



**Agenda Item B.2  
PUBLIC HEARING**

**Meeting Date: August 11, 2008**

**TO:** Planning Commission Chair and Members

**FROM:** Steve Chase, Director, Planning and Environmental Services

**CONTACT:** Patricia S. Miller, Manager, Current Planning Manager  
Laura M. Bridley, Contract Planner

**SUBJECT:** 07-007-OA, -DP, -TPM; 07-167-DP AM; Marriott Residence Inn and Hollister Center Project; 6300 Hollister Avenue; APN 073-050-020

**RECOMMENDATION**

The Planning Commission's action should include the following:

1. Adopt Planning Commission Resolution 08-\_\_\_\_ (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta Recommending to the City Council Approval of Various Actions Related to the Marriott Residence Inn and Hollister Center Project; Case No. 07-007-OA, -DP, -TPM and 07-167-DP AM; 6300 Hollister Avenue; APN 073-050-020".

Refer back to staff if the Planning Commission decides to make another recommendation to the City Council.

**APPLICANT**

Robert Olson  
R.D. Olson Development  
2955 Main Street  
Irvine, CA

**AGENT**

Jane Gray  
Dudek  
621 Chapala Street,  
Santa Barbara, CA 93101

Russ Goodman, Sares Regis Group  
500 Esplanade Drive, Suite 470  
Oxnard, CA 93036

**REQUEST**

A hearing on the request of Jane Gray, Dudek, agent for RD Olson Development and Sares Regis Group, for approval of an Ordinance Amendment for a Hotel Overlay

under Chapter 35, Article III, Section 35-325; a Development Plan to allow the construction of a 140-room Marriott Residence Inn under Chapter 35, Article III, Section 35-317; a Tentative Parcel Map to divide 10.95 acres into two parcels of 7.16 acres and 3.79 acres under Chapter 21, Subdivision Regulations; and a Development Plan Amendment to update the permit for the existing building onsite under Chapter 35, Section 35-317. The request is also to approved the proposed Final Mitigated Negative Declaration (April 2008) and accept the Addendum dated August 1, 2008 pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act.

Application Filed:	February 1, 2007
Application Complete:	February 28, 2007
Processing Deadline:	90 Days from approval of the Mitigated Negative Declaration and Addendum

## **JURISDICTION**

Pursuant to State Planning Law, final action on any request for an ordinance amendment is the responsibility of the City Council pursuant to Section 35-325 of the City's Inland Zoning Ordinance. Tentative Parcel Maps and Final Development Plans are under the jurisdiction of the Planning Commission and Development Plan Amendments are under the jurisdiction of the Director.

Pursuant to Section 35-292d, when multiple applications are under the jurisdiction of more than one decision maker, the decision maker with the highest jurisdiction is the decision maker for all of the applications. Therefore, the Planning Commission acts in an advisory capacity and is charged with the responsibility for making a recommendation to the City Council.

## **PROJECT BACKGROUND**

The proposed project was reviewed by the Planning Commission on April 28, 2008. The item was continued to May 12, 2008, at which time the applicant presented a revised site plan that relocated a portion of the proposed hotel from the southeast to the northwest corner of the proposed hotel. The project was also reviewed again, with this revised site plan, by the Design Review Board on June 10 (see minutes of PC and DRB meetings provided in Attachments 6 and 7, respectively).

At the April 28, 2008 hearing, the Commission requested that staff initiate a meet and confer process with the applicant and interested members of the Native American community, many of whom provided testimony. Four meet and confer discussions were held (May 5, May 19, June 18, and August 6, 2008) following invitations to all parties who had commented on the Draft MND or attended the Planning Commission hearing, or otherwise expressed interest in the archaeological issues related to the project.

