



**NOTICE OF  
ZONING ADMINISTRATOR HEARING  
(Held Electronically and Telephonically)  
Monday, November 2, 2020 at 11:00AM**

**Kellogg Auto Center Parcel Map and Development Plans  
495 South Kellogg Avenue; APN 071-140-068  
AKA: 475 South Kellogg Avenue  
AKA: 425 South Kellogg Avenue  
AKA: 5611 Hollister Avenue  
19-072-TPM; 19-073-DP; 19-074-DP; 19-075-DP; 20-0009-DRB**

**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 November 2, 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 the merits of the proposed Tentative Parcel Map (TPM) and Development Plans (DPs). The Zoning Administrator will also be acting on the Preliminary Design Review approval recommended by the DRB on September 22, 2020. The date and time of the Zoning Administrator hearing is:

**DATE/TIME: Monday, November 2, 2020 at 11:00 AM**

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

**PROJECT DESCRIPTION:** The Catalina Barber Corporation is requesting approval of a TPM to divide the property identified as APN 071-140-068, -067, -081, and 002 totaling approximately 7.82 acres, into three parcels of 2.62 acres, 2.31 acres, and 2.89 acres. The three existing automobile dealerships will each be located on its own parcel as a result of the proposed TPM approval and subsequent recordation of a Final Map.

The property is split into two zoning districts namely Old Town Zoning District (one the area encompassing the Toyota and Nissan dealerships) and General Commercial (Honda dealership). With approval of the TPM and subsequent recordation of the Final Map, the Toyota and Nissan dealership parcels will remain within the Old Town (OT) Zoning District. The Honda Dealership parcel will remain within the General Commercial (CG) Zoning District.

In addition to the TPM, individual DPs are proposed for each existing dealership. Further, additional building square footage is proposed at the Honda and Toyota dealerships. The proposed additions at Honda are a 1,735 S.F. showroom and 5,125 S.F unenclosed canopy space for auto services. The proposed addition at Toyota is a 3,000 S.F service bay. Lastly, landscape changes are proposed at each of the dealership properties.

The Toyota dealership DP includes one request for an adjustment to development standards. The applicant is requesting the Zoning Administrator consider an adjustment to the rear setback development standard, pursuant to Zoning Ordinance Chapter 17.59.040. The new trash enclosure is proposed to be located five (5) feet from the rear property line, within the rear yard setback (10 feet).

The request is to also accept a categorical exemption pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000, et seq., "CEQA Guidelines"), Sections 15301, 15303, 15304, and 15315.

The Zoning Administrator will be the decision maker for this project, unless its decision is appealed to the City Council.

**ENVIRONMENTAL REVIEW FINDINGS:** Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed (Attachment D). The City of Goleta is acting as the Lead Agency for this project.

The proposed parcel map is fewer than four parcels (three parcels). The project is in an urbanized area where all public services and facilities are available and is not located within an environmentally sensitive area. The combined total of all proposed development is less than 10,000 S.F. (9,860 S.F.), requiring minimal grading or trenching. Therefore, the project has been found to be exempt from CEQA pursuant to §§ 15301(e) (Additions to existing structures), 15303(c)(e) (Limited commercial buildings & accessory structures), 15304(a)(f) (Minor grading & trenching) and 15315 (Minor Land Divisions).

**CORTESE LIST:** The Project site is not 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:** The hearing documents and all documents referenced therein may be obtained by contacting the Planner listed below (see the "For Further Information" section). Staff reports, project plans and related materials for the Zoning Administrator hearing will be posted on the City's website 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. All letters should be addressed to the City Clerk's office, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117 or [cityclerkgroup@cityofgoleta.org](mailto:cityclerkgroup@cityofgoleta.org). Letters must be received by the City Clerk's office by 9:00 A.M. the day of the hearing for consideration.

**IN LIGHT OF THE CITY'S NEED TO HOLD PUBLIC MEETINGS ELECTRONICALLY AND TELEPHONICALLY DURING THE COVID-19 PANDEMIC,** written comments may be submitted as instructed above or via email to Kim Dominguez, Management Assistant, e-mail: [kdominquez@cityofgoleta.org](mailto:kdominquez@cityofgoleta.org) or by electronic means during the Public Hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the Public Hearing. Instructions on how to submit written comments during the hearing will be available on the City's website: <https://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>.

**ELECTRONIC PARTICIPATION:** Please register for Zoning Administrator Hearing on November 2, 2020, at 11:00 AM at: <https://attendee.gotowebinar.com/register/4810252731136149515>. 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: 480-052-379

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 FURTHER INFORMATION:** Additional information including the application and project file can be viewed by contacting Brian Hiefield, Associate Planner at 805-961-7559 or [bhiefield@cityofgoleta.org](mailto:bhiefield@cityofgoleta.org).

**REVIEW PROCESS:** The DRB granted the applicant's request for Preliminary Approval on September 22, 2020 and recommended approval to the Zoning Administrator (ZA). The next steps include: (1) a public hearing by the ZA on November 2, 2020 to consider the parcel map and each Development Plan, (2) a 10-day appeal period following the ZAs decision, (3) Final review by the DRB, (4) approval of a Final Map by the City Council, and (5) a ministerial issuance of a Post Discretionary Zoning Clearance for each Development Plan.

**APPEALS:** The Zoning Administrator's decision may be appealed by an applicant or an aggrieved party, pursuant to Goleta Municipal Code Section 17.52.120, as part of an appeal of the Review Authority's action on the entire project. Appeals must be filed, and associated fees must be paid, within 10 calendar days of the appealable decision.

**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 or [cityclerkgroup@cityofgoleta.org](mailto:cityclerkgroup@cityofgoleta.org). Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

**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:** The complete application and project file, including any environmental analysis prepared in connection with the application, are currently only available electronically due to the temporary closure of City Hall to the public in response to the COVID-19 pandemic. You may request a copy of these materials from the staff planner as instructed above.

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