

**ATTACHMENT A**  
**FINDINGS OF APPROVAL**  
**The Grange Substantial Conformity Determination and**  
**Preliminary Design Review**  
**250, 260, and 270 S. Storke Road; APN 073-100-032**  
**Case No. 19-0203-SCD-DRB**

The Planning and Environmental Review (PER) Director has reviewed the application materials, and the Design Review Board (DRB) and staff recommendations for Case No. 19-0203-SCD. Based on substantial evidence derived from consideration of the entire record, the PER Director has determined that the following findings for approval can be made for Case No. 19-0203-SC-DRB pursuant to Goleta Municipal Code, Title 17 Zoning Ordinance Sections 17.52.070 Common Procedures, Findings for Approval; 17.52.100 Common Procedures, Changes to Prior Permits and Approvals; and 17.58.080 Design Review, Required Findings.

**1. 17.52.070 Common Procedures Findings**

*Pursuant to Title 17, Section 17.52.070, the Director makes the following Common Procedure Findings:*

- 1.1 *There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.*

The Grange site is currently served by adequate public services, including the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, Southern California Edison, and Santa Barbara County Sherriff. The SCD would not have an effect on the adequacy of these services as these services are already being provided and there is not a proposed increase in the intensity of habitable development on this site with the construction of the new replacement building and patio at 260 S. Storke Road, the new elevators and stairs, and structural and façade improvements at 250 and 270 S. Storke Road, the circulation, parking, and landscaping improvements, and lighting included in the project. These improvements result in 955 additional square feet of building coverage on the site. The project plans have been reviewed by the Santa Barbara County Fire Department and compliance with the conditions set forth in the letter dated April 2, 2019 and any subsequent requirements. Therefore, the project is consistent with this finding.

- 1.2. *The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved as permitted by law.*

The project is consistent with the permitted uses in the implementing Section 17.08.020 Land Use Regulations. Further, the project meets zoning ordinance use and building standards as detailed in the staff report incorporated herein (height, setbacks, landscaping, parking, loading, and design review). The project conforms to Development Regulations for the Community Commercial (CC) zoning district and the Santa Barbara County Airport Land Use Plan (October 1993) as described in the staff report. Therefore, the project conforms with Title 17, zoning regulations. Further, there are no violations known to exist on the project site.

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

A review of the First American Title Insurance Company title report dated January 19, 2021 (File No. 5662202) confirms that title to the estate or interest in the land known as Assessor Parcel Number (APN) 073-100-032, the project site, is vested in Storke Road II, LLC, the project applicant/owner. Further, said parcel is a legally created lot, with easements as shown in Book 19, pages 89 and 90 of parcel maps in the office of the County of Santa Barbara Recorder.

- 1.4. *The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA. (Ord. 20-09 § 5; Ord. 20-03 § 6)*

The City of Goleta is the lead agency for this project pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.). The project has been found exempt from CEQA and a Notice of Exemption can be issued by the Director. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15304(b) New gardening or landscaping and Section 15301(a) Exterior alterations. The existing development is located within the urbanized area and improved with existing commercial land uses and exempt from CEQA consistent with Section 15303(c) New Construction or Conversion of Small Structures for the replacement building and site improvements.

**2. 17.52.100(B) Common Procedures, Changes to Prior Permits and Approvals**

*Pursuant to Title 17, Section 17.52.100, the Director makes the following Changes to Prior Permits and Approval Findings for Substantial Conformity Determination:*

*2.1. The findings required for the original approval must be re-made.*

The findings required for the original approval (Case No. 19-024-DP) can still be made for the amended project, including CEQA findings that have been detailed in the staff report and integrated herein into the findings for Section 17.52.070(A)(4) above. The findings approving Case No. 19-024–DP are attached as Exhibit 1.

