CITY OF GOLETA

DIRECTOR DECISION
May 28, 2025

TO: Peter T. Imhof, Director

FROM: Mary Chang, Supervising Senior Planner
Travis Lee, Associate Planner

SUBJECT: Development Plan Amendment (DPAM) for Calle Real Shopping Center Improvements at 5660 (Building C), 5701 (Building D) , 5690 (Building B), 5767 (Building E), 5820 (Building G), 5748 (Building A), 5652 (Building F), 5697 (Building J), 5677 (Building H), 5687 (Building I) Calle Real; APNs: 069-110-058, 059, 067, 070, 084, 085, 090, 093, 094, 095; Case No. 24-0006-DPAM.

RECOMMENDATION:

1. Accept the CEQA Notice of Exemption in Attachment 1;
2. Adopt Development Plan Amendment (DPAM) Findings in Attachment 2; and
3. Approve the DPAM (Case No. 24-0006-DPAM), subject to the conditions included in Attachment 3.

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

PROPERTY OWNER
Cal Real North, LP
Cal Real Properties, LP
33 E Carrillo St #200
Santa Barbara, CA 93101

APPLICANT/AGENT

Steve Fort & Kaitlyn Earnest, SEPPS Inc
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Santa Barbara, CA 93101

APPLICANT'S REQUEST

The applicant is requesting a Development Plan Amendment for various site and façade improvements to the existing site and buildings of the Calle Real Shopping Center. While the Shopping Center is spread over eight separate parcels, the owner has developed a comprehensive proposal encompassing the entire area. Where changes are occurring adjacent to specific buildings, those changes are noted below. The changes that will be occurring across all the parcels do not reference a specific parcel/building. The project proposal includes the following elements:

1. Updates to building facades, architectural features, and roofs.

2. Adding a pedestrian connection to the adjacent residential area to the north of the buildings located on the north side of Calle Real.

3. Removal of 22 parking spaces in order to add pedestrian-oriented green space for socializing, dining, and passive recreation. These new green space areas will include trellises, seating, shade trees, and similar amenities. Further, these green space areas include:
    - Construction of an approximately 1,000-square foot roofed, open-sided structure for public gathering with an enclosed restroom area between Building A and B.
    - Demolition of 1,740 square feet in the southwestern corner of Building D (the former FedEx space to the east of Trader Joe's) to create more parking spaces.
    - Addition of approximately 4,754 square feet of open-sided trellised seating areas throughout the properties (near Buildings A, B, and D).

4. Changes to paving and sidewalk materials throughout the entire site.

5. Updates to landscaping throughout the entire site, including the removal of 115 trees to be replaced with 109 trees such as olive, sycamore, and lemon species.

6. Plant selection will be a mix of California native plants and Mediterranean and Australian plants adapted to the dry conditions of southern California, which will minimize maintenance and water requirements.

7. All proposed exterior lighting is dark-sky compliant, fully shielded/hooded and directing all light downward.

8. Addition of 8 parking spaces with the demolition of a portion of Building D.

9. Improvements to stormwater and drainage facilities throughout the entire site.

10. Adding agrarian-themed murals on Buildings A, B, & C.

11. Adding bicycle parking, electric vehicle, and electric bicycle charging stations throughout the entire site.

JURISDICTION

The Director has jurisdiction over the requested Development Plan Amendment, pursuant to GMC Section 17.52.100(C). Decisions by the Director are discretionary and subject to appeal to the Planning Commission.

