



April 12, 2021

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Troy White, AICP
TW Land Planning & Development, LLC on behalf of
Marc Winnikoff, Storke Road II, LLP
903 State Street, Suite 202
Santa Barbara, CA 93101

**RE: The Grange Substantial Conformity Determination
250, 260, 270 S. Storke Road; APN 073-100-032
Case No. 19-0203-SCD-DRB**

Dear Mr. White:

You have requested approval of a Substantial Conformity Determination for modifications at the Grange commercial property located at 250-270 S. Storke Road. The request is on the following revisions to Case No. 19-024-DP and responses to DRB comments provided on February 9, 2021:

1. Replacement of the recently demolished utility/pumphouse/equipment storage building addressed as 260 S. Storke Road and reconstruction of a replacement 1,379 SF, 23.5-foot tall, single-story utility/storage building. An uncovered exterior patio measuring 1,323 SF to support patrons of the businesses located in 250 S. Storke Road is also proposed adjacent to the new storage building at 260 S. Storke Road. Food or other services would not be provided to the proposed patio area. As such, no increase in occupancy is proposed in the application. The 19-024-DP project approved the now demolished building, which included a 588 SF, 2nd story mezzanine level above a 791 SF first floor. The new building combines this area into the proposed, single-story, 1,379 SF building.
2. Addition of two, new, ADA-compliant, 71 SF elevator and stairs towers; one at the southeast corner of the 250 S. Storke Road building (28 feet 9 1/2 inches high) and one at the southeast corner of the 270 S. Storke Road building (also 28 feet 9-1/2 inches high).
3. One new, re-designed, second story tower structure (42 feet high) will be added to the northwest end of the building located at 270 S. Storke Road. The proposed decorative tower was not included in the approved 19-024-DP.
4. Exterior façade improvements and replacement second story balconies to both the 250 and 270 S. Storke Road buildings.
5. New, updated, 225 SF enclosure for trash and recycling containers located along the north side of 250 S. Storke Road. The approved 19-024- DP included three (3) exterior dumpsters.


6. Parking lot and landscape refinements, including three (3) new bioswale strip planters and new tree wells will be installed. The proposed new landscape area would encompass 6,645 SF. This would be an increase of 198 SF more than the approved 6,447 SF from 19-024-DP, or from 6.6% to 6.8% landscape coverage.
7. Installation of a brick crosswalk located between the 250 and 270 S. Storke buildings; installation of a brick pedestrian ramp at 250 S. Storke patio area; and ADA access improvements and enhanced paving between 250 S. Storke Road and the new 260 S. Storke Road building.
8. Proposed 120 parking spaces, reducing from the existing 138 spaces, which meets Code requirements.
9. Proposed six (6) ADA parking spaces which is an increase of one (1) ADA parking space, including a new curb cut to facilitate access. Three ADA spaces will be located at the southeast corner of 250 S. Storke Road; two ADA spaces will be located along the east side of 270 S. Storke Road; and one will be located at the south entrance to 260 S. Storke Road. The approved 19-024- DP included three ADA spaces.
10. Installation of 4 bicycle parking spaces, consisting of two spaces adjacent to 270 Storke Road and two spaces adjacent to 250 Storke Road, and removed from the parking lot as recommended by the DRB on February 9, 2021. The approved 19-024-DP did not include bicycle parking.

On April 2, 2021, I took the following action on your application:

1. Adopted the Findings provided as Attachment A, including the findings of Sections 17.52.070 (Common Findings), 17.52.100(B)(2) (Changes to previously approved Projects), and 17.58.080 (Design Review).
2. Approved the Substantial Conformity Determination and Preliminary Design Review Approval (Case No. 19-0203-SCD-DRB), based on the findings provided in Attachment A, subject to the Original Conditions of Approval (Case No. 19-024-DP) in Attachment B; and,
3. Accepted the CEQA Exemption included in Attachment C.

The attached findings, conditions (prior conditions for 19-024-DP), and CEQA Exemption reflect my action.

Sincerely,



Peter Imhof
Planning and Environmental Review Department Director

enc.: Attachment A: Findings
Attachment B: Original Conditions of Approval (Case No. 19-024 DP)
Attachment C: CEQA Exemption
Attachment D: Stamped Project Plans

cc: Case File
Storke Road II, LLP, Property Owner (via email)