



May 9, 2019

**NOTICE OF AVAILABILITY OF ADDENDUM  
AND CITY COUNCIL HEARING  
Tuesday, May 21, 2019 at 6:00 PM**

**Hollister Village 27 Apartment Unit Project  
Unaddressed parcel north of 7000 Hollister Avenue  
APNs: 073-030-026, -027, -028, & -033  
Case No. 18-152-GPA- RZ- LLA- DPRV**

**NOTICE IS HEREBY GIVEN** that the City of Goleta has completed an Addendum to the Westar Village Mixed-Use Final Environmental Impact Report (FEIR) SCH#201007106 and General Plan Amendment Addendum for the Hollister Village 27 Apartment Project with five income restricted units described below. (Hollister Village was originally known as the Westar Mixed-Use Village Project). A public hearing to consider the adequacy of the 2019 Addendum and merits of the Project has been scheduled as indicated below. On April 22, 2019, the Planning Commission recommended approval of the 2019 Addendum and the Project to the City Council. The City Council will be the final decision maker for the Project.

The public hearing before the City Council will occur on:

**HEARING DATE AND TIME: Tuesday, May 21, 2019 at 6:00 PM**

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

**ENVIRONMENTAL REVIEW FINDINGS:** The 2019 Addendum was prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., CEQA), 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 acting as the Lead Agency.

The 2019 Addendum is appropriate pursuant to CEQA Guidelines §15164 since only minor changes and additions to the prior CEQA analyses associated with the Westar Village Mixed-Use project are necessary to address the Project, the Rezone, and the General Plan Amendment and no circumstances exist calling for the preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines §§15162 and 15163.

**PROJECT DESCRIPTION:** Goleta Hollister Apartments, LLC and Goleta Hollister Triangle, LLC, property owner, seeks approval of Hollister Village Apartments, a 27-unit apartment project with five affordable units (Project). The 1.84-acre Project site is the undeveloped portion within the Hollister Village complex and is located at the southwest corner of Village Way (a private road) and S. Glen Annie Road. The site has a Community Commercial (C-C) Goleta General Plan land use designation and is zoned Shopping Center (SC) in the Inland Zoning Ordinance. The Project requires approval of the following:

- A Development Plan Revision to allow the construction of 27 apartment units (14 studio and 13 one-bedroom units of which 5 units will be income restricted), 35 parking spaces, and a

0.42-acre park (a privately owned/maintained park that will be open to the public during daylight hours) on a 1.84-acre site with associated setback modifications. The setback modifications would allow mailbox clusters and trash enclosures to encroach into the front yard setback along Village Way (a private, internal road) and eight parking spaces and one carport to encroach into an internal side yard setback between existing Lot 10 and revised Lot 11;

- A Lot Line Adjustment to merge three lots, Lots 4, 5, and 6, into a new Lot 11 of Tract 32,048, to accommodate the proposed layout of the building and financing requirements of the applicant;
- A Rezone from Shopping Center (SC) to Design Residential (DR-20);
- A General Plan Amendment to change the Project site's land use designation under General Plan/Local Coastal Land Use Plan Figure 2-1 (the Land Use Map) from Community Commercial (C-C) to Residential Medium Density (R-MD); and
- An Addendum to the Westar Village Mixed-Use FEIR and General Plan Amendment Addendum that analyzes the impacts of the Project and the General Plan Amendment.

**CORTESE LIST:** The Project site is not listed on any hazardous waste facilities or disposal sites lists as enumerated under Government Code §65962.5 (the "Cortese list").

**DOCUMENT AVAILABILITY:** The proposed 2019 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](http://www.cityofgoleta.org) and also available at the Goleta Library and Goleta Community Center. Staff reports and related materials for the City Council hearing will be available at least 72 hours prior to the meeting.

**PUBLIC COMMENT:** All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. Written submittals concerning agenda items may be sent to the City Clerk Group e-mail: [cityclerkgroup@cityofgoleta.org](mailto:cityclerkgroup@cityofgoleta.org); or mail: Attn: City Council and City Clerk at 130 Cremona Drive, Suite B Goleta, California 93117. In order to be disseminated to the City Council for consideration during the Council meeting, written information must be submitted to the City Clerk no later than Monday at noon prior to the City Council meeting. Material received after this time may not be reviewed by the City Council 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. For more information, contact Mary Chang, Supervising Senior Planner at 805-961-7567 or [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org).

**Note:** The action of the City Council is not appealable. If you challenge the nature of the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing (Government Code §65009[b][2]).

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