



**Zoning Administrator  
Staff Report**

**Agenda Item B.2  
Meeting Date: August 27, 2024**

**DATE:** August 27, 2024  
**TO:** Peter T. Imhof, Zoning Administrator  
**FROM:** Christina McGuire, Associate Planner  
**SUBJECT:** Proposed Tentative Parcel Map  
110, 130, 150 Castilian Drive; APN 073-330-016;  
Case No. 22-0001-SUB

**RECOMMENDATION:**

1. Accept the CEQA Notice of Exemption provided as Attachment 1
2. Adopt the Tentative Parcel Map and CEQA Findings provided in Attachment 2, subject to the conditions included in Attachment 3.
3. Approve the Tentative Parcel Map provided as Attachment 4.

If the Zoning Administrator takes any action other than the recommended action, refer the matter back to staff for the preparation of appropriate findings and conditions.

**PROPERTY OWNER**  
Majestic Industrial Park Castilian, LLC  
Property Owner  
5142 Clareton Drive, Suite 200  
Agoura Hills, CA 91301

**AGENT**  
Steve Welton, SEPPS  
Agent  
1625 State Street #1  
Santa Barbara, CA 93101

**REQUEST SUMMARY:**

This is an application for a Tentative Parcel Map (TPM) to subdivide an existing 4.07-acre parcel into three parcels. The current 4.07-acre parcel has three commercial buildings and 207 parking spaces. The intent is to create a single parcel for each building. Table 1 lists the parameters of the proposed new parcels.

**Table 1  
Parameters of Proposed Tentative Parcel Map**

Proposed New Parcel No.	Area in Acres (gross)	Building Size (existing)	Parking Spaces
1	1.67	13,087 SF	98
2	1.34	13,560 SF	53
3	1.06	14,248 SF	56

The subject property owner has requested approval of a TPM to divide one parcel (Lots 4 and 5, as shown on Tract 13,072) into three parcels and acceptance of a Notice of Exemption (NOE) relative to the TPM. The site is located in the central area of the City, north of Hollister Avenue and south of Highway 101. Chapter 16.02 of the Goleta Municipal Code establishes the process and standards for Tentative Parcel Maps.

## **JURISDICTION**

The Zoning Administrator is authorized to hear this request pursuant to the Goleta Municipal Code, Title 16 (Subdivisions), Chapter 16.01.060(A)(1). The Zoning Administrator is the final City decision-maker for the project requests relative to the components within the City's purview, unless this decision is appealed to the City Council.

## **BACKGROUND**

The subject site is currently one parcel, which encompasses three buildings addressed as 110 Castilian Drive, 130 Castilian Drive, & 150 Castilian Drive, Goleta, CA 93117, as stated above. The parcel's land use designation is identified as (I-BP) Business Park in the City of Goleta's General Plan and the property is zoned Business Park (BP). The site is currently developed with three office buildings, with sizes ranging from 13,087 to 14,248 sq. ft., and associated parking areas and landscaping. The site was originally created as two lots, Lots 4 and 5 of Tract Map No. 13,072 recorded in Book 124, Pages 4 through 9. A Voluntary Merger was recorded in 1994, which created one lot as it exists today (Instrument No. 94-020142, Official Records).

The Castilian Technical Center was originally approved on June 1, 1988 by the Santa Barbara County Planning Commission as part of a Development Plan with 10 buildings for light industrial and office use across five separate parcels. The subject parcel has 3 buildings on it and is referred to as Phase 1 in the Development Plan application. The development was found consistent with the County's Comprehensive Plan and the Zone District Requirements of the M-RP Zone district, including height, setbacks (except signs), building coverage, landscaping, and parking. The project had an Environmental Impact Report prepared under 88-EIR-10, and the Phase 1 portion of the project was identified to result in Significant Unavoidable Class 1 impacts in the area of short-term air quality impacts during construction. The placement of the buildings was consistent with the applicable standards in effect at the time of construction, and has become non-conforming overtime as jurisdictions have changed, and setback and Streamside Protection Area standards have been adopted since 1988.

