

**ATTACHMENT 1
FINDINGS
CASE NO. 24-0001-TEX
&**

**ATTACHMENT B
FINDINGS
Storke Plaza As -Built Development Plan with Modifications
250, 260, 270 Storke Road; APN 073-100-032
Case No. 19-024-DP**

1.0 As-Built Development Plan Findings

Pursuant to Goleta Inland Zoning Ordinance (“Zoning Ordinance”) Sections 35-317.7 for Development Plan Findings, the Planning and Environmental Review Director finds the following:

- 1.1. *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 site is already developed and there will be no expansion to the existing uses or buildings onsite. The configuration, square footage and uses associated with the existing habitable buildings and non-habitable building will remain the same. The minor improvements proposed will be accommodated within the development footprint already present on the project site. With the minor improvements and approval of the modifications to the setbacks, the site will be consistent with the applicable development standards. The modifications are required as a result of the placement of the existing building and parking areas. The added stop signs and the restriping of the driveways will improve vehicular traffic onsite as well as traffic entering and exiting the site. The added landscape islands at the end of the parking islands will improve site aesthetics by helping to screen parking areas. All other aspects of the development will remain the same. Therefore, the project site continues to be adequate in size, shape, location, and physical characteristics to accommodate the existing and proposed changes.

- 1.2. *That adverse impacts are mitigated to the maximum extent feasible.*

There are a few changes to the original site layout that trigger the proposed As-Built DP, which is exempt from environmental review pursuant to CEQA Guidelines Sections 15304(b) (new gardening or landscaping) and 15301(a) (Exterior alterations). The existing development is located within an urbanized area with commercial land use and zoning designations. The proposed As-Built DP will facilitate minor changes to the site to improve compliance with current development standards. There are no changes to or expansion of the existing uses occurring with the habitable and non-habitable buildings on site. The property will continue to be served by existing streets and services and will not adversely impact the level of service as a result of the changes. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

1.3. *That streets and highways are adequate and properly designed.*

The subject property is accessed from Storke Road and Hollister Avenue. As there is no proposed change to the existing uses or proposed increase in building square footage, the project will not increase the demand on nearby streets and highways. Also, the existing driveways on Storke Road will be restriped to provide for clearer ingress and egress.

1.4. *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 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 As-Built development plan and minor landscape and circulation changes to the project would not have an effect on the adequacy of these services. The As-Built DP project plans have also been reviewed and approved by the Santa Barbara County Fire Department. As such, the project is consistent with this finding.

1.5. *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 areas.*

The project is not detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. The landscape improvements would provide for an aesthetically pleasing design for the site and, hence, the neighborhood. The proposed changes to the site and landscaping are minor and will not alter the site's overall compatibility with the surrounding development. Also, there are no proposed changes to or expansion of the existing uses onsite. Therefore, the project and site design are compatible with the commercial character of the neighborhood.

1.6. *That the project is in conformance with 1) the General Plan and 2) the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-306.7.*

The project meets the General Plan consistency, and zoning ordinance requirements, with approval of proposed modifications, as identified in the staff report. Such policies include protection of environmentally sensitive resources, community aesthetics and visual quality, mitigation of noise impacts, and provision of adequate parking, vehicular circulation, infrastructure and services to serve the proposed project. The reference to Section 35-306.7 (Limited Exception Determination Findings) is not applicable to the project as the project is not an industrial, public works, or energy-related project. Also, subject to the approval of

the As-Built Development Plan, the project will be legal and conforming due to the presence of the development plan with approved modifications.

- 1.7. *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The project is not in a designated rural area.

- 1.8. *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

There are no easements for public access on the property.

- 1.9. *That the modifications to the general setback requirements are justified.*

The two modifications requested are a result the existing approved development as approved by the County of Santa Barbara in 1977. As a result, the modifications are requested to address the existing legal non-conforming status of the development. No new modifications are being requested as a result of the minor site improvements. The two setback modifications are to allow required parking to encroach into the south side setback and for the buildings to encroach into the front setback. The parking will encroach 3 feet in to the southern side setback. Given the tie in with the parking on the adjacent property the encroachment of parking into the side yard setback back allows for more efficient use of the overall parking area. The buildings including the patios and second story walkways will encroach approximately 10 feet into the front setback. In addition, the existing patios along the street help to provide pedestrian access to the area and soften the placement of the existing buildings. Therefore, the modifications to this setback requirement are justified.

2.0 CEQA Findings

The Planning and Environmental Review Director hereby finds the proposed As-Built DP is categorically exempt pursuant to 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 § 15304(b) (New gardening or landscaping) and § 15301(a) (Exterior alterations).

The existing development is located within an urbanized area with commercial land use and zoning designations. The proposed As-Built DP will make minor changes to the site landscaping through the addition of landscape islands at the end of the parking lanes. The proposed project will also improve onsite pedestrian circulation and ingress and egress from the site, by adding stop signs, providing pedestrian cross walks, and restriping the existing driveways. No new square footage is proposed. There are no

proposed changes to the use of the building onsite. The property will continue to be served by existing streets and services and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.