

July 14, 2017



**NOTICE OF ADOPTION OF
ADDENDUM TO FINAL EIR
AND NOTICE OF
PLANNING COMMISSION HEARING
July 24, 2017, 6:00 PM**

**Cortona Apartments Amended Project
6830 Cortona Drive, APN 073-140-016
Case No. 17-023-DPAM**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed an Addendum to the Cortona Apartments Project Final Environmental Impact Report (Final EIR) for the Cortona Apartments Amended project described below. The Planning Commission will conduct a public hearing to consider the adequacy of the Addendum and the merits of the proposed amendment to the existing approved Development Plan.

HEARING DATE AND TIME: Monday, July 24, 2017 @ 6:00PM

**HEARING LOCATION: City of Goleta City Hall
Council Chambers
130 Cremona Drive, Suite B
Goleta, CA 93117**

PROJECT DESCRIPTION: Craig Minus of The Towbes Group, Agent for John Price, Cortona Corner, LP, owner (the "Applicant"), seeks approval of a Development Plan Amendment (DPAM) to allow for a 13,860-square foot addition and associated changes. The proposed additions would result in an increase from 16.3% to 17.6% lot coverage for buildings with dwelling units, under the allowed 30% coverage. The changes include: reconfigure 36 two-bedroom units from two-bedroom/one-bath units to two-bedroom/two-bath units in Buildings 3, 4, 5, and 6, as well as square footage changes to other units, resulting in an increase in project square footage; add elevators to Buildings 5 and 6; increase clubhouse and maintenance building square footages; add common area amenities to the pool deck, including fire pit, barbecue, and cabana/TV room; add three common-use laundry areas; revise parking lot and landscaping to accommodate the additional square footage; add four carports; add sound attenuation barriers to buildings and deck and patio walls as required by the acoustic analysis; and replace volleyball court with community garden. The project was approved with 176 units and density will not change.

LOCATION/BACKGROUND

The project site is located at 6830 Cortona Drive and has a General Plan/Coastal Land Use Plan Designation of Residential Medium Density/Affordable Housing Opportunity Site and is zoned DR-20 in the Inland area of the City. The Final EIR was adopted and the original Development Plan was approved by City Council on January 20, 2015.

ENVIRONMENTAL REVIEW FINDINGS: The Addendum to the Final EIR was prepared pursuant to the requirements of the *California Environmental Quality Act* (CEQA, Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The City of Goleta is the Lead Agency.

The Addendum is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to the Cortona Apartments Project Final EIR are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines §§ 15162 and 15163.

CORTESE LIST: Further, the site is not listed on any hazardous waste facilities or disposal sites as enumerated under Section 65962.5 of the California Government Code (the “Cortese list”)

PUBLIC COMMENT: All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. All letters should be addressed to the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Letters must be received by the Planning and Environmental Review Department on or before the date of the hearing or can be submitted at the hearing.

DOCUMENT AVAILABILITY: The proposed Addendum and all documents referenced therein are currently available and may be obtained at the City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117. The proposed Addendum is posted on the City’s web site at www.cityofgoleta.org. Staff reports and related materials for the Planning Commission will be available at least 72 hours prior to the meeting.

FOR FURTHER INFORMATION: Additional information is on file at the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Contact Mary Chang, Supervising Senior Planner at 805-961-7567 or mchang@cityofgoleta.org or Jan Hubbell, Contract Planner at jhubbell@cityofgoleta.org.

Note: If you challenge the City’s final action on this project in court, you may be limited to only those issues you or someone else raised in written or oral testimony and/or evidence provided to Planning and Environmental Review on or before the date that the public comment period ends (Government Code Section 65009(b)[2]).

Note: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Deborah Lopez, City Clerk, at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

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