed change in coverage is consistent with Goleta Municipal Code Section 17.52.100(B) (Changes to Prior Permits and Approvals), requiring an SCD. This change will not result in an increase of 1,000 SF or more than 10 percent of building coverage of new structures over the total previous DP approval and necessitate processing a DP Amendment pursuant to Goleta Municipal Code Section 17.52.100(C) (Changes to Prior Permits and Approvals – Amendments).

Table 2: The Grange New Building Coverage

260 S. Storke Building (remove mezzanine, increase footprint, net same 1379 SF as previously approved)	588 SF
New Trash Enclosure	225 SF
ADA Elevators (2 x 71 SF)	142 SF
Total New Coverage	**955 SF**

Pursuant to Goleta Municipal Code Section 17.53.020(D), improvements required by law, such as ADA accessibility, are exempt from the requirement for a Zoning Permit otherwise required by the Title 17 Zoning Ordinance. The proposed elevators are exempt per this section, however, the footprint of the elevators counts toward building coverage.

BACKGROUND

The property encompasses 2.25 acres in the Community Commercial (C-C) zone district. As indicated above, the property is currently developed with two, 2-story commercial buildings and one, non-habitable storage building. The buildings located at 250 and 270 S. Storke Road were approved via a zoning permit in 1977 by the County of Santa Barbara. The buildings located at 250 and 270 S. Storke Road are currently developed with non-habitable balconies, exterior stairs, and outdoor patios. The storage/pump building located at 260 S. Storke Road recently collapsed due to structural failure in high winds and had to be removed for safety reasons.

Design Review Board

This project was recently reviewed by the Design Review Board (DRB) at its February 9, 2021 meeting and the DRB recommended Preliminary Approval to the PER Director. The DRB comments of February 9, 2021 focused on relocating bicycle parking and generally how well the applicant had responded to two rounds of comments provided by the DRB during conceptual review meetings on October 10, 2013 and January 23, 2019 regarding:

1. the architectural design;
2. the use of bright colors;
3. need for textured materials to distinguish pedestrian paths from parking areas;
4. potential effects of the project on the northbound MTD bus stop next to Rusty's Pizza; and
5. the importance of sub-metering for the individual tenants

The minutes for the February 9, 2021 meeting are attached to this staff report as Attachment E.

Zoning Clearance

The SCD is effectuated by a Zoning Clearance pursuant to Goleta Municipal Code Sections 17.54.020(B)(4) (Zoning Clearance, Applicability) and 17.52.100 (Common Procedures—Changes to Prior Permits and Approvals).

PROJECT DESCRIPTION

The current application consists of the following changes responding to DRB comments provided on February 9, 2021, as detailed below.

1. Replacement of the recently demolished utility/pumphouse/equipment storage building addressed as 260 S. Storke Road and reconstruction of a replacement 1,379 SF, 23.5-feet tall, single-story utility/storage building. An uncovered exterior patio measuring 1,323 SF to support patrons of the businesses located in 250 S. Storke Road is also proposed adjacent to the new storage building at 260 S. Storke Road. Food or other services would not be provided to the proposed patio area. As such, no increase in occupancy is proposed in the application.
2. Addition of two new ADA compliant 71 SF elevator and stairs towers; one at the southeast corner of the 250 S. Storke Road building (28 feet 9 1/2 inches high).and one at the southeast corner of the 270 S. Storke Road building (also 28 feet 9 1/2 inches high).
3. One, new, re-designed, second story tower structure (42-feet high) that will be added to the northwest end of the building located at 270 S. Storke Road.
4. Exterior façade improvements and replacement second story balconies to both the 250 and 270 S. Storke Road buildings.
5. New, updated 225 SF enclosure for trash and recycling containers located along the north side of 250 S. Storke Road.
6. Parking lot and landscape refinements, including three (3) new bioswale strip planters and new tree wells will be installed. The proposed new landscape area would encompass 6,645 SF. This would be an increase of 198 SF more than the existing 6,447 SF (from 6.6% to 6.8%) landscape coverage.
7. Installation of a brick crosswalk located between the 250 and 270 S. Storke buildings; installation of a brick pedestrian ramp at the 250 S. Storke patio area; and ADA access improvements and enhanced paving between 250 S. Storke Road and the new 260 S. Storke Road building.
8. Proposed 120 parking spaces, reducing from the existing 138 spaces (see discussion on parking below).
9. Proposed six ADA parking spaces, which is an increase of one ADA parking space, including a new curb cut to facilitate access. Three ADA spaces will be located at the southeast corner of 250 S. Storke Road; two ADA spaces will be located along the east side of 270 S. Storke Road; and one will be located at the south entrance to 260 S. Storke Road.
10. Installation of 4 bicycle parking spaces located adjacent to 270 Storke Road and out of the parking lot as recommended by the DRB on February 9, 2021.

