

Posting Date: March 20, 2023
Decision Date: April 4, 2023

CITY COUNCIL

March 20, 2023

Paula Perotte
Mayor

Maribel Abrica
MG2 Corporation
3333 Michelson Drive #100
Irvine, CA 92612

Kyle Richards
Mayor Pro Tempore

Stuart Kasdin
Councilmember

RE: Substantial Conformity Determination for Costco with
CEQA Notice of Exemption (Section 15301)
7095 Marketplace Drive; APN 073-440-014
Case Number: 22-0005-SCD

James Kyriaco
*Councilmember
District 2*

Luz Reyes-Martín
*Councilmember
District 1*

Dear Ms. Abrica:

CITY MANAGER
Robert Nisbet

The proposed project is a request for a Substantial Conformity Determination (SCD) to the Camino Real Marketplace Development Plan (95-DP-026), which was approved on July 22, 1997 by the County of Santa Barbara.

After the 15-day onsite noticing and website posting date, I intend to approve your request (on April 4, 2023) for a SCD, as outlined below.

Project Description

Applicant proposes to (1) add 828 square feet of interior mezzanine square footage above the existing 829 square foot employee locker room, and (2) make interior improvements to the existing locker room and merchandise pickup area of Costco. The mezzanine square footage is proposed to be used as an additional employee locker room (632 square feet) and a private office (196 square feet). No exterior alterations will occur as part of this proposal. Costco is currently 131,531 square feet with 5,378 square feet of tire center and 1,159 square feet of food service for a total building area of 138,068 square feet. No change to parking as the use is for current employees.

Prior Approvals

On July 22, 1997, Development Plan No. 95-DP-26 was approved to develop 500,000 square feet of major retail and service/entertainment commercial referred to as the Marketplace on 46.78 acres, a 46,504-square-foot indoor ice rink and a 16,656-square-foot outdoor roller hockey rink on 4.80 acres; an active and passive community park encompassing 11.93 acres (effectively relocating the Dos Pueblos Little League fields to this location); a MTD facility on 0.79 acres; 2.64 acres of private roads; parking for a total of 2,973 automobiles, and associated landscape and lighting improvements. The existing Costco Building (approximately 137,000 sq. ft.) was part of the original 500,000 sq. ft. of retail approved under 95-DP-26.

On July 8, 2002, Land Use Permit 02LUP-00000-00701 for tenant improvements within a 1,071-square-foot portion of the original Camino Real Marketplace development (95-DP-026) was issued for Ocean Floor retail store, which is now currently occupied by BevMo.

On September 22, 2008, Development Plan No. 08-075-DPAM was approved to construct a 7,770-square-foot addition to an existing 24,010-square-foot building previously occupied by CompUSA, and currently occupied by Best Buy, and to eliminate 31 parking spaces.

On July 1, 2010, a Land Use Permit was issued that allowed the Santa Barbara Farmers Market to occupy 49 existing shopping center parking spaces on Thursdays. The Market operating hours are from 3:00 pm to 6:30 pm with set up starting at 1:00 pm and clean-up finishing by 7:30 pm.

On August 11, 2014, a Land Use Permit was issued allowing removal and replacement of three existing panel antennas, one GPS antenna and other associated equipment, such as cabinets, junction boxes, and cables for telecommunication facilities.

Since construction and occupancy in 1998, multiple tenant improvements have been approved and implemented within the Costco Building, such as a Hearing & Vision Center remodel, food court remodel, Dairy Cooler upgrades, rotisserie oven upgrades, pharmacy remodel, mechanical upgrades, and solar panels.

General Plan Consistency

The land use designation (General Plan/Coastal Land Use Plan and zoning) on the property is Regional Commercial (CR) with an adopted Specific Plan, namely the Camino Real Marketplace Specific Plan, which is on file with the City of Goleta. There is no change of use proposed with the additional square footage and the existing use is consistent with the goals and policies of the General Plan. The addition is considered minor in scale and will continue to meet the applicable performance standards that apply to the original approvals under 95-DP-026, 95-SP-001, 95-GP-001, 95-RZ-006, 95-CP-061, 95-CP-062, 96-CP-004, 95-LA-014, and TM 14,383 processed under the County of Santa Barbara. The SCD has no negative visual, noise, habitat, or transportation effects given the minor nature of the improvements, which utilize existing building

volume to create additional square footage without changing the footprint of the building. All the modifications will occur inside the existing commercial retail building. Further, the proposed modification is to create more administrative and employee space and is not adding additional customer amenities/services.