**REVISED PROJECT DESCRIPTION**

The project has been revised as follows:

1. General Plan Amendment: the proposed General Plan Amendment (07-007-GPA) to Table 2-3 of the Land Use Element, regarding FAR and height limitations, has been deleted as a result of the City's adoption of these changes in June 2008 (Goleta General Plan/Coastal Land Use Plan Track 2 Amendments).
2. Development Plan Revisions: the proposed Development Plan has been revised to change the footprint associated with the new Marriott Residence Inn structure in order to minimize impacts on cultural/archaeological resources. The primary change includes the relocation of 15 rooms from the southeast (front) corner of the building, to the northwest (rear) corner of the building. The revised project results in the following changes to the Marriott Residence Inn Development Plan:

	<u>Original Project</u>	<u>Revised Project</u>
Size	99,298 SF	99,824 SF
FAR	0.60	0.61
Lot Coverage	38,183 SF (23.14%)	38,174 SF (23.14%)
Landscaping	31.3%	32.5%
Stories	3	3
Average Height	35 feet	35 feet
Peak Height	39 – 40.4 feet	39 – 40.4 feet
Parking (Onsite/Offsite)	129/30 spaces	129/30 spaces
Grading	500 cubic yards cut 17,200 cubic yards fill	500 cubic yards cut 17,200 cubic yards fill

The revised Marriott Residence Inn project has also resulted in minor interior floor plan changes that affect room layout, public areas, and related design adjustments.

The revised project continues to include the following applications:

Ordinance Amendment (07-007-OA): A request to amend the Goleta Municipal Code, Chapter 35, Article III (Inland Zoning Ordinance) by adding Section 35-250F. This would provide for a zoning ordinance Hotel Overlay consistent with the Hotel Overlay included on this property in the Goleta General Plan/Coastal

Land Use Plan. The proposed text of this Hotel Overlay has been amended to indicate that FAR standards are "recommended" consistent with Goleta General Plan/Coastal Land Use Plan Track 2 General Plan Amendments that were adopted in June 2008.

Tentative Parcel Map (07-007-TPM): A request to divide 10.95 acres into two parcels of 7.16 acres (Parcel 1; existing research park building) and 3.79 acres (Parcel 2; proposed Marriott Residence Inn).

Development Plan (07-007-DP): A request to allow the construction of a 140-room Marriott Residence Inn of 99,824 square feet (SF), patio and pool area in the center courtyard of the hotel, 129 parking spaces around the perimeter of the site, access from Hollister Avenue and Robin Hill Road, frontage improvements along Hollister Avenue and Robin Hill Road, and MTD bus stop upgrade along Hollister Avenue.

The project includes a proposed sewer lateral connection from the property to the north, through the central portion of the site (beneath the hotel), continuing to Hollister Avenue to connect to existing Goleta Sanitary District lines. An existing lift station located along Hollister Avenue is planned to be relocated eastward on Hollister Avenue by the GSD in December 2008. Water service would be provided by the Goleta Water District.

The following modifications are requested:

- A modification from the required offstreet parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and Robin Hill Road (Section 35-262.a).
- A modification to allow a reduction in required parking spaces from 144 spaces to 129 spaces (Section 35-258).
- A modification to allow encroachment of the trash enclosure into the front yard setback of Robin Hill Road (Section 35-233.9.1.a).

Development Plan Amendment (07-167-DP AM): The Development Plan Amendment for the existing research park building would document the proposed parcel map that divides the property and results in the existing building on Parcel 1 (7.16 acres), would allow for the proposed reciprocal parking agreement, and would allow the request for modification of the following zoning ordinance standards to account for existing as-built non-conforming conditions:

- A modification from the required offstreet parking area setbacks to allow encroachments into front yard setbacks along Hollister Avenue and La Patera Lane (Section 35-262.a).
- A modification of landscape coverage requirements from 30% coverage to approximately 10% coverage (35-233.13.1).

