



Agenda Item C.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: July 28, 2026

TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 109 Aero Camino (APN 073-060-053) Bandinu Pre-fabricated Metal Storage Building and California Environmental Quality Act Notice of Exemption Case Nos. 25-0013-DP & 25-0008-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommendation that the Zoning Administrator adopt design findings of Section 17.58.080 of the Goleta Municipal Code and California Environmental Act Findings provided as Attachment A; and
2. Recommend Conceptual/Preliminary review approval to the Zoning Administrator (or approval with conditions).

PROJECT DESCRIPTION:

This is a request for Conceptual/Preliminary review recommendation for a 5,400 gross/5,246 net square foot 19'-6" tall pre-fabricated metal storage building with an office and restroom and associated parking area. Eight (8) parking spaces (including 1 ADA space), 3 bicycle parking spaces, and 1 loading space are proposed. 4,848 square feet of landscaping and 4 trees are proposed. All proposed structural development is located outside of the floodway. The parcel is currently an industrial storage yard with a 6' tall perimeter fence.

Regarding grading, 260 cubic yards of cut, 30 cubic yards of fill, and 800 cubic yards of over-excavation are proposed. Primary access will be taken from Aero Camino. The property is a 0.41-acre parcel zoned General Industrial (IG) and shown as Assessor's Parcel Number 073-060-053, located at 109 Aero Camino.

The project was filed by Kelly Strachan of SPH Design Architecture on behalf of the property owner, Michele Bandinu.

DISCUSSION:

The proposed project is consistent with all setbacks, building height (35' maximum), and development standards for the IG zoning designation.

Several policies in the City's Visual and Historic Resources Element of the General Plan are applicable to the Project and are shared below.

VH 4.6 Industrial Areas. [GP] The following standards shall be applicable to industrial development:

- a. All structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- b. Where residential or commercial uses exist adjacent to industrial properties, such areas shall be buffered from industrial uses by increased setbacks and heavily landscaped screens.
- c. Transfer of noise off-site shall be minimized by the use of screen walls, acoustical enclosures, or building placement. Noise generating activities shall be located as far as possible from nonindustrial uses.
- d. All outdoor storage or maintenance areas shall be screened. Landscaping may be used alone or in conjunction with fencing or walls.
- e. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when siting such areas.
- f. Roof-mounted equipment shall be screened and considered as part of the structure for height calculations.
- g. Architectural detailing shall be used to break up the box-like appearance of construction typically used for industrial buildings.
- h. Adequate lighting shall be provided for security and safety purposes but designed to prevent encroachment onto adjacent uses, wildlife habitats, or the night sky.
- i. Sufficient, secure, and protected bicycle parking shall be provided.
- j. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.

VH 4.9 Landscape Design. [GP] Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:

- a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.
- b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.
- c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species.
- d. The use of invasive plants shall be prohibited.
- e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and offstreet parking areas.

Proposed new landscaping includes three 24" box size Paperbark trees (*Melaleuca quinquenervia*), one 15' tall Queen Palm (*Syragus romanzoffiana*), eleven 15-gal Centray

Plant shrubs (*Agave americana*), 15 5-gal Foxtail Agave shrubs (*Agave attenuata*), 57 5-gal California Gray Rush shrubs (*Juncus patens*), 22 5-gal Sticky Monkeyflower shrubs (*Mimulus aurantiacus*), two 15-gal Giant Bird of Paradise shrubs (*Strelitzia nicolai*), and fifteen 1-gal Tuttle Natal Plum (*Carissa macrocarpa* 'Tuttlei') groundcover. All the proposed landscaping is proposed to be located near the north, south, east, and west property lines with new irrigation infrastructure that complies with the Water Efficient Landscaping Ordinance requirements.

VH 4.12 Lighting. [GP] Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:

- a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.
- b. Direct upward light emission shall be avoided to protect views of the night sky.
- c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.

Proposed exterior lighting includes 4 fully shielded downfacing lights on each elevation of the proposed building.

The required actions associated with the proposed changes include Design Review (Chapter 17.58) and a Development Plan (Chapter 17.59). Should the DRB approve the design elements associated with the project, staff will proceed with processing a Development Plan for the Zoning Administrator's approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 15303 of the CEQA Guidelines 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 15303(c) because the proposed project includes installation of a new structure of less than 10,000 sq. ft. on a vacant lot.

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; a warehouse building on an industrial lot 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 since the parcel is not listed under any active cases in the Cortese lists. 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.

NEXT STEPS

Next steps include: (1) Zoning Administrator review and action on the land use entitlement and design review component; (2) 10-day appeal period following the Zoning Administrator action; (3) Final DRB review (4) Zoning Clearance/Condition Compliance, (5) Building Plan Check and Permits, and (6) construction.