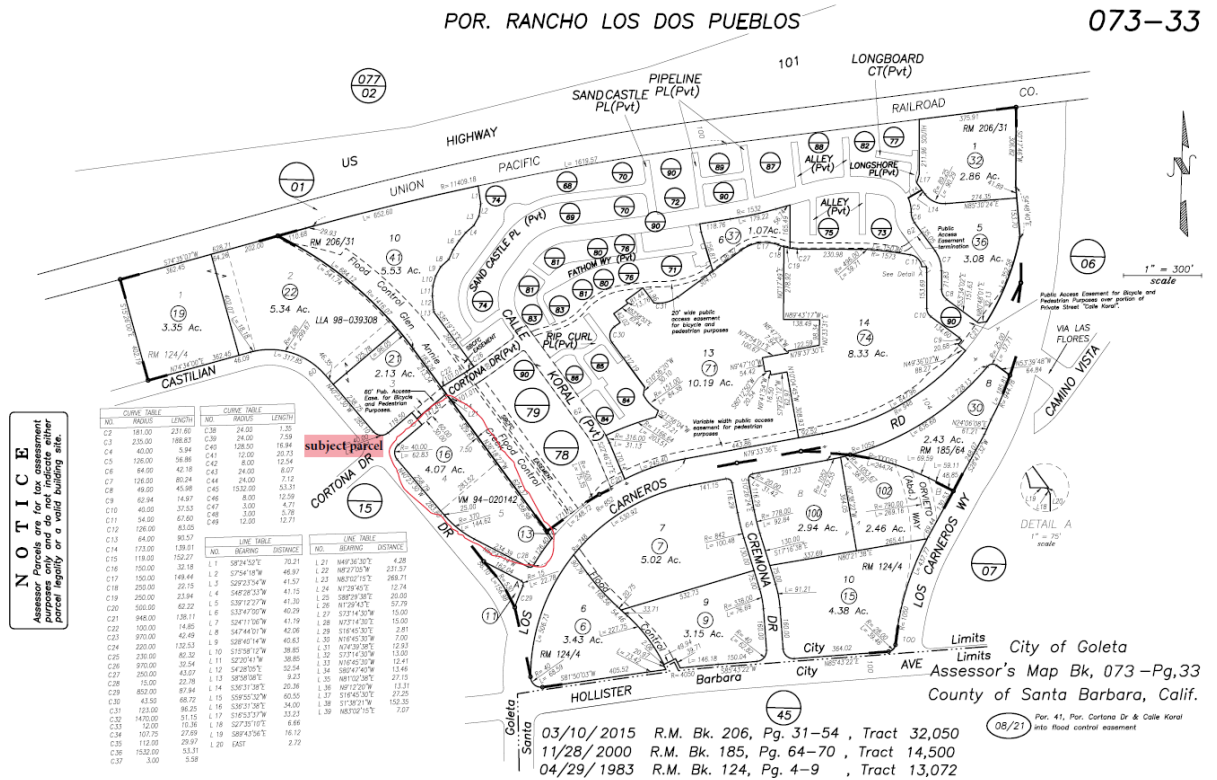
The applicant is proposing to divide the parcel into three new parcels, with one building on each lot. There is no proposed structural development associated with this project and the existing setbacks from Cortona Drive, Castilian Drive, and from the adjacent creek will remain the same. The development was approved through a Development Plan in effect prior to the City's incorporation and, although it does not meet the current BP zoning district standards with respect to setbacks, landscape coverage, and Streamside Protection Buffer, Section 17.36.020(D) specifically allows that previously approved

Development Plans are not considered nonconforming. However, a nonconformity would be created as Parcel 1 would be deficient by 1.8% in landscaping (30% required, 28.2% provided). Some non-conformities with setback and Streamside Protection Buffer will also be created as noted in Table 4 with the creation of the new parcel lines. For the purpose of TPMs, it should be noted that the only BP development standard applicable to the creation of the lots is for the size of the lot, which is a minimum of 1 acre. The remainder of the development standards (i.e., setbacks, height, landscape coverage, etc.) are applicable to new physical construction.