**BACKGROUND**

The proposed project site is located on the north side of Hollister Avenue, between Robin Hill Road and La Patera Lane. The eastern portion of the site, known as 6300 Hollister Avenue (proposed Parcel 1, APN 073-050-020), is developed with a multi-tenant research park building, while the western portion of the site (proposed Parcel 2) is vacant.

The City's General Plan/Coastal Land Use Plan currently designates the project site as I-BP, Business Park, with a Hotel Overlay and the site is zoned M-RP (Industrial Research Park). The Development Plan that allowed for construction of the existing facility at 6300 Hollister Avenue was approved and the facility was built prior to the City's incorporation. However, certain as-built conditions on that parcel do not meet current standards for the M-RP zone. Therefore, a Development Plan Amendment would address these deficient standards, including the location of hardscape and parking within the required setbacks La Patera Lane and Hollister Avenue and a landscape coverage of less than 30% (approximately 10% provided).

**PROJECT INFORMATION**

Site Information	
Ordinance, Zoning District	Article III, M-RP, Industrial Research Park
Site Size	10.95 acres (gross); 10.71 acres (net)
Present Development & Use	Research park building (proposed Parcel 1) and vacant, undeveloped land (proposed Parcel 2)
Surrounding Zoning/Uses	<i>North:</i> Research Park <i>South:</i> Santa Barbara Municipal Airport <i>East:</i> La Patera Lane; Commercial Retail <i>West:</i> Robin Hill Road; Research Park

**ANALYSIS**

**Environmental Analysis**

Pursuant to the State *Guidelines for the Implementation of CEQA*, a Draft and proposed Final Mitigated Negative Declaration (MND) were prepared for the project. The Draft MND was released to the public on December 14, 2007 for a 30-day review period. Upon completion of the public review and comment period for the MND, City staff released the proposed Final MND on April 18, 2008. An Addendum (dated August 1, 2008) to this MND was prepared to address the revisions to the project description and the Supplemental Extended Phase I report (July 2008).

The proposed Final MND and Addendum dated August 1, 2008 are provided as Attachment 3 to this staff report, and all applicable mitigation measures have been

incorporated into recommended conditions of approval set forth in Attachment 1, Exhibit 2.

The following potentially significant impacts are identified:

**Aesthetics:** The proposed hotel development would partially obstruct background views of the mountains from Hollister Avenue and Robin Hill Road. The applicant prepared a visual simulation included in the proposed Final MND (Figure 7) that shows how the project would be viewed from Hollister Avenue. The plans were revised in 2008 to increase the amount of fill on site to achieve the finished floor height of approximately 18 feet. This change was needed to address datum differences in Flood Control maps that were adjusted during grading plan revisions to address recently confirmed base flood elevation requirement of 16 feet. *Therefore, the visual simulations show somewhat less view obstruction of the mountains than would occur upon completion of the hotel.* Other impacts identified include the introduction of site and night lighting that could be adverse to neighboring properties and the vicinity. Mitigation for these impacts includes certification of building height to assure compliance with preliminary plans, further design refinement of on site landscaping to limit the height and massing of perimeter trees, use of landscaping to screen parking areas, creation of building height variation through the DRB process, use of "dark sky" lighting principles, and integration and screening of mechanical equipment for the building.

**Air Quality:** Short term air quality impacts are identified due to non-attainment of state and federal air quality standards for PM<sub>10</sub> and ozone within the South Coast Air Basin. Emissions from construction equipment pose a potentially significant but mitigable air quality impact. Mitigation measures to address these impacts include dust control and construction site and equipment management measures.

**Biological Resources:** Potentially significant impacts were identified related to runoff from increased impervious surfaces, as well as pollutants resulting from fertilizers and treatment of the landscaped areas. While the project contains a detention basin in the southwest corner of the proposed hotel site, as well as bioswales throughout the landscaped areas, site runoff could partially end up in the Goleta Slough. Therefore the use of Best Management Practices is identified to reduce such contaminant levels.

