

**ATTACHMENT 1**

Planning Commission Resolution 08-\_\_



**PLANNING COMMISSION  
RESOLUTION NO. 08-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA  
APPROVING THE HABITAT FOR HUMANITY MAJOR CONDITIONAL USE PERMIT  
(CASE NO. 08-032-CUP) AT 6725 HOLLISTER AVENUE (APN 073-450-005)**

**WHEREAS**, an application was submitted on February 21, 2008, by Habitat for Humanity requesting approval of a Major Conditional Use Permit for a philanthropic use, including office space as well as storage and sale of building materials, pursuant to Sections 35-315 of Article III, Chapter 35 of the Municipal Code; and

**WHEREAS**, the procedures for processing the Major Conditional Use Permit have been followed as required by state and local laws; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on the application on March 10, 2008; and

**WHEREAS**, the Planning Commission has considered the entire administrative record, including application materials, staff reports, as well as oral and written testimony from interested persons; and

**WHEREAS**, the Planning Commission finds that the project would be consistent with the required findings for a Conditional Use Permit; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Goleta hereby finds and determines as follows:

**Section 1.** The findings set forth in Exhibit 1 to this Resolution are hereby adopted and incorporated herein by this reference.

**Section 2.** The CEQA Notice of Exemption for Case No. 08-032-CUP is hereby accepted.

**Section 3.** Major Conditional Use Permit 08-032-CUP is hereby approved subject to the conditions set forth in Exhibit 2 of this resolution and incorporated herein by this reference.

**Section 4.** City Clerk shall certify as to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_ day of March, 2008.

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KENNETH KNIGHT  
PLANNING COMMISSION CHAIR

ATTEST:

APPROVED AS TO FORM:

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DEBORAH CONSTANTINO  
CITY CLERK

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JULIE HAYWARD BIGGS  
CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SANTA BARBARA        )  
CITY OF GOLETA                        )        ss.

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, DO HEREBY CERTIFY that the foregoing Resolution No. 08-\_\_\_ was duly adopted by the Planning Commission of the City of Goleta at a meeting, held on the \_\_\_ day of March 2008, by the following vote of the Planning Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

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DEBORAH CONSTANTINO  
CITY CLERK



**EXHIBIT 1  
FINDINGS  
HABITAT FOR HUMANITY  
6725 Hollister Avenue, APN: 073-450-005  
CASE NO. 08-032-CUP**

**1.0 CEQA Findings**

This philanthropic use may be found exempt from environmental review pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities). Section 15301(a) exempts interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Only interior alterations are proposed, therefore, it may be found that the project will have no possibility of significant effect on the environment and is not subject to CEQA.

**2.0 Administrative Findings – Major Conditional Use Permit  
(Case No. 08-032-CUP)**

Pursuant to City of Goleta Municipal Code, Article III, Section 35-315, a Conditional Use Permit shall be approved only if all of the following findings can be made:

2.1 *The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.*

The project site is located on a parcel designated as Business Park (I-BP) in the City's General Plan. The project includes the use of lease space in Building 14 at Cabrillo Business Park. The building is included under the Development Plan for Cabrillo Business Park (37- SB et al.). No additional square footage is proposed with this project.

2.2 *Significant environmental impacts are mitigated to the maximum extent feasible, subject to conditions of approval for the project.*

The project can be found to be exempt from the provisions of the California Environmental Quality Act, pursuant to the CEQA findings stated above.

2.3 *Streets and highways are adequate and properly designed.*

Access to the project site is provided from Hollister Avenue. The project will not alter the approved public improvements associated with the Cabrillo Business Park Development Plan (37- SB et al.).

2.4 *There are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The project site will be served by the County Fire Department, Goleta Water District, Goleta West Sanitary District, and City Police Department.

- 2.5 *The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas, because, as conditioned, the project would be compatible with surrounding commercial, industrial, and residential uses.*

The subject property is designated as Business Park in the City's General Plan. The proposed Habitat for Humanity activities within Building 14 would be compatible with the Business Park designation and other existing uses in Building 14 and elsewhere in the park, subject to approval of the requested Major Conditional Use Permit.

- 2.6 *The project is in conformance with the applicable provisions and policies of General Plan and Article III, Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance.*

The project is consistent with the General Plan, the requirements of State planning and zoning laws, and Article III, Chapter 35 of the Goleta Municipal Code, the Inland Zoning Ordinance, as specified in the Planning Commission staff report dated March 10, 2008.