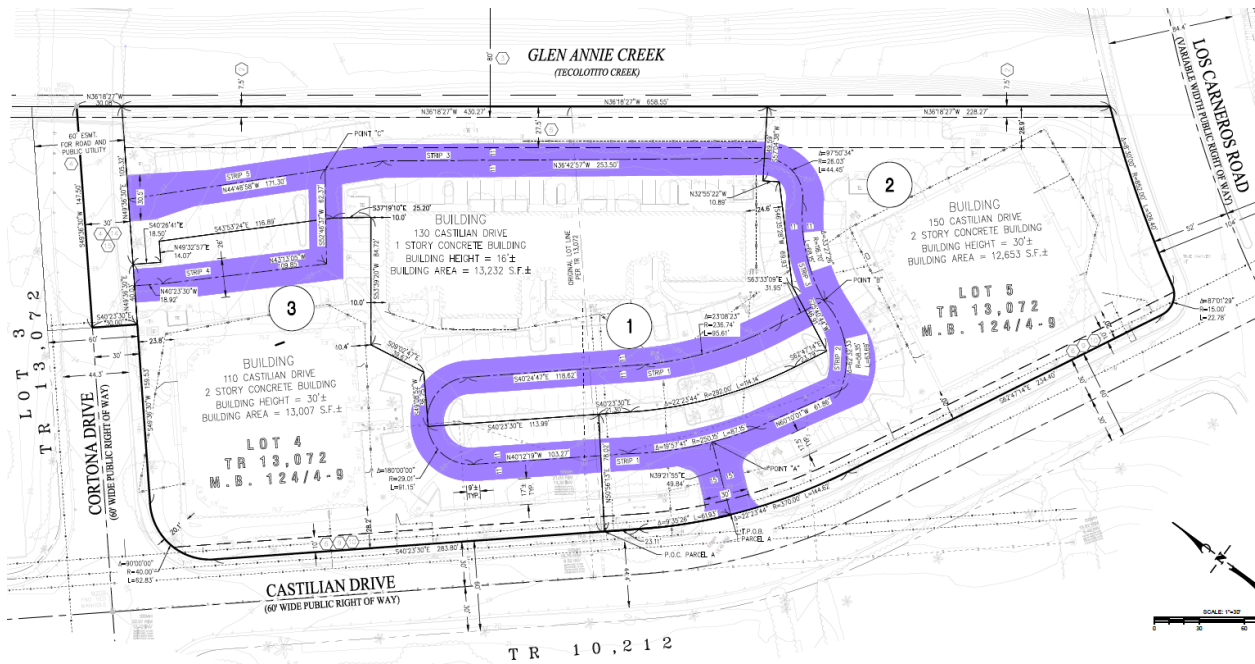
**PROJECT DESCRIPTION**

The proposed Tentative Parcel Map would divide the current project site parcel's 4.07 acres into three new parcels numbered 1, 2, and 3, whose parameters are listed in Table 1 (above). Figure 1 shows the existing parcel and the surrounding parcels, Figure 2 provides illustration of the proposed parcels' boundaries while Figure 3 shows an aerial view of the site.

**Figure 1  
 Existing Parcel Map**



**Figure 2**  
**Illustration of Boundaries of Proposed New Parcels “(1)”, “(2)”, and “(3)”**



This illustration also has shading of the traffic circulation route in violet.

**Figure 3**  
**Aerial View of Project Site**



This image also has shading of the Environmentally Sensitive Habitat Areas (ESHA) the Riparian/Marsh/Vernal shown in aqua.

## **ANALYSIS**

As indicated, the request is to subdivide the parcel into three lots so that each of the existing buildings would be on individual lots and be able to be sold separately if the situation arose. The existing Development Plan is not proposed to be changed and would continue to be applicable to the three buildings and associated site development. The following section discusses the subdivision's consistency with the applicable development and policy standards.