**Cultural Resources:** The Marriott Residence Inn site is located on the extreme southwest corner of a recorded site area known as CA-SBA-58. This was first documented by David Banks Rogers in the 1920s. Rogers reported substantial concentrations of shell fish, fish bone, and the remains of large land animals associated with a village that was occupied approximately between 5,000 and 300 years ago. The recorded site area was an elevated landform that was adjacent to marshy deposits of the Goleta Slough. Rogers identified and mapped two cemeteries within CA-SBA-58, with the southern cemetery located immediately north and outside of the proposed Marriott project site area, and the northern cemetery located approximately 295 feet north of the proposed project site area. These areas, like the other portions of CA-SBA-

58 outside the Marriott Residence Inn project site, have been destroyed during previous urban development.

Modern, systematic investigations at CA-SBA-58 occurred in 1979 and 1980 by the Office of Public Archaeology, Social Process Research Institute, University of California, Santa Barbara (Drs. Mike Glassow and Pandora E. Snethkamp). This assessment was part of the Burroughs Plant Expansion addition project EIR (Earthmetrics), covering the same area as the currently proposed Marriott Residence Inn and Hollister Center Project. These included three backhoe trenches and 21 hand-excavated shovel test pits (STPs) associated with Extended Phase 1 excavations to define the horizontal extent of remaining CA-SBA-58 deposits. Also, five 1 X 1 meter (3.3 X 3.3 foot) unit Phase 2 significance assessment excavations were undertaken. The investigations identified the remaining intact, relatively undisturbed portions of CA-SBA-58 (Locus 1) that were considered significant cultural resources, as they retained their ability to help contribute to understanding past lifestyles. The excavations within the intact Locus 1 midden recovered large amounts of shellfish, animal bone, and a moderate number of artifacts (i.e. flaked stone tools used for hunting and butchering, ground stone tools used for seed and vegetable preparation). The archaeological site soils within the project site have been subject to a series of modifications including grading since 1960 to fill in lower lying marshy areas. Up to six feet of soils were removed on the northern portion of the property and some of this was used to fill between 1 and 2 feet of the western portion of the project site. The eastern portion of the project area had been planted in vegetables and the soils compacted. Archaeological investigations concluded that imported soils with no cultural materials, or soils with previously disturbed artifactual material, existed from the ground surface to approximately 18 inches below the ground surface. The intact archaeological site deposit is generally 16 inches deep below the disturbed, insignificant soils. No human remains were recovered during any of the Extended Phase 1 or Phase 2 archaeological investigations. All available evidence indicates that no prehistoric cemeteries exist within the Marriott project site area. The findings of these technical reports were summarized in the 1980 Burroughs Plant Expansion EIR prepared by Earth Metrics.

A Supplemental Extended Phase 1 Archaeological Investigation was undertaken by Dudek in June, 2008 to evaluate the presence of any intact archaeological materials (Locus 1) in areas outside of those defined in 1979/1980 by UCSB. The scope of work was reviewed and discussed with several members of the Native American community prior to work proceeding on June 23, 2008. The field work included hand excavation of 20 shovel test pits (12-inches in diameter), 6 backhoe trenches, and 13 mechanical solid core borings (2-inches in diameter). The investigation determined the following:

1. Locus 1 deposits were identified north and west of the original boundary defined by UCSB. The approximate boundaries of Locus 1 deposits are considered as a worst case estimate, as the Extended Phase 1 investigation was limited in scope in order to minimize disturbance to Locus 1 soils (as requested by interested Chumash reviewing the Extended Phase 1 Archaeological Investigation scope of work). The 2008 Extended Phase 1 excavations were capable of identifying the presence of additional Locus 1 soils, but the precise extent of the intact cultural

materials is most likely exaggerated. The thickness of the Locus 1 deposit also is apparently highly irregular due to differing degrees of past disturbance.