*2.2. The change does not conflict with project conditions of approval and/or final map conditions and the change can be effectuated through existing permit conditions. The environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval.*

The change to Case No. 19-024-DP does not result in a use change or increase in building coverage (955 square feet) that would conflict with the original project conditions of approval. The change to the project provides design improvements and additional ADA access, improves compliance with Goleta Municipal Code Title 17 requirements for buildings, circulation, parking, and landscaping as detailed in the staff report and can be effectuated through existing permit conditions.

*2.3 The change will not result in environmental impacts not analyzed or discussed at the time of the previous approval or result in the need for additional mitigation measures and the change does not alter; findings that the benefits of the project outweigh the significant unavoidable environmental effects, if any, made in connection with the original approval.*

The potential environmental impacts related to the proposed project changes in Case No. 19-0203-SCD have been reviewed as detailed in the staff report, are substantially the same as those found for the original approval, including CEQA findings, and have been incorporated herein into the findings for Section 17.52.070(A)(4) above.

- 2.4 *Any revisions to the original project have received Design Review Board approvals for landscaping and structures, if necessary.*

The revised project received Preliminary Design Review at the February 9, 2021 DRB meeting and was determined to be compatible with the City of Goleta design principles, policies and standards for structures and landscaping, as specified in the General Plan and Title 17 Zoning Ordinance and detailed in the staff report and the DRB recommended Design Review Findings in section 3 below.

### **3. 17.58.080 Design Review Findings**

*Pursuant to Title 17, Section 17.58.080, the Director makes the following Design Review Findings:*

- 3.1 *The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

The Substantial Conformity Determination (19-0203-SCD) allows for updated architecture throughout the site including the façade and tower improvements to the two-story concrete/wood buildings at 250 and 270 S. Storke Road and the replacement of the storage building at 260 S. Storke Road. This visual modernization and updated architectural style, as well as improved vehicle and pedestrian access, ADA access improvements including the addition of elevators, and landscaping improvements will result in an overall improved and unique appearance at the site. The bulk and scale of these buildings will be increase slightly with the addition of elevator and stairs towers but remain consistent with nearby buildings including the Target building and surrounding uses. The modest improvements to the on-site circulation and access will enhance compatibility by improving access throughout the immediate Storke Shopping Center, Target, and Marketplace commercial neighborhood.

The structural height of the proposed decorative, 42-foot-high tower at 270 S. Storke Road is consistent with the 20% allowable vertical projection above the 35 feet allowed in the CC zone district. This height increase for architectural elements is provided for such enhancements in Goleta Municipal Code Table 17.24.080

Allowed Projections Above Structures. The new, west-facing architectural façade on the 270 S. Storke Road building will extend to the 35-foot height limit as allowed in the CC zone district. The new elevator towers on 250 and 270 S. Storke are both 29 feet 9 ½ inches high and will be consistent with the 35-foot height limit in the CC zone district. The remaining architectural façades on 250, 260, and 270 S. Storke Road are below the CC zone district height limits.

The replacement of an obsolete structure at 260 S. Storke Road, façade upgrades, improvements to circulation and increasing outdoor areas are consistent within the structural context of the existing and nearby buildings. These changes to the existing Development Plan (Case No. 19-024-DP) will further enhance the site so that the project will remain compatible with the existing commercial neighborhood, with its size, bulk and scale which remains similar to the existing structures and appropriate to the site and the neighborhood.

3.2 *Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.*

The project will not change the site layout of existing buildings or orientation and location of structures, except for adding the elevator/stair towers to 250 and 270 S. Storke Road. The proposed revisions, including the new facades, towers, and storage building at 260 S. Storke Road, and the revised landscaping and circulation, improve and reinforce an appropriate and harmonious relationship of the existing buildings to each other and the continuity of the overall development on the property. Interaction with the public right-of-way at the restriped entry to the project site at the S. Storke and Marketplace Roads intersection has been reviewed by the City and final design will require approval by Public Works.

Therefore, the project will have a beneficial effect on the appearance of the neighborhood as the improvements include new facades that will provide an upgrade to the existing, aged, concrete buildings, parking, safer drive corridors and attractive landscaping islands.

