



Notice Date: July 16, 2020

**NOTICE OF INTENT TO ISSUE  
Cabrillo Business Park Revised Project Clearance  
July 27, 2020 at 5:00 P.M.**

**Cabrillo Business Park Lot 5 Building  
6789 Navigator Way; APN 073-610-038  
Case No. 19-117-PCR-RV-OSP**

**NOTICE IS HEREBY GIVEN** that the Director of Planning and Environmental Review of the City of Goleta **intends to issue a Revised Project Clearance** pursuant to the Cabrillo Business Park (CBP) Specific Plan (City Ord. 13-04) for the following Individual Project described below, on July 27, 2020 at 5:00 P.M.:

**Case No. 19-117-PCR-RV-OSP:** The project includes a Revised Project Clearance (PCR) for one new building and an Overall Sign Plan (OSP) for new signage for Lot 5. The building on Lot 5 was originally approved (16-161-PCR-OSP) to encompasses 23,882-square feet in area. The Revised Project Clearance increases the building area to 26,621 square feet (a 2,739 square foot increase) by enlarging the mezzanine area. The size of the building footprint is not changing.

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 5 (1.93 acres) will consist of a 26,621-square foot, two-story building, that includes an increase of 2,739-square feet to the second story office space mezzanine. In addition, a change to the configuration of the parking lot and circulation system located on the north side of the building is proposed to provide improved circulation between the adjacent buildings. The research and development/office building will have a lot coverage of 24.38%. The building will be 34 feet tall, with a mechanical equipment screening area extending an additional 4 feet, for a total building height of 38 feet. The building will have a floor area totaling 26,621-square feet, as follows: 6,493 square feet manufacturing; 7,145 square feet research and development, 6,864 square feet warehouse, and 6,119 square feet office. 89 parking spaces (21 compact spaces, 4 ADA spaces and 65 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 6, 7, and 9 will be available along the drive aisles adjacent to the northern elevation of the building, as well as the southern property line. Landscape islands will occur within the north, south and east parking lots, with a landscaped employee/lunch area adjacent to the east elevation of the building. A decomposed granite pedestrian path will be located adjacent to the north elevation of the building and provide pedestrian access through to Lots 6, 7, and 9, 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: 24.38% building coverage; 25.85% landscape coverage; 149 parking spaces for employees/visitors are provided; grading volumes, 6,500 cubic yards of cut and 2,300 cubic yards of fill (to be provided from CBP stockpiles).

## Overall Sign Plan (OSP)

Per the CBP OSP, 2 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 Leonard of RAF Pacifica Group, 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 as a result of this project 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](mailto:dmimick@cityofgoleta.org) or Kathy Allen, Supervising Senior Planner, at 805-961-7545 or via email at [kallen@cityofgoleta.org](mailto:kallen@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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