2. No evidence of human remains was identified in any of the Extended Phase 1 excavations. This is consistent with the findings of the UCSB 1979/1980 archaeological excavations. Therefore, there is no evidence to suggest that burials would be encountered during project construction activities.
3. Cultural materials recovered within Locus 1 deposits are almost exclusively shellfish fragments representing disposal of food remains. Only two formed artifacts, a shellfish bead and stone bowl fragment, were recovered. The analyzed Locus 1 materials are much less diverse than those recovered during the UCSB 1979 excavations, and appear to be very homogenous in representing the deposition of food refuse, rather than any specific prehistoric activity. Their potential significance as defined in CEQA Guidelines Section 15064.5(a)(3)(c) to "have yielded, and are likely to yield, information important in prehistory" is therefore more limited than Locus 1 deposits identified in 1979/1980 by UCSB, that included a wider range of artifacts including stone tool manufacturing waste flakes and animal bone.
4. When compared to project site topography that was mapped in 1960, before the area was leveled by cutting and filling, the thickness of the Locus 1 deposit areas identified by Dudek is generally thinnest at higher elevations of the project site and increases downslope, to the edge of the archaeological site above the former Goleta Slough. The depths are generally consistent with those previously defined for Locus 1 deposits by UCSB 1979 excavations.
5. Potentially deeply buried deposits below 5 feet from the existing ground surface were only found in the proposed detention basin area, in the southwest corner of the project site. These deposits are below the proposed depth of excavation, and would not be impacted.

Unavoidable direct impacts resulting from ground disturbances would equal approximately 4,790 square feet of the 39,810 square foot CA-SBA-58 Locus 1 deposit. This would represent impacts to approximately 12 percent of the of intact CA-SBA-58 deposit. This is considered a worst case estimate, because the Locus 1 soils identified are not continuous, and have been subject to varying degrees of previous disturbance during prior grading and leveling of the project site. The 2008 Supplemental Extended Phase 1 excavations were capable of identifying the presence of additional Locus 1 soils, but the precise extent of the intact cultural materials is most likely exaggerated. The thickness of the Locus 1 deposit also is apparently highly irregular due to differing degrees of past disturbance. Therefore, the total volume of site soils and the project's effects on them is not effectively estimated. In any event, it is important to note that this amount of disturbance is substantially less than a conventional continuous slab foundation would require, where scarification and recompaction would likely result in the complete destruction of the remaining site deposit.



These actions are considered potentially significant impacts on cultural resources, as they would result in the physical destruction of portions of CA-SBA-58, and loss of the characteristics that could yield information important in prehistory. The proposed design, would however, preserve approximately 90 percent of the site by capping.

Potential project indirect impacts on CA-SBA-58 include the following:

1. *Short-term Construction.* Typical indirect impacts affecting cultural resources during construction activity can include erosion of cut slopes causing further cultural deposit destruction, unauthorized artifact collecting by construction personnel, and vandalism of site areas during non-work periods.
2. *Long-term Operation.* Indirect impacts to the intact CA-SBA-58 midden would include the loss of access to the remaining portion of the intact cultural deposit for future archaeological research. This is considered an impact when the archaeological site in question has not been characterized completely, such that future researchers are not able to evaluate the way in which the deposits may help explore research topics that may not yet be defined.

These actions are considered potentially significant impacts on cultural resources, as they would result in both the physical removal of CA-SBA-58 artifacts, and loss of access to the remaining site areas that could yield information important in prehistory.

Required mitigation measures include a Phase 3 Data Recovery Program, Pre-Construction Controlled Piling Excavations, Construction Monitoring Plan, Pre-Construction Workshop, Controlled Fill Placement, and Soil Export Program.

**Geology/Soils:** Potentially significant impacts were identified related to grading and excavation that could result in erosion and sediment loss from stockpiled soils and graded areas onsite. Additionally, soil and geologic conditions present potentially significant impacts related to lateral spreading, subsidence, and liquefaction. Construction methods using vertical piles, and Hydrology & Water Resource measures, discussed below, would mitigate these impacts.