- 3.3 *The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.*

The site plan demonstrates local architectural continuity with façade treatments that increase the harmonious relationship within the three buildings onsite and the adjoining development. The new towers and architectural façade designs for 250 and 270 Storke Road, as well as the new 260 Storke Road building and parking, driveway, and landscaping, avoid excessive variety and monotonous repetition, while allowing similarity of style within the parcel. This is warranted, as these features provide continuity internally while not overly contrasting the updated designs of the Target and Marketplace buildings.

The changes may encourage upgrades to other adjacent buildings as new features attract economic activity.

- 3.4 *There is harmony of material, color, and composition on all sides of structures.*

The new storage building, patio, façades, tower designs, and landscaping improve harmony by integrating new materials, color, presented in a congruous composition as viewed from all sides of the structures from both onsite uses and adjacent uses.

- 3.5 *Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.*

The project façade and new building design are consistent with Section 17.24.170. Screening of rooftop equipment, outdoor mechanical and electrical equipment is well-integrated into the existing rooftop and landscaping areas. The Utility Screening Plan proposes planting to screen utilities at the northwest corner of the project site. Therefore, the outdoor mechanical and electrical equipment will integrate the total design and be screened from public view to the maximum extent possible.

- 3.6 *The site grading is minimized, and the finished topography will be appropriate for the site.*

Minor changes to landscaping planters with addition of swales will provide improved drainage without significantly altering the existing site grading and finish topography. Minimal grading will be needed with the construction of both the elevator towers and the replacement storage building and will be kept to a minimum in order to lessen impacts on the existing on-site and adjacent commercial uses. No import or export of fill material is proposed. The finished topography will remain similar to what it is presently and appropriate for the site.

- 3.7 *Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.*

The project will include a complete update to the landscaping around the existing buildings and parking areas. The new landscaping as shown in the Landscaping Plan will improve the project by providing landscaping in proportion to the site. The proposed plant palette provides for a mix of plants, trees, and groundcovers that will enhance the shade opportunities during the summer months. Lastly, the site has been developed with commercial uses since 1970 and does not have specimen or protected trees and native vegetation.

- 3.8 *The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.*

The proposal updates the existing on-site landscaping and is appropriate for the setting. The changes include installation of new drainage swales, replacement of palm trees with deciduous trees that will increase summertime shade in the parking lot, and replacement of existing planter species with low maintenance grasses and shrubs. The proposed landscaping is in keeping with the designs of the original entitlement and will be upgraded to be consistent with the new requirements of Title 17. When new or rehabilitated landscaping is installed, it is required to contain all required elements of State and City's Water Efficient Landscaping Ordinance (WELO), pursuant to Goleta Municipal Code Section 17.34.020. The project conditions of approval require that the landscaping be maintained for the life of the project and thereby ensuring provision for long-term maintenance of the plant materials.

- 3.9 *All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.*

All exterior lighting is well-designed, appropriate in size and location, and dark sky compliant. Minimal changes are proposed to the lighting approved with the existing entitlement for the whole site. The new exterior lighting proposed for the exterior of 250, 260, and 270 S. Storke Road will be downward-focused, and therefore, dark sky compliant.

- 3.10 *The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.*

The project proposes no alterations to the existing buildings that would affect the privacy of hotel guests at Hilton Garden Inn or the closest residences located approximately 600' to the northwest of the site, given the intervening commercial uses and roadways and modest nature of the proposed changes on the site. Building heights will only increase as a result of the decorative architectural tower and façade projection facing west on the 270 S. Storke Road building. Therefore, the project will not adversely affect privacy, private views, and solar access. consideration of private views and with minimal changes remains protective of solar access off site.

- 3.11 *The proposed development is consistent with any additional design standards as expressly adopted by the City Council.*

The upgrades to the project site are consistent with the Goleta Architecture and Design Standards for Commercial Projects and pertinent zoning and design standards in Title17. Further, the City Council has not adopted any additional design standards applicable to this type of use or the CC zone district.