



**NOTICE OF PLANNING COMMISSION  
PUBLIC HEARING**

**Hybrid Public Meeting - Held in Person and via Zoom  
Monday, July 25, 2022, at 6:00 P.M.**

**Conditional Use Permit and Design Review for Ellwood RV/Boat/Contractor Outdoor  
Storage Use at 35 Ellwood Station Road; APN 079-210-066;  
Case No. 20-0003-CUP**

**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 170 space Recreational Vehicle and Boat storage and 13 space contractor storage yard Conditional Use Permit proposed by Ellwood Station, LLC at 35 S. Ellwood Station Road, Goleta. The agenda for the hearing will also be posted on the City's website ([www.cityofgoleta.org](http://www.cityofgoleta.org)) at least 72 hours prior to the meeting. The date, time, and location of the Planning Commission public hearing is as follows:

**HEARING DATE/TIME:** Monday, July 25, 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 35 Ellwood Station Road (APN 079-210-066) in the Inland Area of the City of Goleta. The site has a General Commercial (CG) General Plan Land Use and Zoning Designation.

The applicant has requested the approval of the following project components under the CUP application:

1. Conversion of an existing 190 sf storage and restroom building into a restroom building. The restroom is proposed to be connected to the existing Goleta West Sanitary District sewer system in Ellwood Station Road and the Goleta Water District water supply on-site.
2. Provision of 170 uncovered storage spaces for boats and RVs, totaling 60,341 square feet (1.39 acres) of the site.
3. Provision of 13 uncovered contractor storage areas for materials and equipment, totaling 18,423 square feet (0.42 acres) of the site. These spaces are proposed at the westerly portion of the site.
4. The existing septic system serving existing single-room restroom is proposed to be abandoned in-place.
5. Provision of 3-visitor parking spaces, inclusive of one accessible space, adjacent to the rehabilitated restroom building.

6. Two existing underground pit structures formerly used to convey materials in the prior use of the site are proposed to be curbed to protect from traffic and covered with waterproof concrete roof to prevent ponding. The two structures will also be fenced for safety.
7. A 20-feet wide by 1,210 feet long landscaped bioswale is proposed along the southern property line to capture and partially treat storm water.
8. Other proposed improvements include 8-foot-high security fencing with landscape screening, decorative landscaping at the property entrance, an entrance gate, driveway, and a stepped concrete stem wall of approximately 8-feet in height. The site will be accessed by monitored keypad with time lock to prevent use outside of business hours from 7AM to 6PM. Further, the site will have security cameras every 200 feet around the perimeter, which will be monitored 24 hours a day, seven days a week. Security lighting will be on motion sensors to discourage unwanted visitors.
9. Frontage improvements are proposed such as sidewalk, curb, and gutter, and drainage improvements for storm water to connect to existing drainage improvements along Ellwood Station and pursuant to the City's standards.
10. The outdoor storage areas will not include any individual utilities (e.g., water, electricity) and no storage of hazardous materials above the National Fire Protection Association (NFPA) standard quantities would be allowed.
11. No new habitable structures are proposed as a part of the project and the project does not include any full-time employees. The site will be unstaffed. The site will be visited weekly by maintenance personnel who will conduct landscape maintenance, inspection of rental stalls and any debris cleanup required.

**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 project being within the City of Goleta limits on a 4.9-acre site and is substantially surrounded by existing urbanized uses. The existing parcel is and/or 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](mailto: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](http://www.cityofgoleta.org)

**FOR PROJECT INFORMATION:** For further information on the project, contact Brian Hiefield, Associate Planner, at (805) 961-7559 or [bhiefield@cityofgoleta.org](mailto:bhiefield@cityofgoleta.org). For inquiries in Spanish, please contact Marcos Martinez at (805) 562-5500 or [mmartinez@cityofgoleta.org](mailto: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.

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