**Hazards and Hazardous Materials:** Potentially significant impacts were identified based on historical groundwater contamination from nearby sites. Updated (2008) soil gas sampling and groundwater samples show that this contamination continues to decrease since the last measurements for the site. With ongoing compliance with the Santa Barbara County Hazardous Materials division of the County Fire Department, including work plan measure to protect construction personnel, these impacts would be mitigated. Additionally, Parcel 1 is located within the Airport Approach and Clear Zone of the Santa Barbara Municipal Airport, while the Marriott Residence Inn project site is not. The applicant has filed a 7460-1 form (Notice of Proposed Construction or Alteration) with the Federal Aviation Administration ("FAA") to ensure building heights and vegetation complies with the FAA requirements.

**Hydrology/Water Quality:** Potentially significant impacts related to the site's location within the 100-year floodplain and increase in impervious surfaces have been identified. Such impacts would be mitigated through the verification of a finished floor elevation above the flood level, incorporation of a detention basin located at the southeast corner of proposed Parcel 2, and use of an erosion control plan and related BMP's during construction.

**Land Use/Planning:** The proposed General Plan Amendment to Table 2-3 of the Land Use Element, regarding FAR and height limitations, has been deleted as a result of the City's adoption of these changes in June 2008 (Goleta General Plan/Coastal Land Use Plan Track 2 Amendments). Table 2-3 now includes recommended building intensity standards (including for FAR and height limitations) and allows these standards to be exceeded based on a "good cause" finding. The revised project includes an FAR of 0.60 (as compared to the recommended FAR of 0.50) and heights of 35 feet average and peaks ranging from 39.25 – 40.4 feet (as compared to the recommended peak height of 35 feet).

These impacts are potentially significant and would be addressed by aesthetic mitigation measures as well as site design modifications. This impact also requires a "good cause" finding by decision makers that provides the basis for allowing recommended standards to be exceeded.

**Noise:** Potentially significant impacts related to noise and vibration associated with heavy equipment operation and construction activities, and in particular, pile driving operations have been identified. Such impacts would be mitigated through the limitation of construction hours and advance notification to neighbors, as well shielding of construction equipment within 1,600 feet of sensitive receptors.

**Public Services:** Potentially significant impacts related to Fire Protection, including the need for new hydrants and upgrade of an existing hydrant, have been identified. Such impacts would be mitigated through the addition of four fire hydrants and preparation of a fire protection plan and minimum project requirements including an alarm system, fire sprinklers, stand pipes, and roof access with signage (through one or more interior stair wells).

**Transportation/Traffic:** The addition of project related traffic to the Hollister Avenue/Robin Hill Road intersection would result in potentially significant impacts. Mitigation includes the installation of a raised median along Hollister Avenue (for left-turn in/right-turn out movements only) and the provision of striping at the southbound approach to the Hollister Avenue/Robin Hill Road intersection. The project also includes new sidewalks, parkways, curb, and gutter on Hollister Avenue and Robin Hill Road. An upgraded MTD bus stop on Hollister Avenue would also be provided (pullout, shelter, bench, and trash can).

Parking as per zoning ordinance requirements would be 144 spaces for the Marriott Residence Inn and 213 spaces for the existing research park building (combined total of 357 spaces); actual peak demand is calculated at 144 spaces for the Marriott

Residence Inn and 302 spaces for the existing research park building (combined total of 446 spaces); the site plan provides for 129 spaces for the Marriott Residence Inn and 350 spaces for the existing research park building (combined total of 479 spaces). A reciprocal parking agreement between the two properties would be required.

