



**NOTICE OF PLANNING COMMISSION
PUBLIC HEARING**

**Hybrid Public Meeting - Held in Person and via Zoom
Monday, June 27, 2022, at 6:00 P.M.**

**Patterson Associates, LCC, and SB Corporate Center, LCC, Vesting Tentative Parcel Map, Development Plan (New Lot D), Development Plan (New Lot C), Development Plan Amendment (New Lot B) and Substantial Conformity Determination (Existing Lot A) for Two New Buildings and Associated Improvements
5383 and 5385 Hollister Avenue (APNs 071-140-075 & 071-140-074)
Case No's. 21-0005-SUB, 20-0003-DP, 21-0003-DP, 22-0001-DPAM, and 22-0002-SCD**

ATTENTION: The meeting will be held in person and via the Zoom platform. The public may also view the meeting on Goleta Channel 19 and/or online at <https://cityofgoleta.org/goletameetings>.

NOTICE IS HEREBY GIVEN that the City of Goleta Planning Commission will conduct a hybrid public hearing to consider the Patterson Associates, LLC, and SB Corporate Center, LLC proposed Vesting Tentative Parcel Map, Development Plan (New Lot D), Development Plan (New Lot C), Development Plan Amendment (New Lot B), and a Substantial Conformity Determination (Existing Lot A). The date, time, and location of the City Planning Commission public hearing are set forth below. The agenda for the hearing will also be posted on the City's website (www.cityofgoleta.org). The date and time of the Planning Commission public hearing is set forth as follows:

HEARING DATE/TIME: Monday, June 27, 2022, at 6:00 PM

LOCATION: Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted agenda).

PROJECT LOCATION AND DESCRIPTION: The site is located at 5383 and 5385 Hollister Avenue (APNs 071-140-074 & 071-140-075) in the Inland Area of the Goleta. The site has an Office and Institutional (OI) General Plan Land Use and Zoning Designation.

The applicant has requested the approval of the following at 5385 Hollister Avenue (existing Lot B):

- (i) a Vesting Tentative Parcel Map to subdivide existing Lot B of Parcel Map 14,376 into three parcels; new Lot B, new Lot C, and new Lot D;
- (ii) two (2) new Development Plans for the construction of a 14,000-square foot, 1-story office building (23 feet and 6 5/8 inches in height) on new Lot C, and a 2-story (34 feet and 9 13/16 inches in height), 34,002-square foot R&D/Office building on new Parcel D; and
- (iii) a Development Plan Amendment to document the parcel boundary change of the existing Development Plan (90-DPF-007), as well as revise existing parking lot configuration and associated landscaping on new Lot B.

The applicant has also requested the approval of the following at 5383 Hollister Avenue (existing Lot A):

(iv) a SCD to allow for the restriping of existing standard parking spaces to compact parking spaces, allow for short-term and long-term bicycle parking, motorcycle parking, and associated landscaping.

The project was filed by agent Heidi Jones, AICP, of Suzanne Elledge Planning and Permitting Services on behalf of Andrew and Jeff Bermant of Patterson Associates, LLC, and SB Corporate Center, LLC.

The Planning Commission is the decision maker for the described subject projects. If an appeal is filed, the City Council is the decision maker.

ENVIRONMENTAL REVIEW FINDINGS: A Notice of Exemption (NOE) has been 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 NOE is appropriate pursuant to CEQA Guidelines §15332 due to the projects being located on substantially developed sites within the City of Goleta limits, are substantially surrounded by existing office uses to the north, east and west, and unincorporated County to the south. The existing and new parcels are and will be served by all required utilities and public services. The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

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").

PUBLIC COMMENT: Interested persons are encouraged to provide public comments during the public hearing in person or virtually through the Zoom webinar, by following the instructions listed on the Planning Commission meeting agenda. All letters/comments should be sent to kdominguez@cityofgoleta.org. Letters must be received on or before the date of the hearing or can be submitted at the hearing prior to the conclusion of the public comment portion of the Public Hearing.

DOCUMENT AVAILABILITY: Staff reports and related materials for the Planning Commission hearing will also be posted on this website at least 72 hours prior to the meeting on the City's web site at www.cityofgoleta.org

FOR PROJECT INFORMATION: For further information on the project, contact Darryl Mimick, Associate Planner, at (805) 961-7572 or dmimick@cityofgoleta.org. For inquiries in Spanish, please contact Marcos Martinez at (805) 562-5500 or mmartinez@cityofgoleta.org.

Note: If you challenge the nature of the above action in court, you may be limited to only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City on or before the date of the hearing (Government Code Section 65009(b)(2)).

Note: In compliance with the Americans with Disabilities Act, if you need assistance to participate in 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.

Publish Date: *Santa Barbara Independent June 16, 2022*