### General Plan Consistency

As stated above, the site is located within the Business Park (I-BP) land use designations. The office uses are consistent with the uses allowed under the GP/CLUP Table 2-3. The proposed subdivision will not alter the project consistency with the General Plan, as the buildings' locations and uses will remain the same. Adequate parking will continue to be provided throughout the project site. Reciprocal access and shared parking will continue to be provided for the existing development on the newly created parcels to allow for efficient circulation throughout the site and adequate ingress and egress in compliance with GP/CLUP Transportation Element policy TE 9.

The property currently conforms with most of the GP/CLUP policies standards (excluding SPA buffer setback from the adjacent creek), and the proposed subdivision does not adversely change the property's conformance with the General Plan, as no new structural development is proposed on site. The site continues to be served by existing utilities. The subdivision will not change the appearance of the site or change the "intensity, design and landscaping of development ... [that is] consistent of the character of existing development currently located in the area" (GP Policy LU 4.2). Further, the subdivision will provide opportunities for businesses to own their buildings, which can foster economic growth and stability without needing to build additional buildings (Land Use Element Guiding Principle No. 4).

### Environmentally Sensitive Habitat Areas (ESHA)

The City of Goleta General Plan/Coastal Land Use Plan Conservation Element contains a figure (Figure 4-1) that depicts special status species and Environmentally Sensitive Habitat Areas. The figure depicts the section of Tecolotito Creek adjacent (east) to the project site as an "Riparian/Marsh/Vernal Pool" Environmentally Sensitive Habitat Area (ESHA). The new parcel addressed as 150 Castilian is approximately 40 feet from Tecolotito Creek, 130 Castilian is approximately 62 feet from the creek, and 110 Castilian is approximately 145 feet from the creek. Subdivision of the 110, 130, 150 Castilian Drive property will not involve any new development, grading, or vegetation removal. When the buildings were built in the late 1980s/early 1990s, they conformed to the setbacks in place adopted by the County of Santa Barbara, which is reflected in the existing development pattern. Since no additional development is contemplated with the subdivision, the existing pre-existing condition will not change. If, in the future, additional development were to be proposed for the site, then compliance with the SPA buffer for the new development would be applied at that time.

Further, this subdivision project is not expected to impact any special status species, any federally designated critical habitat, or any Environmentally Sensitive Habitat Areas. The proposed subdivision project is consistent with biological resource protection policies contained in the Goleta General Plan/Coastal Land Use Plan Conservation Element. This project is not expected to directly or indirectly impact any special status species protected by the federal or California Endangered Species Acts or any critical habitat for a federally protected threatened or endangered species. The project is also not expected to impact

any California Department of Fish and Wildlife (CDFW) fully protected species or CDFW species of special concern.

Zoning Regulations Consistency

The Title 17 Zoning Ordinance designated the site as Business Park (BP) in the inland area of the City. Section 17.09.010 defines Business Park as:

This District is intended to provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan. The existing business park on the parcel has existing development that is suitable for the BP zone district.

Table 2 shows the proposed new parcels and conformance with City requirements for lot size for the new parcels. As a result of the TPM, the newly created lot sizes meet the regulations for the BP zone.

**Table 2:  
 Conformance with Lot Size Regulations**

<b>Lot No.</b>	<b>Proposed Area (in acres)</b>	<b>Required Lot Size (BP Zone)</b>	<b>Conformance w/ Lot Size</b>
130 Castilian (Parcel 1)	1.67 acres	1 acre	Yes
150 Castilian (Parcel 2)	1.34 acres	1 acre	Yes
110 Castilian (Parcel 3)	1.06 acres	1 acre	Yes

As shared above, the only development standards applicable to whether the proposed subdivision complies with the BP zone district are in regard to lot size, since the other standards relate to the construction and use of buildings which already exist on the site. Table 3 below provides the I-BP standards adopted as Section 17.09.030 of the Goleta Municipal Code. Though there is no structural development proposed as part of this application, Table 4 below highlights the existing on-site development's conformance with the I-BP development regulations, if the TPM is approved.