**EXHIBIT 2  
CONDITIONS OF APPROVAL  
HABITAT FOR HUMANITY  
6725 Hollister Avenue, APN: 073-450-005  
CASE NO. 08-032-CUP**

**1. AUTHORIZATION**

Subject to the conditions set forth below, this permit authorizes implementation of Case No. 08-032-CUP marked "Officially Accepted, March \_\_, 2008, Planning Commission Exhibit 1". Any deviations from the project description in the staff report, exhibits, or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.

**2. AUTHORIZED DEVELOPMENT**

Habitat for Humanity would occupy approximately 4,350 square feet of space within Building 14, which is an existing 22,000-square foot utility building in the Cabrillo Business Park. Habitat for Humanity's uses would include an administrative office and the "ReStore" activity, which consists of the storage and sale of donated excess building materials. Exterior changes proposed are limited to replacing a metal roll-up door with glass store front doors. No additional square footage is proposed with this project.

Hours of operation for the ReStore would generally be 10:00 am to 4:00 pm five days per week (including some Saturdays). One evening per week the ReStore would remain open until 6:00 pm. Hours of operation for the office would be 8:30 am to 5:30 pm Monday through Friday.

**GENERAL CONDITIONS**

3. **CABRILLO BUSINESS PARK CONDITIONS OF APPROVAL:** All previous conditions of approval for the Cabrillo Business Park development (37- SB et al.) shall apply.
4. **PERMIT NON-TRANSFERABLE:** This permit is granted for the property described in the application on file with the Planning and Environmental Services Department and may not be transferred from one property to another.
5. **SUBSTANTIAL CONFORMITY, AMENDMENTS, AND REVISIONS:** Any changes to the Conditional Use Permit shall be reviewed and approved pursuant to Section 35-315.11 of the Goleta Municipal Code.

6. **FAILURE TO COMPLY WITH CONDITIONS:** If the Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
7. **ABANDONMENT/SITE RESTORATION:** If the office use, and building materials storage and sales or related operations are discontinued for a period of more than one (1) year, the facility shall be considered abandoned. Unless the period is extended in the time and manner permitted by the Goleta Municipal Code, all components of the facility shall be removed from the site, and the area shall be restored to its pre-facility state. All required removal of components and facility restoration shall be completed within 180 days of the date of receipt of the City's notice to abate. City staff shall conduct a site inspection 180 days after issuance of a notice to abate to ensure compliance with this condition. If the Applicant completes all necessary abandonment and restoration activities before the end of the 180-day period, the Applicant may contact the City to arrange for a site compliance inspection prior to the end of the 180-day period.
8. **EXPIRATION:** Approval of the Major Conditional Use Permit shall expire eighteen (18) months from the effective date of the Conditional Use Permit, unless prior to the expiration date, the necessary follow-up Land Use Permit has been approved or a time extension has been requested by the Applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
9. **PERMIT REVISIONS WITH TIME EXTENSION:** If the Applicant requests a time extension of this project, the project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of approval of a Land Use Permit.
10. **COMPLETENESS AND ACCURACY:** The Applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
11. **REVOCATION:** Pursuant to the provisions of Section 35-315 of the Goleta Municipal Code, the decision-maker with jurisdiction over the project may hold a noticed public hearing after the boarding operation commences. If the decision-maker with jurisdiction over the project determines at that hearing that the Applicant is not in compliance with any one or more of the Conditions of Approval of this permit, it is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add Conditions of Approval to this permit. It may also direct that the Applicant apply for a Substantial Conformity Determination, Amendment, or Revision.

12. **APPROVAL RUNS WITH THE LAND:** The Condition Use Permit approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
13. **INDEMNITY AND SEPARATION CLAUSES:** Applicant agrees, as a condition of this approval, at Applicant's expense, to defend, indemnify, and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers, or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Conditional Use Permit or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
14. **LEGAL CHALLENGE:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.