DISCUSSION

The previously approved As-Built DP memorialized the existing development on the parcel. The site was legal non-conforming as to setbacks prior to the approval of 19-024-DP. The As-Built DP allowed the existing onsite development to be brought into conformance with approval of the following modifications:

1. Allowing existing parking along the southern property line to encroach approximately three feet into the side setback.
2. Allowing 250 S. Storke and 270 S. Storke buildings to encroach ten feet into the front setback adjacent to Storke Road.

Also approved with the 2019 As-Built Development Plan were minor site additions and modifications to improve site circulation. The minor site additions included:

1. The addition of landscape islands at the end of all parking lanes.
2. The addition of stop signs within the parking lot to improve circulation.
3. Re-stripping of the existing S. Storke Road driveways and entry at S. Storke Road.
4. New pedestrian path of travel between buildings 250 and 270.

ANALYSIS

General Plan Consistency

The project's existing commercial and retail uses are not proposed to change and will remain consistent with the General Plan Land Use Designation and Community Commercial zoning for the site.

The project is located within the Santa Barbara Municipal Airport Approach Zone as shown on General Plan *Figure 5-3 Other Hazards.* The replacement building to be constructed at 260 S. Storke Road will be consistent with Safety Element Policies SE 9.1 (Clear Zone and Approach Zone Regulations), SE 9.3 (Limitations on Development), and SE 9.5 Limitations on Density) as the 260 Storke new structure will continue to be used for non-habitable storage and maintenance. The proposed façade changes, elevator and stair towers, and the decorative tower will add negligible additional habitable space for the elevators, do not increase occupancy, and will not exceed the height limits established in SE 9.2 Height Restrictions) and in the CC zoning district, as further discussed below.

The project is subject to the standards set forth in Title 14 of the Code of Federal Regulations (CFR) Part 77, Subpart C, Objects Affecting Navigable Airspace (14 CFR 77C) and the Santa Barbara County Airport Land Use Plan, Appendix 2, Height and Safety Criteria for Land Use Planning. The change in habitable building area to accommodate the proposed elevators would not result in a change of use, occupancy, or on-site population consistent with the Goleta Municipal Code Section 17.16.030 (AE Airport Environs Overlay District - Use Restrictions). The project is subject to the requirement for recordation of an Avigation Easement Dedication as well as an FAA Notification as a condition of project

approval consistent with 17.16.050 (Regulations for Airspace Protection). Evidence of Federal Aviation Administration (FAA) review and Part 77 clearance will be provided to City staff prior to issuance of a Building Permit pursuant to Section 17.16.060 (Avigation Overflight Notification).

The project's revision to the parking lot circulation will improve off-site traffic flow into and out of the lot and continue to supply adequate parking as discussed below. The project's existing mix of professional, personal services and retail uses places jobs and population in a location where public transit opportunities exist. This location and the continued use of the site for commercial uses is consistent with the General Plan Transportation Element Policy TE 1 (Integrated Multi-Modal Transportation System). Further, the project does not conflict with any policies of the Visual and Historic Resources chapter of the General Plan and the site and the proposed improvements do not affect a designated Local Scenic Corridor.

Zoning Consistency

The project is consistent with the development standards in place during approval of the As-Built DP (Case No. 19-024-DP) as shown in Table 3 below and the current CC zoning district detailed below. From a design perspective, the proposed new decorative tower is consistent with the height exceptions allowed in Section 17.24.080 (Exceptions to Height Limits). The DRB found the tower element and façade additions to 250 and 270 S. Storke Road, the updated building color palette, the landscaping, and the lighting to have been designed appropriately and consistent with City design principles. The DRB found that the replacement storage building appropriately scaled for its location with well-designed entrances with appropriate fenestration, materials and colors complementary to the surrounding buildings.

Table 3: Consistency with Development Regulations

Title 17 CC District	***Regulation***	***Approved 19-024-DP***	***Proposed Amendment***	***Consistent Y/N?***
Parking Spaces ***(138 current spaces)***	**81 total spaces**: ***Personal Services*** 8 spaces ***Professional Services*** 45 spaces ***Eating and Drinking Establishments*** 27 spaces ***Storage*** 1 space	130 parking spaces	120 uncovered surface parking spaces, including 6 ADA spaces)	Yes, with Title 17