**Table 3:  
 Development Regulations -  
 Office Districts**

**TABLE 17.09.030: DEVELOPMENT REGULATIONS—OFFICE DISTRICTS**

	District		Additional Regulations	#
	BP	OI		
Minimum Lot Area (acre)	1	N/A		
Maximum Lot Coverage	35%	40%		
Maximum Dwelling Unit Density (units/acre)	N/A	20	See § 17.24.120, Mixed-Use Development	
Maximum Building Height (ft.)	35	35		1
Minimum Setbacks (ft.)	See also § 17.24.120, Mixed-Use Development, for upper-story setbacks for residential uses in mixed-use development			
Front	50	15		2
Interior Side	10	15		3
Street Side	<ul style="list-style-type: none"> <li>• Lots less than 100 feet in width: 20% of lot width, min 10</li> <li>• Lots 100 feet or more in width: Same as required front setback</li> </ul>			4
Rear	10	15(A)		5
Minimum Landscaping	30%	10%		
Limitations on Curb Cuts	(B)	(B)		
Parking	See Chapter 17.38, Parking and Loading			
Limitations on Outdoor Activities	(C)	N/A		

As shown in Table 4, if the TPM is approved, the existing on-site development will be in conformance with the maximum lot coverage standards on all three parcels. However, as currently configured, Parcel 1 would not meet the landscape requirements of the zone district. Lastly, Parcels and 2 and 3 would remain non-conforming in terms of setbacks from the existing streets.



**Table 4:  
 Conformance with Development Regulations – Office Districts BP Zone**

Lot No.	Maximum Coverage (35%)	Conform ? Y/N	Minimum Landscap 30%	Conform? Y/N
130 Castilian (Parcel 1)	19.4%	Yes	28.2%	No
150 Castilian (Parcel 2)	21.7%	Yes	36.1%	Yes
110 Castilian (Parcel 3)	28.1%	Yes	34%	Yes

**Table 4 (continued):  
 Conformance with Development Regulations – Office Districts BP Zone**

Lot No.	Setbacks	Conform ? Y/N	SPA Buffer	Conform? Y/N
130 Castilian (Parcel 1)	<u>Front Setback</u> Required: 50' Provided:171'	Yes	Required:100'  Existing:62'	No
	<i>Interior Side</i> Required: 10' Provided: North 62.4; South 10'	Yes		
	<i>Street Side</i> Required: N/A Provided: N/A	N/A		
	<i>Rear</i> Required:10' Provided:25'	Yes		
150 Castilian (Parcel 2)	<u>Front Setback</u> Required: 50' Provided: 19'11"	No	Required:100'  Existing:44'	No
	<i>Interior Side</i> Required:10': Provided:50'	Yes		

	<i>Street Side</i> Required:50' Provided:56'  <i>Rear</i> Required:10' Provided: 21.5'	Yes  Yes		
110 Castilian (Parcel 3)	<u>Front Setback</u> Required: 50' Provided:27.3'  <i>Interior Side</i> Required:10' Provided: 10'  <i>Street Side</i> Required:50' Provided:24.1'  <i>Rear</i> Required:10' Provided:44.3'	No  Yes  No  Yes	Required:100'  Existing:145'	Yes

Table 5 shows that, if the TPM is approved, the development standards for Parking will be met on all three parcels.

**Table 5:  
 Parking Analysis**

<b>Parcels</b>	<b>Building Sq. Ft</b>	<b>Proposed Spaces</b>	<b>Required Parking (Business Services 1/300 sq. ft)</b>	<b>Conformance w/ Parking</b>
Parcel 1	13,232 sq. ft.	98	44	Yes
Parcel 2	12,653 sq. ft.	53	42	Yes
Parcel 3	13,007 sq. ft.	56	43	Yes

## **Agency Comments**

During the review process, staff received feedback from Santa Barbara County Fire Department and Goleta West Sanitary District. A summary of those comments is included below:

### County Fire

County Fire Department has requested access for easement. The applicant has provided the easement as shown on Sheet 2 of Attachment 4 for the Fire Department Access Easement. A recorded agreement or easement shall be provided to allow for current access and fire protection utility requirements for the current buildings. This will allow for the approved Fire Department access and fire protection systems to be maintained throughout the existence of the current buildings.