-----END OF CONDITIONS-----



**ATTACHMENT 2**

CEQA Notice of Exemption





**ATTACHMENT 2  
NOTICE OF EXEMPTION**

Planning and Environmental Services  
130 Cremona Drive, Suite B, Goleta, CA 93117  
Phone: (805) 961-7500 Fax: (805) 685-2635

**PROJECT DESCRIPTION**

**Case No. 08-032-CUP: Habitat for Humanity located at 6725 Hollister Avenue; (APN 073-450-005):** Habitat for Humanity would occupy approximately 4,350 square feet of space within Building 14, which is an existing 22,000-square foot utility building in the Cabrillo Business Park. Other uses within Building 14 currently are manufacturing, a wood shop, and a machine shop. Habitat for Humanity's uses would include an administrative office and the "ReStore" activity, which consists of the storage and sale of donated excess building materials. Exterior changes proposed are limited to replacing a metal roll-up door with glass store front doors. No additional square footage is proposed with this project.

Hours of operation for the ReStore would generally be 10:00 am to 4:00 pm five days per week (including some Saturdays). One evening per week the ReStore would remain open until 6:00 pm. Hours of operation for the office would be 8:30 am to 5:30 pm Monday through Friday.

**FINDING**

The Planning and Environmental Services Department of the City of Goleta has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption, Section 15301(a)
- Statutory Exemption
- Emergency Project
- Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section §15061(b)(3)]

**SUPPORTING REASONS**

This philanthropic use may be found exempt from environmental review pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities). Section 15301(a) exempts interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Only interior alterations are proposed, therefore, it may be found that the project will have no possibility of significant effect on the environment and is not subject to CEQA.

\_\_\_\_\_  
Patricia S. Miller  
Manager, Current Planning Division

\_\_\_\_\_  
Date

Note: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.



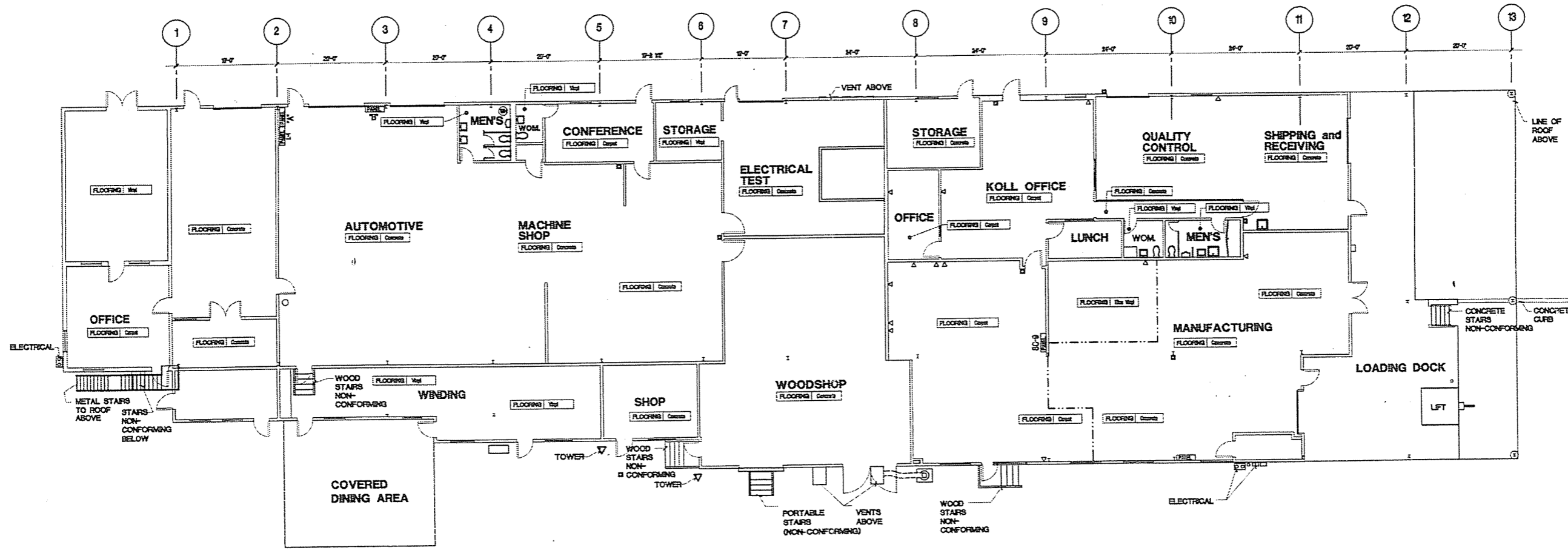


## **ATTACHMENT 3**

Project Plans  
(11 x 17 reductions)