***Utilities/Service Systems:*** Potentially significant impacts were identified with regard to Goleta Water District service and Goleta Sanitary District service. Guarantee of service by obtaining Can and Will Serve letters from each of these districts would be required. Additionally, an existing lift station located along Hollister Avenue is planned to be relocated eastward on Hollister Avenue by the Goleta Sanitary District in December 2008. A temporary 13,000 gallon underground holding tank may be required for the Marriott Residence Inn project in order to address capacity issues at the existing lift station, if this lift station is not replaced prior to construction of the hotel.

### **General Plan Consistency Analysis**

A summary of the project's consistency with applicable General Plan/Coastal Plan Use Plan policies is provided in Attachment 4 of this staff report. The proposed project (lot split, Development Plan for Marriott Residence Inn, and Development Plan Amendment for the Hollister Center Project) was found to be consistent with all applicable policies.

### **Zoning Ordinance Consistency Analysis**

The proposed project would be consistent with all applicable requirements of the M-RP (Industrial Research Park) zone district. Attachment 5 of this staff report provides a detailed discussion of project compliance with applicable zoning requirements and standards.

### **Design Review Board (DRB)**

The City's Design Review Board ("DRB") conducted a conceptual review of the project in 2007. On June 10, 2008, the DRB reviewed the revised project in order to consider the revised building configuration and to comment on the project following placement of story poles on the site the previous week. The DRB concurred that the relocation of the southwest corner of the building was an improvement, and most members agreed the new site plan was better. In general, while some members noted that the building still seemed large, several members noted that the size bulk and scale was appropriate for the site and neighborhood. The minutes of the June 10, 2008 DRB meeting are provided in Attachment 7.

### **Goleta Growth Management Ordinance (GGMO)**

The Marriott Residence Inn project is subject to Ordinance 03-04, the Goleta Growth Management Ordinance. The provisions of Section 8, Competitive System for Assigning Allocations to Non-Exempt Projects, are applicable. The City Council would

award points at the time of approval under each of the ordinance criteria that apply under the competitive allocation system.

## SUMMARY AND CONCLUSION

The request includes applications for:

- an Ordinance Amendment to apply a Hotel Overlay consistent with the Hotel Overlay included on this property in the Goleta General Plan/Coastal Land Use Plan;
- a Tentative Parcel Map to divide the property into two parcels;
- a Development Plan for implementation of the Marriott Residence Inn project; and
- a Development Plan Amendment to update the permit for the existing research park building.

Project environmental impacts can all be mitigated to a less than significant level. CEQA findings, legislative findings associated with the ordinance amendment, and remaining permit findings can all be made as shown in the attachments to this staff report. The proposed project would benefit the community in that it conforms to the General Plan/Coastal Land Use Plan vision for this property (subject to the "good cause" finding regarding FAR and height), meets zoning ordinance standards (subject to certain modifications), and provides needed hotel accommodations and increased transient occupancy tax to the City of Goleta. For these reasons, staff recommends approval of the proposed Marriott Residence Inn and Hollister Center Project.

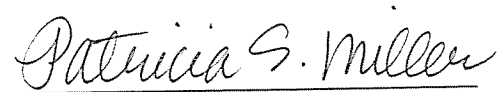
## APPEALS PROCEDURE

The Planning Commission's action on the various related requests is advisory to the City Council and will automatically be forwarded to the City Council. No appeal would be necessary in order for the City Council to hear this matter.

Submitted By:

  
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Laura M. Bridley  
Contract Planner

Approved By:

  
\_\_\_\_\_  
Patricia S. Miller  
Planning Commission Secretary

## ATTACHMENTS

1. Planning Commission Resolution 08-\_\_\_\_\_
2. Proposed Zoning Ordinance Amendment for Hotel Overlay
3. Proposed Final Mitigated Negative Declaration and Addendum
4. General Plan Consistency Analysis
5. Zoning Ordinance Consistency Analysis
6. Planning Commission Minutes from April 28 and May 12, 2008
7. DRB Minutes from June 10, 2008
8. Project Plans (11" x 17" reductions)