Title 17 CC District	*Regulation*	*Approved 19-024-DP*	*Proposed Amendment*	*Consistent Y/N?*
	Title 24 Part 2 Building 4 ADA spaces including one van accessible. (for projects w/76-100 spaces)			
Setbacks	Front: 10 ft Interior Side: 0 ft. Rear: 10 feet maximum from property line.	Front:0 feet Side: 3 feet from north and 0 feet from south Rear 10 percent of lot width 21.5 feet	None	Consistent with previously approved modification associated with 19-024-DP
Building Coverage	No Specific Standard Established	17,993 SF (18.4 %)	19,205 SF (19.6%) Increase of 1,212 SF (0.58%) Includes non-habitable replacement balconies, stairs, decorative columns and elevators	N/A
Building Height	35 feet 20% increase allowed for decorative towers	250 and 270 S. Storke: 35 feet 260 S Storke: 23.5 feet Decorative Tower Element on 270 S. Storke: 42 feet (20% increase)	42 feet for the Tower Element	Yes, with Title 17
Landscaping & Common Open Space	No minimum or maximum in the CC zone district	6,447 SF (6.6%)	6,645 SF (6.8%) An increase of 198 SF (0.2%)	N/A for Title 17; Consistent with 19-024-DP
Hardscape Asphalt and walkways	No minimum or maximum in the CC zone district	73,570 SF (75.0%)	72,246 SF (73.7%) A decrease of 1,324 SF (1.3%)	N/A for Title 17 Consistent with 19-024-DP

Title 17 CC District	*Regulation*	*Approved 19-024-DP*	*Proposed Amendment*	*Consistent Y/N?*

Storage Building – 260 S. Storke Road
The As-Built DP approved a 1,379 SF utility/pumphouse/equipment storage building with a mezzanine, which has recently been demolished. The replacement building will be one-story and remain as a storage building. The square footage will be the same 1,379 SF, eliminating the mezzanine and increasing the building footprint. The continued use of the building as a storage building is consistent within the approach zone as detailed in the Santa Barbara County Airport Land Use Plan (ALUP) Table 4-1 Land Use Guidelines for Safety Compatibility Only (October 1993). The single story of the replacement building is designed with additional height to 23.5 feet to achieve an appropriate scale compatible with the surrounding buildings and is consistent with the 35-foot height limit in the CC zone district pursuant to Goleta Municipal Code Section 17.08.030 (Development Regulations – Commercial Districts). The replacement building is proposed to be located outside of both the property line setbacks established with approval of Case No. 19-024-DP, and the private road easement to the east, as detailed in the First American Title Insurance Company title report dated January 19, 2021 (File No. 5662202).

The replacement building is not a new main building, no new use is being proposed, and use of the storage building is consistent with the previously approved As-Built Development Plan for the existing building (Case No. 19-024-DP). Any proposed future change of use for the replacement building would be subject to review and consideration under the applicable zoning and ALUP in effect at the time. Any future change of use of the storage building would also be subject to full CEQA review.

Façade and Site Improvements
The exterior façade changes, elevator, and stair towers, proposed for 250 and 270 S. Grange, and the new 42-foot decorative tower on the northwest side of 270 S. Grange would slightly increase the existing onsite building envelope by 71 SF of ADA space to each building as detailed in Table 2 above. New non-habitable space created by the new facades, balconies, exterior stairs are not counted toward building coverage. The new building coverage of 955 SF is shown in Table 2 above. The increase in the non-habitable area represents a small change to the exteriors of the two buildings.

The DRB found that the new decorative tower, facades, stairs, and elevator towers would greatly improve the appearance of the 250 and 270 S. Storke Road buildings and S. Storke Road frontages. Additionally, the DRB expressed that the overall design of the project, landscaping, parking, and circulation improvements creates an appealing upgrade for the site that is both unique and compatible with existing development.

Circulation and Parking
The proposed project will improve onsite circulation and ingress and egress by adding stop signs, restriping the driveway entrances, and repaving the parking lot. Pedestrian safety

will be enhanced with the addition of internal cross walks. No change is proposed to the previously approved loading areas located in the drive aisles. Since the project will not erect a main building or structure, nor propose any new or expanded land use, or change in existing use, the Goleta Municipal Code Chapter 17.38 (Parking and Loading) requirements do not apply to this project, including requirements for new electrical vehicle charging stations, angled in parking, bicycle parking, and heat island reduction.

However, the parking lot is being upgraded to respond to current conditions and improve site circulation and improve landscaping. Currently the site has 138 parking spaces; however, in order to accommodate the improvements and landscaping to the parking lot, a reduction of 18 parking spaces is necessary. This results in 120 spaces to serve the site. The Goleta Municipal Code Section 17.38.040(A) (Required On-Site Parking Spaces) currently requires 81 vehicle parking spaces based on the uses in the three buildings. Therefore, the project will exceed the Title 17 parking requirements by 39 spaces. Of the 120 spaces provided in the project, six ADA spaces are included, which will be an increase of one ADA space more than is currently provided. The additional ADA space will be located next to the replacement storage building.