LEGEND	
[PANEL]	ELECTRICAL PANEL
I	COLUMN
☒	FIRE EXTINGUISHER
▽	TELEPHONE



**AS BUILT FLOOR PLAN**

Scale: 1/8"=1'-0"



**AS-BUILT PLAN**



Job Number: 75421

Date: \_\_\_\_\_

Drawn: \_\_\_\_\_

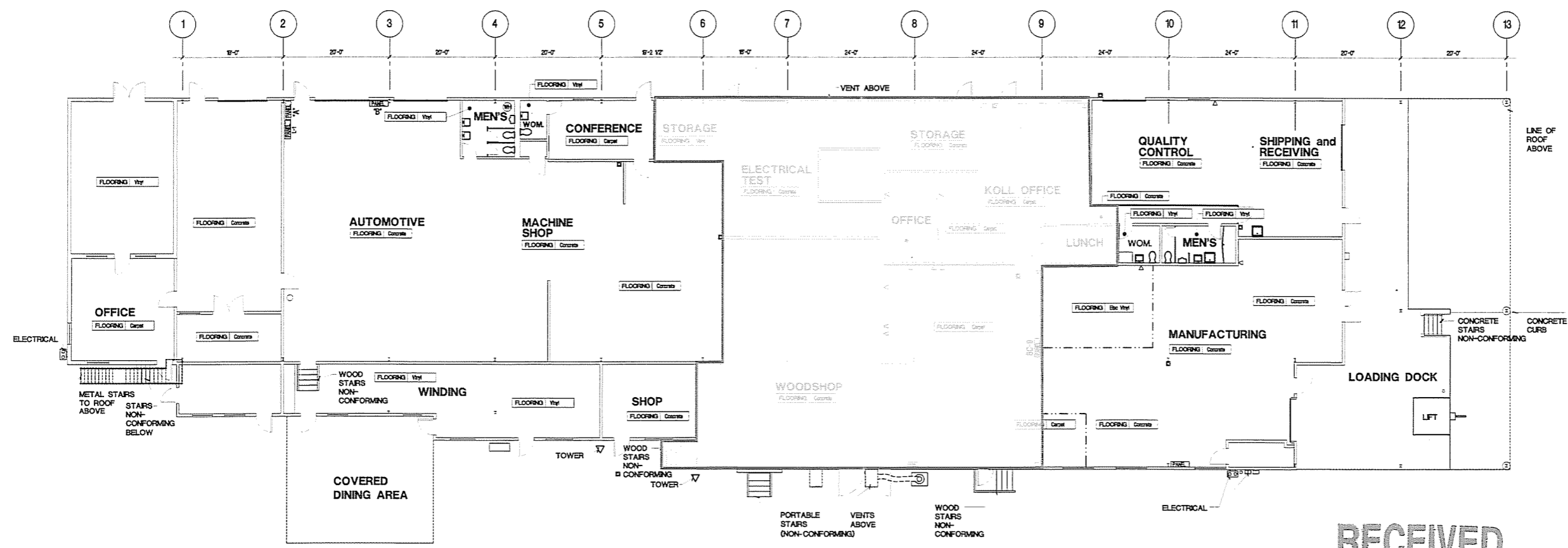
Checked: \_\_\_\_\_

As-Built notes and plans indicated or represented by these changes are issued to you by the property of DesignARC and are intended and approved for use as a reference only for the specific project. None of such plans, drawings or plans shall be used for any other purpose without the written permission of DesignARC. Copyright DesignARC, Inc.

Revision	Description	Date

LEGEND	
[PANEL]	ELECTRICAL PANEL
[I]	COLUMN
[S]	FIRE EXTINGUISHER
[V]	TELEPHONE

**SARES REGIS**  
Utility Building  
Delco Campus  
Goleta, California



**RECEIVED**

FEB 21 2006

City of Goleta  
Building Division

JLS Number: 250421

Drawn: Designer

All design ideas and plans indicated or referenced by these drawings are owned by and the property of DesignARC and every detail and dimension shall be in accordance with the applicable project. None of these ideas, design or plans shall be used for any purpose whatsoever without the written permission of DesignARC.

