



**NOTICE OF
ZONING ADMINISTRATOR HEARING
Hybrid Public Hearing – In Person and via Zoom
Tuesday, January 31, 2023 at 2:00PM**

**Target Tentative Parcel Map to create 2 lots and adoption of a California
Environmental Quality Act Categorical Exemption
6861 & 6865 Hollister Avenue
APNs 073-100-033, -034, -035
Case No. 21-0002-SUB**

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

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the City of Goleta will conduct a public hearing on the merits of the proposed Tentative Parcel Map (TPM). The date and time of the Zoning Administrator hearing is:

DATE/TIME: Tuesday, January 31, 2023 at 2:00 PM

LOCATION: Goleta City Hall – Council Chambers
(In Person and via Zoom)
130 Cremona Drive, Suite B, Goleta, CA 93117

PROJECT DESCRIPTION AND LAND USE DESIGNATIONS: The site is located in the Inland portion of the City and the site has is located within two General Plan/Coastal Land Use Plan (GP/CLUP) Land use designations and two zoning designations, namely Regional Commercial (CR) and Community Commercial (CC). This application is for a two-lot subdivision of a single legal lot of 8.872 acres. The site in question is known as 6861 and 6865 Hollister Avenue and APNs 073-100-033, -034, and -035.

The two-lot subdivision would place the Target Store and 457 spaces/88% of the parking lot area on proposed Lot A (7.636 acre lot) and would place the Inline shops and 63 spaces/12% of the parking lot area on proposed Lot B (1.236 acre lot). Proposed Lot A would be located in the CR designated portion of the site and proposed Lot B would be located in the CC designated portion of the site.

No new development or additions are proposed as part of this application. The map would create individual lots for the two buildings and the existing parking and circulation, landscaping, and lighting would also remain.

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 A). 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. No physical development is proposed. Therefore, the project has been found to be exempt from CEQA pursuant to §§ 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 Kim Dominguez, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117 or kdominguez@cityofgoleta.org. Letters must be received by Kim Dominguez by 9:00 A.M. the day of the hearing for consideration.

ELECTRONIC PARTICIPATION: Please register for Zoning Administrator Hearing on January 31, 2023 at 2:00 PM at: https://us06web.zoom.us/webinar/register/WN_NfycDQPSQLatjabYyM_LJA

Webinar ID: 846 5956 2067

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. You can also select the option to use your telephone, but you must use the Zoom software to interact with the meeting. Select “Use Telephone” after joining the webinar 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 Travis Lee, Associate Planner at 805-562-5528 or tlee@cityofgoleta.org.

REVIEW PROCESS: The project is subject to approval by the Zoning Administrator (ZA). The next steps include: (1) a public hearing by the ZA on January 31, 2023 to consider the parcel map, (2) a 10-day appeal period following the ZAs decision, and then (3) Condition Compliance/Map Clearance leading to Final Map recordation.

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. 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]).

Publish: Santa Barbara Independent on January 19, 2023