

September 08, 2017



**NOTICE OF ADOPTION OF
ADDENDUM TO FINAL MITIGATED
NEGATIVE DECLARATION
AND NOTICE OF
PLANNING COMMISSION HEARING
September 18, 2017, 6:00 PM**

**Schwan Self-Storage Revised Project
10 South Kellogg Avenue, APN 071-090-082
Case No. 17-055-DP RV**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed an Addendum to the Schwan Self-Storage Project Final Mitigated Negative Declaration (Final MND) for the Schwan Self-Storage Revised project described below. The Planning Commission will conduct a public hearing to consider the adequacy of the Addendum and the merits of the proposed revision to the existing approved Development Plan.

HEARING DATE AND TIME: Monday, September 18, 2017 @ 6:00PM

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

PROJECT DESCRIPTION: Tom Schwan, owner (“Applicant”), seeks Development Plan Revision (DP RV) to allow for the removal of the Union Pacific Railroad lease area (7,433 square feet) from the project area, provide for an additional 25,141 square feet of floor area, and other associated changes. The proposed change would increase the number of storage units from 685 units to 863 units, through the addition of basements to each building. With the lease area no longer counted toward the project area, buildings B and C will be pushed back from the southern property line, reducing the building widths by 10 feet along the southern portion of the buildings. The changes to the building footprint of buildings B and C, will result in the building coverage being reduced from 37,210 square feet to 33,094 square feet.

The Approved and Revised Projects both include a total of three buildings. The building heights will remain the same at a maximum height of 35 feet. The overall building design will remain the same. Twenty-six (26) parking spaces are proposed to serve the storage project, which exceeds the number of required parking spaces.

Grading on the Project site would include approximately 13,365 cubic yards (CY) of cut and 1,950 CY of fill. The Revised Project will require 11,415 CY of soil to be exported from the project site, due to the construction of the basements. Anticipated export hauling would occur during non-peak traffic hours over a course of approximately 3 weeks. This is an increase from the Approved Project, which required no export and 1,340 CY of import.

LOCATION/BACKGROUND: The project site is located at 10 South Kellogg Avenue and has a General Plan/Coastal Land Use Plan Designation of General Industrial (IG) and is zoned M-1 in

the Inland area of the City. The Final MND was adopted and the original Development Plan was approved by Planning Commission on October 24, 2011.

ENVIRONMENTAL REVIEW FINDINGS: The Addendum to the Final MND 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 Schwan Self-Storage Project Final MND are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent negative declaration 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 Joe Pearson II, Associate Planner at 805-961-7573 or jpearson@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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