BACKGROUND

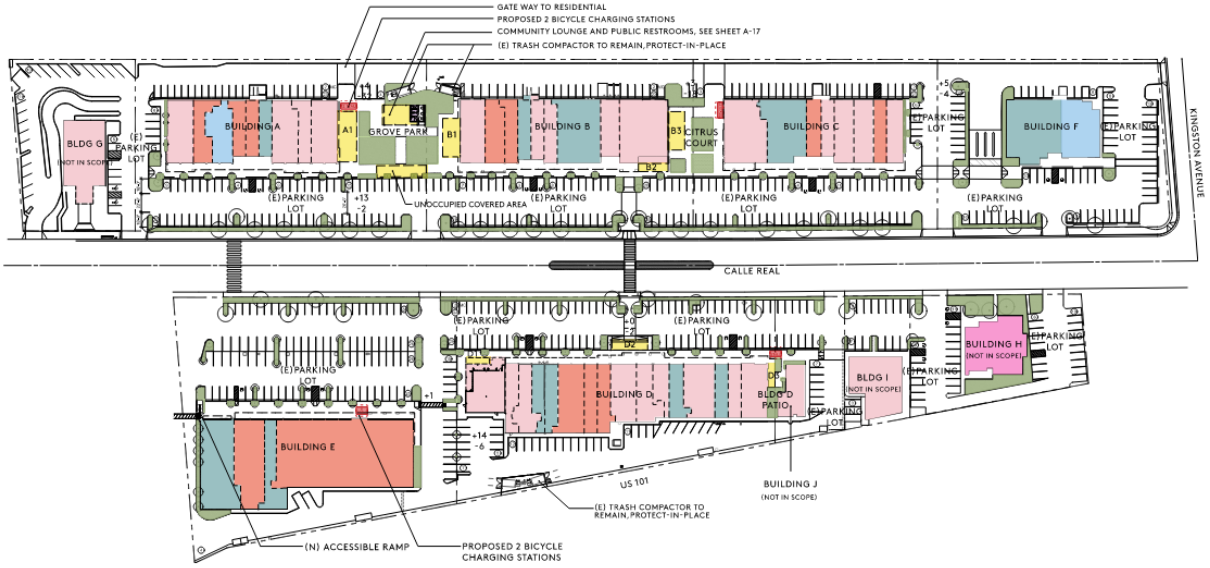
The existing site has been developed with a commercial shopping center since the 1960's. The shopping center was originally constructed in the 1960's and 1970's and was entitled by various ordinances which created development plans for individual parcels. Case No. 95-DP-009 rescinded those various ordinances and entitled the current iteration of the shopping center as it generally appears and exists today. The last major entitlement for Calle Real Shopping Center was granted by the County of Santa Barbara in 1995 (Case No. 95-DP-009 & 95-ND-16).

Design Review Board (DRB)
The DRB reviewed the project three times from May 2022 through February 2025 and provided input and feedback on the proposed architectural and on-site changes. The applicant took the feedback from the meetings and worked to enhance the design based on the DRB's comments. At its February 11, 2025 meeting, the DRB found the proposed architectural changes and on-site changes to be appropriate and granted Preliminary Design approval based on the findings provided as Attachment 3 to this report.

The DRB meeting can be viewed at:
https://goleta.granicus.com/player/clip/2042?view_id=5&redirect=true. Further the DRB's action was not appealed so the Preliminary Design Approval is in effect.

PROJECT DESCRIPTION

The proposed project requires a Development Plan Amendment to 95-DP-009 for architectural and exterior site improvements to the existing Calle Real Shopping Center that will occur in six phases. As mentioned above, the scope of work includes updates to the shopping center building facades, architectural features and roof lines, and a pedestrian connection to adjacent residential area to the north. No grading is proposed, and 115 trees are proposed to be removed and replaced with 109 trees. The following describes proposed phases and the work to be down within each phase. The timeframes shared below are approximate in nature.



Phase 1 (Building D located on APN 069-110-095/ 5701 Calle Real):

- Demolition of 1,740 square feet of southwestern portion of Building D to create a new 3,100-square foot parking area. Approximately 8 spaces will be created.
- Updating of architectural features to the facades of the remaining building along with upgraded hardscape and landscape to the promenade in front of Building D.
- Addition of two covered patios (215 and 247 square feet) on the eastern and western sides of Building D and a 543-square foot trellis.
- Provide pedestrian connection enhancements for Building E.
- Use of stamped pavement upgrade to parking immediately abutting the curb/sidewalk of Building E.

The estimated timeframe for the commencement of Phase 1 improvements is March 2026 and will take approximately four months to complete.

Phase 2 (Building A located on APN 069-110-085/ 5748 Calle Real):

- Removal of 14 parking spaces to create a 17,000-square foot public amenity between Buildings A and B called “Grove Park.” Included in this public amenity is an open-air pavilion consisting of 815 square feet of enclosed restrooms attached to an 825-square foot covered lounge.
- Addition of a 1,434-square foot trellis-covered patio area to the east end of Building A.
- Updating the architectural features on each façade.
- Provide hardscape improvements to the promenade in front of Building A. These will be consistent with those being done for Phase 1 and Phase 3 buildings.
- Use of stamped pavement upgrade to parking immediately abutting the curb/sidewalk of Building A.

The estimated timeframe for the commencement of Phase 2 improvements is January 2026 and will take approximately four months to complete.

Phase 3 (Building B; APN 069-110-067/ 5690 Calle Real):

- Removal of 8 parking stalls to create 7,750-square foot public amenity called "Citrus Court" between Buildings A and C. Three trellis-covered patios are proposed at each end of Building B (1,007, 385, and 950 square feet).
- Updating of the architectural features of each of the facades.
- Provide hardscape improvements to the promenade in front of Building B. These will be consistent with those being done for Phase 1 and Phase 2 buildings.
- Use of a stamped pavement upgrade to parking immediately abutting the curb/sidewalk of Building B is proposed.

