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Onsite Sign Posting Date: July 11, 2024
Director Decision Date: July 26, 2024

July 11, 2024

Nicole Biergiel
Suzanne Elledge Planning and Permitting Services, Inc.
1625 State Street #1
Santa Barbara, CA 93101

RE: Substantial Conformity Determination
Patterson Associates Site and New Building Minor Changes
Lot 2 of Final Map 32,006
23-0006-SCD

Dear Ms. Biergiel:

The proposed project is a request for a Substantial Conformity Determination (SCD) to the previously approved Development Plan (21-0003-DP). After the 15-day onsite notice and website posting date, I intend to approve your request on July 26, 2024, for a SCD, as outlined below.

Applicant Request

The applicant for the approved project at the future Seymour Duncan site and new building is requesting minor changes to Case No. 21-0003-DP to facilitate the following:

- Reduction of the approved floor area from 13,620 square feet to 11,668 square feet for a reduction of 1,952 square feet.
- Reduction of the number of Electric Vehicle (EV) parking spaces from 5 to 4 based on floor area reduction.
- Increase in parking spaces from 128 parking spaces to 134 parking spaces.

- Minor changes to landscaping and parking lot improvements to accommodate change in number of parking spaces on site.

The proposed minor changes are consistent with Goleta Municipal Code Section 17.52.100(B) (Changes to Prior Permits and Approvals), requiring an SCD. Further, the proposed minor changes subject to this SCD meet or exceed the applicable development standards, including number of EV parking spaces, and total parking spaces, outlined in Section 17.07.030 for the OI zoning district, and Section 17.38, Parking and Loading Requirements.

The existing parcel (Parcel A of Final Parcel Map 14,376), located at 5383 Hollister Avenue, the three new parcels (Lots 1-3 of Final Parcel Map 32,006), and the associated approved entitlements are regulated by an existing shared parking and access agreement, recorded Reciprocal Easement Agreement Document #2007-0048962. The recorded easement will continue to be applicable to Lots A and 1-3. The parking easement allows for all the parcels to share the parking and meet City standards as one office complex instead of as individual parcels.

The Project will continue to accommodate permitted uses and parking consistent with §17.09.020 and §17.38.040 of the City’s Zoning Ordinance, including but not limited to office, business services, warehousing, and research and development uses that require at least 1 parking space per 300 square feet. Table 1 provides a comparison of the initially approved floor area versus the new proposed floor area. Table 2 provides the number and location of vehicle parking spaces approved versus what’s proposed, and Table 3 provides the number and location of EV charging stations approved versus what’s proposed. The proposed number of parking spaces, including the number of EV charging stations, is consistent with the minimum requirements of the parking regulations within the City of Goleta Zoning Ordinance.

Table 1: Floor Area

Lot	FLOOR AREA	
	Approved (GSF/NSF)	Proposed (GSF/NSF)
A	N/A	No Change
1	N/A	No Change
2	14,000 / 13,620	12,017 / 11,668
3	34,002 / 33,166	32,296 / 31,216
Total	48,000 / 46,786	44,313 / 42,884

Table 2: Total Vehicle Parking

Lot	PARKING			
	Approved Project		Proposed Project	
	Required	Provided	Required	Provided
A	270	244	270	231
1	228	216	228	210
2	46	128	39	134
3	111	67	105	67
Total	655	655	642	642

Table 3: EV Charging Spaces

Lot	EV SPACES			
	Approved Project		Proposed Project	
	Required	Provided	Required	Provided
A	27	28	0	0
1	23	24	23	23
2	4	5	4	4
3	11	12	11	11
Total	65	69	38	38

Background

On June 27, 2022, the Planning Commission approved Case No. 21-0005-SUB, a Tentative Parcel Map (TDM) approving the subdivision of existing Lot B of Parcel Map 14,376 into three parcels. These lots are now known as Lots 1-3 of Final Parcel Map 32,006. Associated with the TDM, was the approval of two Development Plans on new Lot 2, and new Lot 3, and a Development Plan amendment for new Lot 1.

New Lot 2 (Development Plan Case No. 21-0003-DP) consisted of new 14,000-square foot building and a 156-square foot trash enclosure. The 1-story building was 20 feet, 6 5/8 inches in height and was to be as a “built to suit” building for allowed uses within the district, primarily related to business services and professional services. Primary access will continue to be from South Patterson Avenue and the building would be located towards the middle northern portion of the lot. The primary entrances of the building

would be located on the east and south elevations through an entry plaza and associated landscaping.

General Plan and Zoning Consistency

The land use designation (General Plan/Coastal Land Use Plan) on the property is OI (Office and Institutional). The approved uses approved by the Planning Commission on June 27, 2022 are not proposed to be changed and remain consistent with Figure 2-1 of the City's Land Use Plan and the OI) land use designation. The original conditions regarding the future Seymour Duncan building will continue to apply and will not be changed. The proposed improvements of this SCD remain consistent with the goals and policies of the General Plan as the revisions are considered minor in scale. The project will continue to meet the applicable performance standards and conditions of approval to the approved Development Plan (Case No. 21-0003-DP). The approved building will continue to comply with the 35-foot maximum building height and the maximum 30% lot coverage.

Environmental Review

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, 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 15304(b) and a Notice of Exemption is proposed.

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(a) and 15304(b) because the applicant proposes minor exterior alterations to allow for the reduction of floor area, and minor parking and landscape improvements.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply to the project. The exceptions set forth in State CEQA Guidelines Section 15300.2(a), Location. Class 1 and 4 are qualified by consideration of where the project is to be located, as the project is not located in and will not have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to federal, state, or local law. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; revised landscaping and site improvements are not considered 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's site does not contain any identified significant cultural resources.

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 15304(b) Minor Alterations to Land.

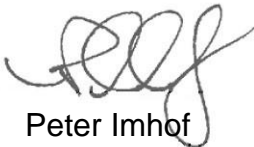
Conclusion

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 an environmental impact, and is within the guidelines established for SCD's, the above project description is in substantial conformity with Development Plan (21-0003-DP). Furthermore, the project changes are consistent with the City's General Plan/Coastal Land Use Plan and zoning ordinance.

Please be advised that this SCD 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, Darryl Mimick, at (805) 961-7572 with any questions regarding this letter.

Sincerely,



Peter Imhof
Director, Planning and Environmental Review Department

Attachments:

- A - SCD Findings
- B - NOE
- C - Project Plans
- D- Comparison Plans
- E - 21-0003-DP COAs