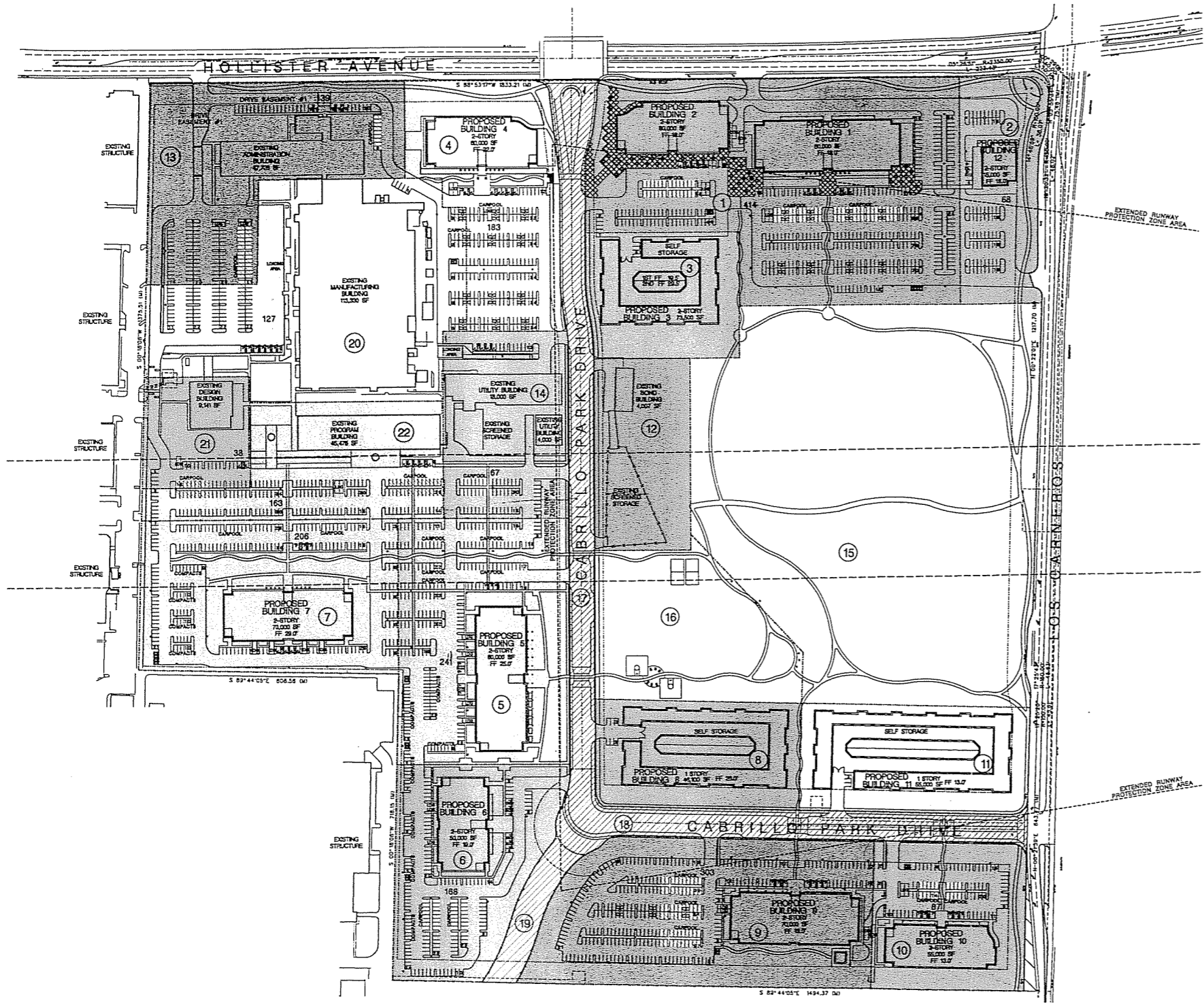
Revision	Description	Date


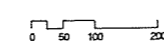
**AS-BUILT PLAN**



**A-1**





  
**P A R C E L P L A N**  


**CABRILLO BUSINESS PARK**  
 ALTERNATIVE 7

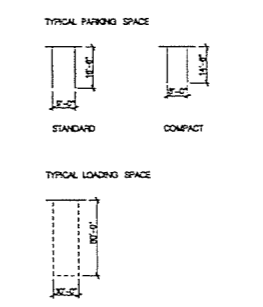
GOLETA, SANTA BARBARA COUNTY, CA  
 SARES-REGIS GROUP

12 APRIL 07 97703.10

LPA  
 207 Camino del Rio East  
 Suite 200  
 San Diego, CA 92108  
 Phone: (619) 594-9900  
 Fax: (619) 594-9901