The estimated timeframe for the commencement of Phase 3 improvements is January 2026 and will take approximately four months to complete.

Phase 4 (Building E; APN 069-110-067/ 5767 Calle Real):

- Updating of architectural features is proposed to the facades.
- Upgrading of hardscape/ landscape to the promenade in front of Building E (including Trader Joe's).
- Improvements to enhance pedestrian connections to Building D.
- Use of stamped pavement upgrade to parking immediately abutting the curb/sidewalk of this building is proposed.
- Provide hardscape enhancements and a new pedestrian ramp connecting Building E to the existing Albertson's Market.

The estimated timeframe for the commencement of Phase 4 improvements is January 2026 and will take approximately four months to complete.

Phase 5 (Building C; APN 069-110-093/5660 Calle Real):

- Updating of architectural features to each of the facades and hardscape improvements to the promenade in front of Building C.
- Provide a stamped paving upgrade to parking abutting the curb/sidewalk of this building.

The estimated timeframe for the commencement of Phase 5 improvements is March 2026 and will take approximately four months to complete.

Phase 6 (Building F; APN 069-110-090/5652 Calle Real):

- Undertake an overall architectural upgrade to the existing bank building, to be consistent with the architectural features enhancements being proposed for the remainder of the shopping center for a use to be determined.
- Future tenant entitlement to be submitted under separate permit.

The estimated timeframe for the commencement of Phase 6 improvements is April 2026 and will take approximately four months to complete.

DISCUSSION

The following discussion includes the project's consistency with the General Plan policies and zoning regulations, and the findings necessary to approve the project components.

General Plan Consistency and Zoning Consistency

The Land Use Element in the General Plan/Coastal Land Use Plan (GP/CLUP) designates the property as Community Commercial (C-C). The C-C designation identifies relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Consistent with Policy LU 3.3, Table 2-2, food and drug stores, apparel and specialty stores, and eating and drinking establishments are allowed uses within the C-C designation.

The design of the proposed development is also consistent with the Visual and Historic Resources Element Policy VH 4.5 (Retail Commercial Areas). VH 4.5 consists of design-related policies that encourage neighborhood compatibility relative to size, bulk, and scale, as well as parking, pedestrian, and public transportation. The proposed project will enhance the streetscape, improve the useability of the site for pedestrians and visitors, create a better sense of place and space, and foster a better connection to the neighborhood to the north.

Further, the Applicant installed story poles for the February 11, 2025 DRB meeting. The story poles demonstrated that the project would not impact nearby scenic resources (views to mountains from Hollister Ave.) and the project can be found consistent with the applicable policies as the tallest roof form is 31’-4” and is consistent with maximum height allowed by its zoning designation. As mentioned above, the DRB has found that the proposed improvements to both the architectural style of the center and the on-site improvements will enhance the visual quality of the Calle Real corridor in this area of the community.

The proposed DPAM will be consistent with all applicable GP/CLUP policies, including allowable uses and design-related policies.

The intent of CC zoning designation is for relatively small commercial centers that provide convenience goods and services to the surrounding residential neighborhoods while protecting the residential character of the area through implementation of the Community Commercial (C-C) land use designation in the General Plan. Consistent with the permit procedures of Title 17, a DPAM needs to be approved by the Director.

The following table analyzes consistency with applicable Development Regulations within the CC zone district, as identified below, pursuant to Zoning Ordinance Section 17.08.030:

Table 1
Consistency with Applicable Development Regulations

Development Regulations within CC Zone District (Section 17.08.030)	***Proposed Development***	***Consistent?***
Parking Required: Retail Sales: 1 per 500sf Restaurant/Café/Bar: 1 per 250sf patron area Medical/Dental: 1 per 300sf Bank/Financial: 1 per 300sf Gym/Fitness: 1 per 300sf Personal Services: 1 per 500sf Calle Real North: 222 Calle Real South: 172	Proposed: Calle Real North: 301 Calle Real South: 364	Yes
Setbacks Required: Front: 10 ft. Street Side: • Lots less than 100 feet in width: 20% of lot width, min 10 • Lots 100 feet or more in width: Same as required front setback Interior Side: 0 ft. Rear: 10% of lot width, max 10 ft.	Proposed: Front: 10 ft. Street Side: n/a Interior Side: 0 ft. Rear: minimum of 15’	 Yes Yes Yes Yes
Building Height Maximum: 35 ft. with an additional 3 ft. when the entire roof of the structure exhibits a pitch of 4:12 (rise to run) or greater.	Proposed: 31’-4”	Yes

Public Works Review

The Public Works Department has reviewed the proposal and has found the proposed stormwater improvements to be acceptable as described below. Public Works conditions of approval are incorporated into Attachment 4.