### Goleta West Sanitary

Goleta West Sanitary has requested a provision of easement and separate lateral sewers for each building and has no objections to the proposed subdivision. The preliminary plans for construction of the required sewer laterals have been reviewed and approved by Goleta West Sanitary District. The applicant has provided the easement and sewer laterals as shown on Sheet 2 of Attachment 4. A Sewer Service Permit will be required prior to construction of the new sewer laterals.

### Future Development

Currently, there is one development plan for the entire site under 86-DPF-064, which will continue to guide the development on the site. Upon subdividing into three separate parcels, any future development or amendments will be required to adhere to its own parcel's standards and regulations, in relation to setbacks, parking, landscaping percentages, etc. The development standards as shown in Table 3 above will apply to any future developments as well as the City's Nonconforming Structures ordinance in Title 17 Chapter 17.36.050.

Following review and approval by the Zoning Administrator, the applicant will submit a Map Clearance application and the City of Goleta will review documents for recordation of the TPM.

## **FINDINGS**

### Tentative Parcel Map

The Tentative Parcel Map subdivision will subdivide the existing property into three new lots. Each of the proposed lots are of adequate size, shape, and dimensions to accommodate the existing development and no new development is proposed as part of this project. As outlined in the findings, the subdivision will not result in a physical change and will not cause harm to the environment or public health. In addition, each lot has

appropriate access and utilities to serve the development. As conditioned by Public Works, reciprocal access and shared parking will continue to be provided for the existing development on the newly created parcels to allow for efficient circulation throughout the site and adequate ingress and egress. Drainage and storm water will continue to be handled via the existing infrastructure onsite. Attachment 2 provides project consistency for findings required for approval of a Tentative Parcel Map.

### Environmental Review

The project is exempt from environmental review pursuant to CEQA Guidelines § 15315 (Minor Land Divisions). This project is eligible for a Class 15 Categorical Exemption per Section 15315 of the State CEQA Guidelines as it involves a minor land division. Section 15315 exempts tentative parcel maps provided certain criteria are met. This project meets all the criteria with no exceptions being required since the property is zoned for business park use, the proposed subdivision is for four or fewer parcels, and the subdivision is in conformance with the General Plan and zoning requirements. No variances or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

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. The proposed 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 law by federal, state, or local agencies given its location and the nature of the site. 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; minor land divisions are 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 to cause a substantial adverse change in the significance of a historical resource. Additionally, the project site does not contain any identified significant cultural resources and the project does not include any grading.

Consistent with the requirements of the Class 15 exemption and pursuant to CEQA Guidelines §15300.2, Exceptions to the Exemption, the entirety of the project falls within the Class 15 Exemption set forth in State CEQA Guidelines Section 15315.

The proposed NOE is provided as Attachment 1.

## **NOTICE**

On August 15, 2024, the public hearing notice was published in the Santa Barbara Independent newspaper and notices were sent to adjacent property owners and tenants within 500 feet. Additionally, the site was posted along the front property lines on August 12, 2024, a minimum of 15 days before the hearing date.

## **SUMMARY AND CONCLUSION**

The Tentative Parcel Map is consistent with the Subdivision Standards and Principles provisions of Chapter 16.06 of the Goleta Municipal Code and both the City's General Plan and Zoning provisions. Further, the proposed tentative parcel map can be found categorically exempt from environmental review pursuant to Section 15315 of the State Guidelines for Implementation of CEQA. Staff recommends that the Zoning Administrator approve the Tentative Parcel Map with the findings and CEQA exemption attached to this staff report.

## **APPEALS PROCEDURE**

The action of the Zoning Administrator may be appealed to the City Council within 10 calendar days following final action by an applicant or an aggrieved party, pursuant to Goleta Municipal Code Section 17.52.120. Appeals must be filed, and associated fees must be paid within 10 calendar days of the appealable decision.

## **ATTACHMENTS:**

1. CEQA Notice of Exemption
2. TPM and CEQA Findings
3. Conditions of Approval
- 3.1 Exhibit 1 –Agency Letters - Conditional Approvals
4. Preliminary TPM Plans
5. Landscape Exhibit
6. Conditions of Approval from Original DP 86-DP-064 Revised