The project also includes four new bicycle parking spaces as shown in the project plans, Attachment D. The DRB has recommended that the bicycle parking spaces be moved out of the parking lot and out of pedestrian paths of travel, which the applicant has addressed.

Landscaping
The applicant proposes revised landscaping in planters and new expanded parking lot islands as shown in the project plans. New linear drainage swales will be added to the parking lot. The project will remove existing queen palms and replace them with new deciduous tree species that provide shade in summer, color in the fall, and allow sunlight in winter. A new evergreen Island Oak shade tree will be planted in the southernmost planter and provide year-round shading in a high solar exposure area and an attractive addition to the parking lot. Shade will be provided by the new tree canopies in the parking lot and contribute to a reduction in the existing heat island effect in the parking lot.

The DRB reviewed the landscape plan and found that the proposed plants would improve the overall aesthetics of the site and improve shade and water conservation. When new or rehabilitated landscaping is required, the installation is required to contain all required elements of State and City's Water Efficient Landscaping Ordinance (WELO), pursuant to Goleta Municipal Code Section 17.34.020 (Landscaping - Applicability). The conditions of approval require that landscaped areas be maintained for the life of the project consistent with Goleta Municipal Code Section 17.34.040 (Landscaping – General Requirements).

Lighting
The applicant has proposed revised exterior LED dome lighting for the exterior facades and shielded LED luminaries for landscaping, parking, and pedestrian walkways. The parking lot luminaires will be mounted 18' above grade and will be aimed downward. Building-mounted lighting using angled LED dome lighting wall packs will be installed at 15'11" above grade to illuminate individual tenant signs. This lighting type is focused on the sign areas

and is dark sky compliant. Outdoor light fixtures within the parking lots are depicted on Sheet E2.0. Building lighting is depicted on Sheets E3.0, E3.1, and E3.2.

The photometrics analysis in the plan set demonstrates that the proposed lighting will be consistent with tree plantings. Outdoor lighting will incorporate automated control systems such as motion sensors in the parking lots. Motion sensor/timer switches will be programmed to keep any lights on for no more than 10 minutes after activation. The DRB found that the new exterior lighting enhanced the site by being well-designed and enhanced the visibility of architectural features while being appropriate in size and location. Photocells will automatically extinguish all outdoor lighting when sufficient daylight is available. The LED lighting will be energy efficient and improve the safety of the site by providing improved lighting to high use areas. The DRB found the downward focused design of the new lighting dark sky compliant consistent with Section 15.58.030 (Scope of Design Review).

Sign Request
The previously approved DP (19-024-DP) includes new stop signs for the parking lot driveways to improve safe and orderly circulation. At a future date, a new Overall Sign Plan for the project site and individual tenants will be submitted by the applicant for consideration by the DRB pursuant to Chapter 15.58 (Design Review).

CONCLUSION

As discussed above and in the Common Procedures Findings in Attachment A, the project is consistent with the designated land uses in the Goleta General Plan, the compatible land uses in 1993 Santa Barbara County Airport Land Use Plan and permitted uses in the implementing Section 17.08.020 (Land Use Regulations – Commercial Districts). Further, the project meets zoning ordinance use and building standards as detailed in this staff report above.

The Design Review Findings in Attachment A conclude that the development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood. The upgrades to the project site are consistent with the Goleta Architecture and Design Standards for Commercial Projects, and pertinent zoning and design standards in Title17. The project has undergone review by the DRB and received a recommendation for approval with revision to the location of proposed bicycle parking.

The Changes to Prior Permits and Approvals Findings determined that the findings for the previous approval can be re-made with the proposed project changes, that the change can be effectuated through existing permit conditions and that the project's environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval. As such, the project represents a minimal change to the approved project which has been found exempt from CEQA and that a Notice of Exemption be issued. Should the Director concur, based on the analysis above and the findings in Attachment A, the project qualifies for approval of an SCD.

NEXT STEPS:

Should the PER Director approve the Substantial Conformity Determination and the Preliminary Design Recommendation by the DRB*;* then (1) a 10-day appeal period will commence pursuant to the Goleta Municipal Code Section 17.52.100(B) (Changes to Prior Permits and Approvals – Substantial Conformity Determination), (2) Final Review by the DRB pursuant to the Goleta Municipal Code Chapter 17.58 (Design Review); (3) ministerial issuance of an effectuating Zoning Clearance; and (4) issuance of building permits.

APPEALS PROCEDURE

The action of the Director may be appealed to the Planning Commission within 10 calendar days following final action per Goleta Municipal Code Section 17.52.100.

ATTACHMENTS:

A. Findings
B. Director Approval Letter Dated October 15, 2019
    a. Findings
    b. Conditions of Approval
C. Notice of Exemption
D. Project Plans
E. DRB Minutes of 2/9/21