Therefore, the project will remain consistent with the GP/CLUP Land Use, Open Space, Transportation, Visual Resources, and Conservation Elements because no visual changes are occurring, and the improvements will not change or intensify the existing, permitted use, given the nature of the improvements. In January 2023, the Santa Barbara County Associations of Governments, acting as the Airport Land Use Commission (ALUC), adopted the Santa Barbara Airport Land Use Compatibility Plan (ALUCP). The Compatibility Plan addressed potential airport compatibility impacts related to four specific airport-related factors/layers: 1. Noise; 2. Safety; 3. Airspace protection; and 4. Overflight. The project is compatible with the ALUCP as there will not be any change in how the existing building experiences any of the four airport-related factors listed. The project is an interior addition and the users of the building will experience the same level of aircraft noise, safety standards, and overflight as is currently experienced. Further, no additional people per acre will be added as part of this project since no additional employees will be added and the building will not be increased in height. The addition creates additional square footage from the existing volume within the building. The changes will occur only within the interior of the building and airspace protection and overflight will not be altered. Lastly, on March 8, 2023, ALUC staff indicated that this project would be exempt from further ALUCP review, given the nature of the project.

Zoning Regulations Consistency

Title 17 designates the site as Regional Commercial (CR) (Title 17 Chapter 17.08) in the Inland area of the City. The Regional Commercial district is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, region, and traveling public. The existing conditions are consistent with the regulations of the Regional Commercial (CR) zone, namely: the existing and proposed structures do not exceed the height limit of 35'; the development does not exceed the maximum lot coverage as there is none specified for the CR zone; and all structures are located outside of the required setbacks. Landscaped buffers are located around the entire Marketplace along Hollister Avenue and Storke Road with an average of 50 feet in width. The parking areas and drive aisles are heavily landscaped to provide screening and shade. In total, landscaping for the Marketplace is 7.14 acres, or 15.3 percent of the Marketplace site. As the proposed additional square footage is created by using existing volume within the building, there are no changes to any of the above-mentioned development standards. Table 1 below outlines the project's consistency with the CR development standards.

Table 1 - Development Standards Consistency

ZONING DISTRICT STANDARD	REQUIRED	APPROVED PLAN	PROPOSED	CONSISTENT YES/NO
Front Yard Setback	20 feet	60 feet	No Change	Yes
Street Side Setback	Lots 100 feet or more in width: Same as required front setback The lot width is approximately 700' wide.	60 feet	No Change	Yes
Rear Yard Setback	10 feet	60 feet	No Change	Yes
Building Height	No building or structure shall exceed a height of 35 feet	35 feet maximum height	No Change	Yes
Landscaping	5%	15.3% of the Camino Real Market place is landscaped	No Change	Yes

The proposed changes do not affect building coverage, building heights, structure setbacks, etc., and are consistent with Goleta Municipal Code Section 17.52.100(B) (Changes to Prior Permits and Approvals), requiring a SCD. Further, the proposed changes that are the subject of this SCD meet or exceed the applicable development standards outlined in Section 17.08.030 for the CR zoning district. The proposed changes are consistent with the Camino Real Marketplace Specific Plan on file with the City of Goleta.

Environmental Review

The changes represented by the SCD will not create additional traffic trips or parking needs as no additional employees will be added, nor result in any new impacts not already addressed in the previously prepared environmental documents. The proposed development does not result in changes to previously identified impacts, nor result in any new significant impacts, and since the changes to the project are considered minor, the previous CEQA findings can be re-made and a Notice of Exemption for the revised project would be the appropriate environmental documentation.

The City of Goleta, as the lead agency for this project, has found the proposed changes to be 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 15301 (Existing Facilities) since the proposed project includes repair and maintenance of existing structures of a developed site.

The existing improvements are within the CR (Regional Commercial) land use and zoning designation and the adopted Camino Real Specific Plan. The proposed project involves minor building improvements to provide more area for their employees and an improved merchandise pickup area. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

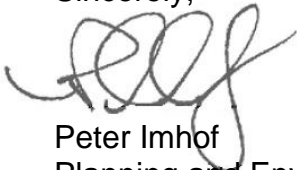
Conclusion

As outlined in Attachment A (Findings), the proposed project does not conflict with the original project conditions, does not alter project findings, does not result in significant site alterations that create the potential for environmental impact, and is within the guidelines established for Substantial Conformity Determinations. Therefore, the above project description is in substantial conformity with its Development Plan. Furthermore, the project changes are consistent with the City's General Plan/Coastal Land Use Plan and zoning ordinance.

Please be advised that this Substantial Conformity Determination is based on staff's evaluation of current conditions, policies, environmental issues, and attached findings. If after the fifteen-day notice period no public controversy is forthcoming, I will be able to approve the SCD and issue an approval letter. To become effective, the proposed changes require an effectuating Zoning Clearance following the SCD approval and its 10-day appeal period.

Please contact the Project Planner, Associate Planner Christina McGuire, at (805) 961-7566 with any questions regarding this letter.

Sincerely,



Peter Imhof
Planning and Environmental Review Director

- Attachments
- A – Findings
- B – Notice of Exemption
- C – Project Plans

cc: Case File
Christina McGuire, Associate Planner
Mary Chang, Supervising Senior Planner
Lisa Prasse, Current Planning Manager
Kim Schizas, Wynmark