



CABRILLO BUSINESS PARK SPECIFIC PLAN REVISED PROJECT CLEARANCE

Planning and Environmental Review Department
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Case No.: 19-116-PCR Project Address: 250 Coromar Drive A.P.N.: 073-610-010 Zone District: SP-CBP	Planner: Darryl Mimick, Associate Planner Project Name: Decker's Building 3 Storage Mezzanine General Plan Designation: I-S (Service Industrial)
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Planning and Environmental Review issues the Revised Project Clearance for the development described below, based upon the required findings and subject to the attached terms and conditions.

DATE OF PERMIT ISSUANCE: October 5, 2020

BACKGROUND:

Lot 3 of Tract 32,046 within Cabrillo Business Park is 2.19 acres in size and was created through Case No. 37-SB-TM. The Decker's project (Case No. 11-037-DPAM) consisted of 4 new buildings that were approved on June 28, 2011. Building 3 (located on Lot 3), the warehousing and office building, was effectuated by a post-discretionary Land Use Permit (Case No. 12-034-LUP) on July 12, 2012.

PROJECT DESCRIPTION:

Project Clearance

The property's zoning is SP-CBP (CBP Specific Plan), with a sub-zoning of Service Industrial. The General Plan Land Use designation is I-S (Service Industrial).

The applicant proposes revisions to the existing approved Land Use Permit (Case No. 12-034-LUP), specifically, to add a second-story mezzanine for purposes of storage of campus-related needs, for example, desks, chairs, lighting fixtures, file cabinets, archived trade show displays, and archived samples. No products for sale will be stored on the premises, as Decker's California Distribution Center is located in Moreno Valley, CA.

The Project Clearance (Case No. 19-116-PCR) authorizes the below project description. Please note, all Conditions of Approval from (Case No. 12-034-LUP and 11-037-DPAM) stay in full force and effect.

The existing building consists of a 29,970-square foot office/warehousing building, known as Building 3 within Cabrillo Business Park. Building 3 was part of the phased build-out of the previously approved Cabrillo Business Park / Deckers project approved on June 28, 2011 (11-

037-DPAM), and subsequent post-discretionary Land Use Permit (Case No. 12-034-LUP) issued on July 12, 2012.

Building 3 is a one-story, 30-foot tall, 29,970 SF office/warehouse building, with two trash/recycling enclosures, one off-street loading facility space, an interior bike storage room, and an assignment of 60 parking spaces (of 553 total spaces for the Deckers campus). Building 3 contains 5,970 square feet of office space and 24,000 square feet of warehousing space. The applicant seeks approval of an as-built 10,982-square foot interior storage mezzanine that was constructed without permits. The storage mezzanine is located in the southwest portion of the building for campus-related storage needs. Due to the building being located within the Santa Barbara Airport Clear Zone, as previously conditioned through Case No 11-037-DPAM and Case No. 12-034-LUP, Building 3 cannot exceed an occupancy load of 25 people. The proposed interior storage mezzanine would not change the occupancy load of the building or involve an increase to the number of employees in the building. There would be no change to the building footprint as well as no exterior alterations to the building to access the storage mezzanine. Access to the mezzanine would be provided by two, separate, interior stairways; a freight-only elevator (not for employee use/access) would also access the storage mezzanine.

The mezzanine would not result in an increase in PM Peak Hour Trips, as storage for on-campus needs does not generate traffic trips, does not include a warehousing and distribution component, does not warrant the need for additional employees, and does not trigger additional parking requirements.

The resulting 2-story building would be a total of 40,952-square feet, consisting of approximately 5,970-square feet of office space, 24,000 square feet of warehousing, and 10,982 square feet of storage space.

This Project Clearance approves the project description described above and the associated plans stamped issued on October 5, 2020. The Project Clearance was filed by Jessica Kinnahan of Dudek, on behalf of Deckers Cabrillo, LLC, property owner.

Approval:

The Director of Planning and Environmental Review determines that subsequent environmental review for the Revised Project Clearance is not required pursuant to the California Environmental Quality Act ("CEQA"), and approves this Revised Project Clearance for the development described above within the Cabrillo Business Park Specific Plan (CBP SP) area, based upon the required findings and subject to conditions as outlined in the attached Exhibits. These Exhibits are:

- A. Approval Findings
- B. CEQA Evaluation
- C. Conditions of Approval
- D. Consistency Analysis with the CBP SP
- E. Approved Project Plans, dated October 5, 2020

Peter Imhof
Director of Planning and Environmental Review

Date