

**ATTACHMENT A
APPROVAL FINDINGS**

**Decker's Building 3 Storage Mezzanine
250 Coromar Drive; APN 073-610-010
Case No. 19-116-PCR**

1.0 Project Clearance Findings

Pursuant to sections VII.A and VII.B of the Cabrillo Business Park Specific Plan (City of Goleta Ordinance No. 13-04; Case No. 12-163-SP), the Planning and Environmental Review Director finds the following:

- 1.1 *The proposed development conforms to the applicable policies of the General Plan and the applicable provisions of the zoning regulations within the GMC [Goleta Municipal Code].*

As described in Attachment D (Policy Consistency), conditioned in Attachment C and incorporated herein by reference, the project conforms to all applicable provisions of the Cabrillo Business Park Specific Plan. These provisions are consistent with and implement the General Plan and applicable provisions of the City's Inland Zoning Ordinance (GMC Chapter 35, Article III).

- 1.2 *The proposed development is located on a legally created lot.*

Lot 3 of Map 32,046 is a legally created lot (approved through Case Number 37-SB-TM) and has been recorded with City-approved legal descriptions with the Office of the Santa Barbara Clerk-Recorder-Assessor.

- 1.3 *The subject property is in compliance with all laws, rules, and regulations pertaining to subdivisions, permitted uses, design guidelines, development standards, and any other applicable provisions of this Specific Plan, including, without limitation, the Maximum Development Yield.*

As described in Attachment D (Policy Consistency), conditioned in Attachment C and incorporated herein by reference, the project conforms to all applicable policies of the Cabrillo Business Park Specific Plan. In summary, the project will conform to the following:

- Cabrillo Business Park Design Guidelines
 - *Site Design Standards.* The project entails adding an interior storage area only. The footprint of the building will remain un-changed. The storage mezzanine will not change the campus-like configuration of buildings within the Cabrillo Business Park or change the placement of the building's location. Building 3 will remain consistent as set forth by the design guidelines of the Development Plan;
 - *Building Standards.* The interior storage mezzanine will not alter the existing building's facades, architectural projections and claddings, streetscape and massing. Building 3 will remain consistent as set for by the building standards of the Development Plan;

- *Landscape Standards.* The project does not include proposed new landscaping. All existing and previously approved landscaping will remain intact;
 - *Sign Standards.* The project will not alter the existing Overall Sign Plan, as no new signage is proposed.
 - *Lighting Standards.* The project does include proposed new lighting.
 - *Setbacks.* The project will not alter the building footprint or change the orientation of the building. The previously approved building and trash enclosures will continue to conform to the required setbacks.
 - *Building Height.* The project consists of an interior storage mezzanine and will not change the previously approved building height of 30 feet.
- Development Standards
 - *Permitted Uses.* A storage use is permitted on the project site by the CBP Specific Plan.
 - *Parking and Loading.* The storage mezzanine will not require new parking spaces. The project site will continue to require 60 parking spaces (of 553 total spaces for the Deckers campus).

1.4 *The project's vehicle trips would not exceed the Vehicle Trip Allowance (VTA) as set forth in Exhibit CBP-3 of the Cabrillo Business Park Specific Plan (or as modified through a Transfer of Vehicle Trip Allowance).*

The interior storage mezzanine will not generate PM peak hour trips (PHTs) on Lot 3. The project site will remain with an allocation of 9 PHTs and will not result in an increase in vehicle trips beyond the Maximum Cumulative Traffic Trips of 1,078 PM PHT.

1.5 *The project would not (when taken together with other approved Individual Projects) exceed the Maximum Cumulative Traffic Trips.*

As noted above in Finding 1.4, the project will not result in an increase in vehicle trips beyond the Maximum Cumulative Traffic Trips of 1,078 PM PHT. This conclusion takes into account the total sum of VTA's for all approved Individual Projects, as of the date of issuance of this Project Clearance.

1.6 *The necessary Fees, Conditions and Dedications relative to traffic improvements have been scheduled consistent with the provisions of this Specific Plan, including the Cumulative Trip Thresholds.*

The project does not trigger traffic improvements in Table 2 of the CBP Specific Plan that are not already under construction or completed.