Specifically related to stormwater, the project will not result in significant water quality impacts as the project would comply with the City of Goleta Municipal Code Section 15.09.290 during construction. The City requires preparation of an Erosion and Sediment Control Plan to outline project-specific Best Management Practices (BMPs) to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. The project would not create substantial new impervious surfaces, and new sidewalks and gutters would comply with City of Goleta standards.

For the portion of the shopping center located on the south side of Calle Real, the proposed stormwater treatment options were designed per the Tier 3 requirements found in the Santa Barbara County Stormwater Technical Guide for Low Impact Development. The site will achieve retention via the implementation of self-retaining areas (SRAs). The SRAs are all pervious pavement surfaces and will retain the runoff for 1 inch of rainfall. Each SRA will retain runoff equal to its own area (surface area and pervious pavement), plus an additional 2x of adjacent impervious area tributary to the SRA will be captured to make up for this additional area.

For the portion of the shopping center located on the north side of Calle Real, the proposed stormwater treatment options were designed per the Tier 4 requirements found in the Santa Barbara County Stormwater Technical Guide for Low Impact Development. Runoff for the 95th percentile rain event will be infiltrated onsite at three proposed infiltration basins. However, not all the proposed areas of improvement will drain to the infiltration basins. In order to achieve retention of the 95th percentile's rain for the proposed improvements that do not drain into the basins, runoff from an equivalent area of the existing impervious parking lots, sidewalks, and buildings will be retained.

Each infiltration basin has a tributary area that includes existing impervious surfaces. The basins have been designed to retain additional runoff for the 95th percentile rain from these existing areas. The additional runoff retained comes from existing impervious areas equivalent to the proposed impervious improvement areas that are outside the basins' tributaries.

The project site is also subject to peak flow management for the 2-year through 10-year, 24-hour storm events. However, given that the proposed improvements will reduce the amount of impervious area, thus decreasing the peak flow runoff values, the infiltration basins were not designed as detention basins. Although the basins will provide some detention given the nature of basins, they are designed solely for the purpose of retention of the 95th percentile storm.

The proposed project does not alter the course of a stream or river and/or substantially alter the existing drainage pattern of the site/areas. The proposed Project, through the incorporation of bioretention areas on-site, decreases the post-project peak flow of runoff to that of the pre-project value.

Utilities and Services

The existing parcels will be served by all required utilities and public services. A Preliminary Water Service Determination from the Goleta Water District, dated June 21, 2024, guarantees the changes to the development can be served by the Goleta Water District. The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

FINDINGS AND JUSTIFICATIONS FOR APPROVAL

Findings for Approval:

The proposed project complies with the General Plan and Zoning Designation of the subject parcel as discussed above. The proposed development also complies with the findings of Title 17, including Zoning Ordinance Sections 17.52.070 (Common Findings), 17.58.080 (Design Review), and 17.59.030 (Development Plans), if approved, as the project site continues to be adequate in size, shape, and location to accommodate the density and intensity of the project and potential adverse impacts are mitigated to the maximum extent feasible.

As outlined in the findings, the proposed development will not cause harm to the environment or public health. Site preparation and construction activity shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday. The existing drainage on site in coordination with the stormwater control plan, will manage drainage and storm water. Therefore, the project site continues to be adequate in size, shape, location, and physical characteristics to accommodate the existing and proposed project. Attachment B provides project consistency for findings required for approval of a Development Plan Amendment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 Section 15301 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 15301 (a) (Exterior Alterations) and because the project proposes to make exterior alterations on a developed site. There are no additional primary buildings proposed and the new structures are ancillary in nature (trellises, public restrooms, shade structure). Further, the other improvements are enhancements to the landscaping, pedestrian connectivity and stormwater facilities, all of which are consistent with repair, maintenance or minor alterations with no change in the nature and use of the shopping center as identified in Section 15301(a).

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. The proposed project is not located in or will 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 given its location and the nature of the site. 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; exterior alterations to a shopping center are 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 is 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 to cause 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.

For all the foregoing reasons, the entirety of the project is exempt under the Class 1 exemption.

APPEALS PROCEDURE

The action of the Planning Director may be appealed to the Planning Commission within 10 calendar days following final action by an applicant or an aggrieved party, pursuant to Goleta Municipal Code Section 17.52.120. Appeals must be filed, and associated fees must be paid, within 10 calendar days of the appealable decision.

NOTICE – Noticing placards were posted on site of each parcel facing the Calle Real right-of-way on August 22nd prior to the September 10th DRB meeting. Story poles were erected 15 days prior to the February 11th DRB meeting.

ATTACHMENTS:

1. Notice of Exemption
2. DPAM Findings
3. Adopted DRB Findings
4. Conditions of Approval
5. Project Plans (3 sets)