



**NOTICE OF
ZONING ADMINISTRATOR HEARING
(Held Electronically and Telephonically)
Monday, July 6, 2020 at 11:00AM**

**Residential Unit in Old Town Goleta
5836 Hollister Avenue; APN 071-053-013
18-076-DPAM/CUP**

ATTENTION: Pursuant to of the Governor’s Executive Order N-29-20 dated March 17, 2020 authorizing local jurisdictions subject to the Brown Act to hold public meetings electronically and telephonically in order to respond to the COVID-19 pandemic, the scheduled meeting of the Zoning Administrator on July 6, 2020 will be conducted telephonically and electronically. City Hall will not be open to the public during the meeting. The Zoning Administrator, staff, applicant and interested public, will be participating telephonically and will not be physically present at the City Hall.

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing on merits of the proposed Development Plan Amendment (DPAM) and Minor Conditional Use Permit (CUP). The date and time of the Zoning Administrator hearing is:

DATE/TIME: Monday, July 6, 2020 at 11:00 AM

**LOCATION: Goleta City Hall – Council Chambers
(Electronically and Telephonically)
130 Cremona Drive, Suite B, Goleta, CA 93117**

ENVIRONMENTAL REVIEW FINDINGS: The Zoning Administrator hereby finds the proposed DPAM and CUP is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301(a) (Interior alterations); § 15303(b) (Conversion of small structure); § 15304(b) (New gardening or landscaping) and § 15311(b) (Small parking lots).

The existing development is located within an urbanized area in commercial land use and zoning designations (described in Project Location). The proposed DPAM and CUP will make minor changes to the site layout for parking and landscaping. No new building square footage is proposed and the use of second floor of an existing building will be changed from commercial to residential. The property will continue to be served by existing streets and driveways, and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or have visual resources. Therefore, given the minor nature of improvements, the project will not a significant effect on the environment.

PROJECT DESCRIPTION: Dennis Story of HomeSafe Design & Build on behalf of John Weh Ho, property owner, has requested approval of a Development Plan Amendment and Minor Conditional Use Permit (18-076-DPAM-CUP). The project consists of converting a 1,953 gross square foot portion of an existing warehouse space to legalize a new residential apartment unit. Existing development on the project site includes a retail commercial space of approximately 4,427 square feet on the front portion of the property, and 3,737 square feet of warehouse consisting of a 1,784 square foot first floor and a 1,953 square foot second floor. The most recent permit for the property included a small landscape strip at the rear of the property which will be relocated to the parking lot area as a rock garden. The parking lot will be reconfigured to accommodate nine parking spaces with two garage parking spaces for the residential unit.

The Zoning Administrator will be the decision maker for this project, unless its decision is appealed to the City Council. *This project was reviewed under Article III, Inland Zoning Ordinance as the project was vested and deemed complete prior to September 1, 2019.*

PROJECT LOCATION: The site is located at 5836 Hollister Avenue; Assessor's Parcel Number 071-053-013. The project site is a .31-acre site with a commercial building fronting Hollister Avenue. The proposed residential unit is in the rear of the property, in a separate building, occupying the second level. Access to the residential unit is from Magnolia Avenue using an easement across adjacent property to the west. The City's GP/CLUP Land Use Designation and Zoning for the site is Old Town-Commercial (OT). *The previous Zoning Ordinance designation for the site was General Commercial (C-2).*

CORTESE LIST: The Project site is listed on the EnviroStor online database of hazardous site records maintained by the California Department of Toxic Substances Control TSC in coordination with the California State Water Resources Control Board consistent with Government Code § 65962.5 (the "Cortese list").

DOCUMENT AVAILABILITY: Staff reports, project plans and related materials for the Zoning Administrator hearing will be posted on this website at least 72 hours prior to the meeting. *Materials will not be available at the City as City Hall is closed to the public due to Covid-19.*

ELECTRONIC PARTICIPATION: Please register for Zoning Administrator Hearing on July 6, 2020, at 11:00 AM at: <https://attendee.gotowebinar.com/register/7736954769577734669>. After registering, you will receive a confirmation email containing information about joining the webinar. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended.

Webinar ID: 440-661-307

You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar in order to use your telephone.

Oral comments during a meeting may be made by electronic participation only.

FOR PROJECT INFORMATION: For further information on the project, contact Mary Chang, Supervising Senior Planner at 805-961-7567 or mchang@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 the City on or before the date of the public hearing (Government Code Section 65009(b) [2]).

Note: In compliance with the Americans with Disabilities Act, if you need 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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