ATTACHMENTS:

- A - Findings for Approval
- B - Notice of Exemption
- C - Project Plans

ATTACHMENT A

FINDINGS

Attachment A
Preliminary Design Review and California Environmental Quality Findings for
Bandinu Pre-fabricated Metal Storage Building
Case Nos. 25-0013-DP & 25-0008-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The proposed development will be located on Aero Camino and has a zoning designation of General Industrial (IG) that allows for a diverse set of industrial uses. The proposed pre-fabricated metal storage building will be similar to the size, bulk and scale of the surrounding industrial developments. The design and materials proposed are in keeping with the character of the Aero Camino industrial neighborhood.

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The proposed project has been designed to meet building setbacks and height requirements based on the development standards of the IG zone. The building placement is appropriate for the site.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed pre-fabricated metal storage building is appropriate for an industrial neighborhood and is designed to coexist with the existing adjoining industrial community.

4. There is harmony of material, color, and composition on all sides of structures.

The proposed development has been designed to coexist with the existing adjoining industrial community. Additionally, the design of the project is a pre-fabricated metal warehouse structure which is compatible with the surrounding industrial architecture.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

Existing transformers located near the western property line will be screened from public view by the proposed new building and proposed new landscaping..

6. The site grading is minimized, and the finished topography will be appropriate for the site.

The proposed development will contain minimal grading as grading cut includes 260 CY, 30 CY of fill, and 800 CY of over-excavation. The site grading has, therefore, been minimized and the finished topography will be appropriate for the site.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

Approximately 4,848 square feet of landscape is proposed on-site. The landscaping is adequate in proportion to the 0.41-ac project site. No native, specimen, or protected trees are proposed for removal.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The preliminary landscape plan has been thoughtfully designed to provide native specimens and accent trees. Landscaping would be drought-tolerant and will meet all applicable Model Water Efficient Landscaping Ordinance (MWELO) requirements.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

The proposed four (4) exterior lighting fixtures will be aesthetically appealing and will comply with City's lighting requirements that include fully shielded/hooded fixtures that direct all light downward.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposed development will comply with zoning regulations and height restrictions. The privacy of neighbors will, therefore, be respected.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

There are no additional design standards adopted for this zoning district. The proposed project is consistent with applicable policies of the City of Goleta General Plan, for example VH Policy 4.6.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

12. The development or project is within the project description of a proposed or adopted California Environmental Quality Act document (i.e., Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration) or is statutorily or categorically exempt from California Environmental Quality Act.

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 15303(c) because the proposed project includes installation of a new structure of less than 10,000 sq. ft. on a vacant lot.

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; a warehouse building on an industrial lot 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 since the parcel is not listed under any active cases in the Cortese lists. 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.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Bandinu Pre-fabricated Metal Storage Building
Case No. 25-0013-DP & 25-0008-DRB

Project Applicant:

Kelly Strachan of SPH Design Architecture
On behalf of Michele Bandinu, Owner

Project Location (Address and APN):

109 Aero Camino
Goleta, CA 93117
County of Santa Barbara
APN: 073-060-053

Description of Nature, Purpose and Beneficiaries of Project:

The request is for a 5,400 gross/5,246 net square foot 19'-6" tall pre-fabricated metal storage building with an office and restroom and associated parking area. Eight (8) parking spaces (including 1 ADA space), 3 bicycle parking spaces, and 1 loading space are proposed. 4,848 square feet of landscaping and 4 trees are proposed. All proposed structural development is located outside of the floodway. The parcel is currently an industrial storage yard with a 6' tall perimeter fence.

Regarding grading, 260 cubic yards of cut, 30 cubic yards of fill, and 800 cubic yards of over-excavation are proposed. Primary access will be taken from Aero Camino. The property is a 0.41-acre parcel zoned General Industrial (IG) and shown as Assessor's Parcel Number 073-060-053, located at 109 Aero Camino.

The purpose of the project is to provide storage for equipment and vehicles. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Kelly Strachan of SPH Design Architecture on behalf of Michele Bandinu, Owner

Exempt Status: *(check one)*

☐ Ministerial (Sec. 15268)

NOTICE OF EXEMPTION (NOE)

- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☒ Categorical Exemption: § 15303 (c) (New Construction)

Reason(s) why the project is exempt:

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 15303 of the CEQA Guidelines 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 15303(c) because the proposed project includes installation of a new structure of less than 10,000 sq. ft. on a vacant lot.

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For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

City of Goleta Contact Person, Telephone Number, and Email:

Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.gov

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding

NOTICE OF EXEMPTION (NOE)

2. Has a Notice of Exemption been filed by the public agency approving the project?

☐Yes

☐No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code