



August 2, 2022

Eric Endres  
GP Architecture, Inc.  
5301 N Commerce Avenue, Suite D  
Moorpark, CA 93021

**CITY COUNCIL**

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Michelle Greene

RE: Finding of Substantial Conformity (SCD)  
7418 Hollister Avenue (APN 079-210-065)  
Three New Truck Bays and Associated Landscaping and  
Parking Lot Revisions; Case No. 21-0004-SCD

Dear Mr. Endres:

On August 2, 2022, I reviewed your request for Substantial Conformity Determination (SCD) and determined the project to be relatively minor in nature and consistent with the previously approved Development Plan (18-032-DP) and associated Modification located at 7418 Hollister Avenue. The upgrades to the building and site, currently occupied by Deployable Space Systems Inc. and Curvature Inc., are related to exterior building and site improvements. There are no changes to the building footprint, height of the building, or square footage. The minor approved revisions to Case No. 18-032-DP include the following:

Exterior Building Changes:

- A new loading dock truck pit with three roll-up doors along the east elevation of the building.

Site Changes:

- Minor revision to landscaping at the eastern parking lot area to accommodate truck turning radiuses for the new loading dock pit.
- Minor revision to landscaping at the western edge of the building to accommodate ADA accessibility.
- Reduction to the total number parking lot spaces from 243 to 219 to accommodate truck turning radiuses and ADA accessibility.
- Minor revision to exterior walkways to accommodate ADA accessibility.

The project will not change the existing onsite vehicle circulation; however, the project will provide new truck maneuvering and circulation to accommodate truck turning radiuses to the three truck bays. In order

to accommodate the project, the total number of parking spaces on the lot will be reduced by 24 from 243 spaces to 219 spaces to ensure adequate truck turn radiuses and ADA accessibility. The revised number of parking spaces will continue to meet parking requirements of the Zoning Ordinance. All other amenities associated with Case No. 18-032-DP, such as covered short and long-term bicycle parking, will remain as-is.

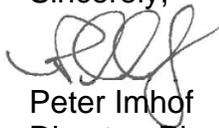
There will be no changes to the approved landscaping and hardscaping percentages, as the landscaping percentage will remain 30% and the hardscaping will remain 40.3%, a zero net increase.

The request for the revisions described above are consistent with the original Development Plan findings for approval, conform to the City of Goleta General Plan policies, and Title 17, the Goleta Zoning Ordinance.

The applicant should be advised that this SCD is based off staff's evaluation of current conditions and policy and environmental issues. To become final, the proposed changes require a Zoning Clearance to finalize this SCD approval. At the time of approval of the Zoning Clearance, all of the required findings must be made. The approval of this SCD does not affect the time limits associated with the originally approved permit.

This project has been determined by the Planning and Environmental Review Department to substantially conform to Case No. 18-032-DP, based upon the information in the attached memorandum. Please contact Darryl Mimick at (805) 961-7572 with any questions regarding this letter. This letter should be presented to the Planning and Environmental Review Department when obtaining your final Zoning Clearance for the revisions.

Sincerely,



Peter Imhof

Director, Planning and Environmental Review Department

Attachment:

SCD Memorandum and Attachments