



Posting Date: April 13, 2023
Decision Date: April 28, 2023

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Robert Nisbet

April 28, 2023

Walter Grey
Shubin Donaldson
414 A Anacapa St, #101
Santa Barbara, CA 93101

RE: Finding of Substantial Conformity (SCD)
301 Mentor Drive (APN 071-040-079)
Google Backup Generators & Site Improvements
23-0001-SCD

Dear Mr. Grey:

The Director of Planning and Environmental Review has designated the decision making for this SCD to me, Lisa Prasse, the Current Planning Manager. After the 15-day onsite noticing and website posting date, I intend to approve your request (on April 28, 2023) for a Substantial Conformity Determination (SCD) as outlined below.

The proposed project is a request for a Substantial Conformity Determination to the previously approved Development Plan (97-DP-24), as amended by an associated Amendment (97-DP-24 AM01), a Substantial Conformity Determination (97-DP-24 SCD01), a subsequent Substantial Conformity Determination (18-048-SCD), and another Substantial Conformity Determination (21-0003-SCD).

This SCD is consistent with the Development Plan, associated Amendment, and Substantial Conformity Determinations to the existing property, Google building, and site at 301 Mentor Drive. The proposed upgrades to the Google site include converting space inside the existing 2-story office building to laboratory space, constructing a new utility area with visual screening adjacent to the eastern side of the existing building, a new 384 SF detached prefabricated workshop surrounded by a security fence, 3 new rooftop HVAC units, and 8 new backup

generators at the south side of the existing building. There will be removal of seven Melaleuca trees from the east side of the building where the new lab pad will be located. To compensate for this removal, the applicant is proposing to add screening trees along Mentor Drive, with Arbutus 'Marina', Heteromeles arbutifolia, Umbellularia californica, or Lyanthamnus floribundus. This is intended to enhance the screening element from Mentor Drive to the building.

The new backup generators, utility yard, and workshop will reduce the total number of parking spaces from 212 to 203. However, with the conversion of office space to laboratory space, the new amount of required parking is lowered to 183 spaces, which the proposal exceeds.

There are no proposed changes to the other existing site amenities, such as the basketball court, the sand volleyball court, the exterior patio area with BBQ, and the koi pond.

The request for the changes described are consistent with the original development plan findings for approval (Attachment D).

1. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.

The 6.13-acre site is adequate for the interior renovation, 8 new backup generators, new exterior utility yard, a detached prefabricated workshop, and the removal of 7 non-native trees.

2. That adverse impacts are mitigated to the maximum extent feasible.

The project is limited to interior improvements to the existing building, 8 new backup generators, new exterior utility yard, a detached prefabricated workshop, and the removal of 7 trees. The project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The project is not located in or near an environmentally sensitive habitat area. The changes proposed as part of this SCD will not create additional traffic trips or parking needs, nor result in any new impacts not already addressed in the previously prepared environmental documents (88-EIR-19, 98-ND-2).

3. That streets and highways are adequate and properly designed.

4. That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

The existing public services such as roads, highways, fire protection, water supply, sewage disposal, and police protection are adequate to serve the proposed development which is limited to a tenant improvement, small accessory structures, and the removal of 7 non-native trees.

5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.

The subject parcel is zoned for Office and Industrial use (OI) and is surrounded by OI parcels. The originally approved uses on the property remain the same and the proposed development does not change the approved use for the site or negatively impact surrounding parcels or their uses, which remain OI, and the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.

General Plan and Zoning Consistency

The land use designation (General Plan/Coastal Land Use Plan and zoning) on the property is designated OI (Office Institutional). The current use of the site by Google remains consistent with Figure 2-1 of the City's Land Use Plan and the Office Institutional (I-OI) land use designation, which allows "moderate density business and professional office" and "research and development". The proposed development and site changes of this SCD remain consistent with the goals and policies of the General Plan as the revisions are considered minor in scale and will continue to meet the applicable performance standards that apply to the original 97-DP-24 approvals.

Original conditions requiring provision of transit access for employees, lighting requirements consistent with 'dark sky' criteria, and noise controls will continue to apply. The minor reduction in parking would have a negligible effect. The new fenced utility yard, generators, and detached workshop have no negative visual impact as determined by the Design Review Board on March 28, 2023. While the project proposes to remove seven Melaleuca trees from the east side of the building where the new lab pad will be located, the applicant is proposing to add screening trees along Mentor Drive, with *Arbutus 'Marina'*, *Heteromeles arbutifolia*, *Umbellularia californica*, or *Lycium floribundus* to enhance the screening element from Mentor Drive.

There are no negative transportation impacts since the proposed development reduces parking, and the minimum parking requirement is met without affecting circulation or other transportation criteria. This location and use of the site for research and development is consistent with the General Plan Land Use Element. Therefore, the project will remain consistent with the GP/CLUP Land Use, Transportation, and Visual Resources Elements.

The proposed change in building coverage is consistent with Goleta Municipal Code Section 17.52.100 (B) (Changes to Prior Permits and Approvals), requiring an SCD. Adding a 384 SF detached prefabricated workshop will not result in an increase of 1,000 SF or more than 10 percent of building coverage of new structures over the existing approved building square footage that would necessitate processing a development Plan Amendment pursuant to Goleta Municipal Code Section 17.52.100(C) (Changes to Prior Permits and Approvals – Amendments). Further, the proposed changes that are

the subject of this SCD meet or exceed the applicable development standards outlined in Section 17.09.030 for the OI zoning district.

Design Review Board

The Design Review Board (DRB) initially reviewed the project on March 28, 2023 with comments regarding the mirrored façade and generator color choices. On April 11, 2023, the DRB granted preliminary approval. The DRB findings are provided in Attachment A, Exhibit A.

Environmental Review

The original development plan was approved with a certified EIR (88-EIR-19) and a Negative Declaration (98-ND-2) was adopted for subsequent amendments. The changes in this SCD will not create additional traffic trips or parking needs, nor result in any new impacts not already addressed in the previously prepared environmental documents. Since the changes to the project are minor and necessitated by the need to facilitate effective use of the building site, the previous CEQA findings can be remade and an exemption for this revised project would be the appropriate environmental documentation.

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15301(a) and 15303(e).

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) because the project is requesting a Substantial Conformity Determination to make renovations to an existing research facility with new generators, a 384 square foot detached prefabricated workshop, and a new utility yard.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; renovations to an existing research facility is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site does not contain hazardous waste

and is not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

This project is exempt from further review under the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15301(a) Existing Facilities and Section 15303(e) New Construction or Conversion of Small Structures.

Conclusion

As outlined in Attachment A and given that 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, the above project description is in substantial conformity with Development Plan 97-DP-24, associated Amendment 97-DP-24 AM01, and Substantial Conformity Determinations 97-DP-24 SCD01, 18-048-SCD, and 21-0005-SCD. Furthermore, the project changes are consistent with the City's General Plan/Coastal Land Use Plan and zoning ordinance.

You should be advised that this Substantial Conformity Determination is based on staff's evaluation of current conditions, policies, environmental issues and attached findings. 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, Travis Lee, at (805) 562-5528 with any questions regarding this letter.

Sincerely,



Lisa Prasse, AICP
Current Planning Manager

Attachment:

- A - Findings with Exhibit 1 (DRB Findings)
- B - NOE
- C - Project Plans
- D - Original Findings 97-DP-24