LOT TABULATIONS								
LOT NO.	USE	BUILDING AREA (SF)	SITE AREA (SF)	ACRES	BUILDING COVERAGE	LANDSCAPE AREA (SF)	LANDSCAPE COVERAGE	
<b>NEW DEVELOPMENT:</b>								
1	BUILDING 1 & 2	MFRMS	140,000	358,200	8.18	15%	±195,000	25%
2	BUILDING 12	MFRMS	15,000	121,527	2.83	7%	±33,210	33%
3	BUILDING 3	MS	73,000	103,747	2.38	35%	±47,228	40%
4	BUILDING 4	MFRMS	80,000	152,360	3.74	18%	±48,833	30%
5	BUILDING 5	MFRMS	80,000	232,777	5.33	17%	±55,805	37%
6	BUILDING 6	MFRMS	60,000	163,801	3.78	15%	±58,840	30%
7	BUILDING 7	MFP	70,000	213,470	4.86	18%	±73,286	34%
8	BUILDING 8	MS	45,000	119,701	2.75	30%	±43,438	30%
9	BUILDING 9	MFRMS	70,000	280,253	5.97	13%	±109,524	42%
10	BUILDING 10	MFP	60,000	123,367	2.83	22%	±35,468	45%
11	BUILDING 11	MS	60,000	133,970	3.07	47%	±47,884	30%
<b>EXISTING DEVELOPMENT:</b>								
20	SCREENED STORAGE / SOAD	MS	4,027	122,364	2.82	4%	±18,736	65%
21	ADMINISTRATION	MFP	47,728	128,515	4.56	12%	±30,460	13%
22	UTILITY	MFRMS	22,000	128,862	2.96	17%	±39,873	23%
23	GREENBELT BUFFER AREA	MS		673,234	15.48		±854,107	60%
24	RECREATION AREA	MS		148,231	3.33		±125,708	67%
25	CABRILLO PARK DRIVE	MFRMS		122,252	2.85		±19,778	30%
26	CABRILLO PARK DRIVE	MFRMS		54,313	1.24		±22,633	28%
27	VACANT PARCEL	MFRMS		24,446	0.56		±24,446	100%
28	MANUFACTURING	MFP	110,000	256,448	6.87	30%	±49,072	30%
29	DESIGN	MFP	3,141	84,742	1.98	14%	±28,305	44%
30	PROGRAM	MFP	45,478	141,113	3.29	18%	±37,209	27%
<b>TOTAL:</b>			666,282	2,981,263	6.80	15%	±1,811,630	40%
<b>PLANNED DEDICATION OF PROPERTY NOT YET MADE:</b>								
<b>OVERALL TOTAL:</b>								

PARKING TABULATIONS						
LOT NO.	USE	PARKING PROVIDED (TOTAL)	(STANDARD)	(COMPACT)	(ACCESSIBLE)	PARKING RATIO (PER 1,000)
<b>NEW DEVELOPMENT:</b>						
1	BUILDING 1 & 2	MFRMS	414	371	32 (3%)	11
2	BUILDING 12	MFRMS	63	63	0	2
3	BUILDING 3	MS	4	4	0	0.05
4	BUILDING 4	MFRMS	153	140	36 (23%)	7
5	BUILDING 5	MFRMS	241	190	54 (22%)	7
6	BUILDING 6	MFRMS	108	122	40 (24%)	8
7	BUILDING 7	MFP	208	190	39 (19%)	7
8	BUILDING 8	MS	6	6	0	0.13
9	BUILDING 9	MFRMS	303	284	12 (4%)	7
10	BUILDING 10	MFP	87	81	0	8
11	BUILDING 11	MS	3	3	0	0.05
<b>EXISTING DEVELOPMENT:</b>						
20	ADMINISTRATION	MFP	136	134	0	5
21	UTILITY	MFRMS	67	63	0	4
22	MANUFACTURING	MFP	127	128	12 (9%)	7
23	DESIGN	MFP	36	36	0	2
24	PROGRAM	MFP	103	158	0	5
<b>TOTAL:</b>						
<b>OVERALL TOTAL:</b>		2,217	1,719	225 (10%)	78	2.32



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 FEB 21 2008  
 City of Goleta  
 Building Division