



**NOTICE OF PLANNING COMMISSION
PUBLIC HEARING
Hybrid Public Meeting – Held in Person and via Zoom
July 10, 2023 at 6:00 P.M.**

**Amendment to the Camino Real Specific and Development Plans and
Proposed Storke Medical Center Development Plan with Notice of Exemption
(Case Nos. 21-0005-DP/21-0002-SP/22-0002-ORD/23-0001-DPAM)**

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 www.cityofgoleta.org/meetings-agendas.

NOTICE IS HEREBY GIVEN that the Goleta Planning Commission will conduct a public hearing to review the project described in this notice along with the request to adopt a Notice of Exemption pursuant to 14 California Code of Regulations § 15090. The date, time, and location of the 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) at least 72 hours prior to the hearing date.

The Planning Commission action is advisory to the City Council and will be asked to make a recommendation to the City Council on the legislative and land use entitlement components along with the design review elements (i.e., building orientation, design, landscaping, lighting, parking design etc.). The City Council will be the decision-maker for the entirety of the project and a future hearing on the project by the City Council has not been scheduled yet. Additional notice will be provided prior to the future Council hearing.

HEARING DATE/TIME: Monday, July 10, 2023 at 6:00 P.M.

PLACE: 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).

JOIN MEETING ELECTRONICALLY AT:

https://us06web.zoom.us/webinar/register/WN_-9lsEIHQZGuQHQ_mc_w5w

Webinar ID: 862 7866 4915 Passcode: 066791

PROJECT LOCATION AND APPLICANT: The project is located at 6975 Santa Felicia Drive (APN: 073-440-026) in the Inland Area of the City of Goleta. The land use designations (General Plan/Coastal Land Use Plan and zoning) applicable to the site are Community Commercial. The project site is on a portion of the 4.32-acre parcel that is partially developed with a 175-space parking lot and bioswale. The project was filed by agent Kimberly Schizas, Project Manager, Wynmark Company on behalf of Camino Real IV, LLC, and The Price Living Trust, property owners.

PROJECT DESCRIPTION: The components of the project include:

- (i) A Development Plan to construct two 18,600 square foot two-story Medical Office buildings with accessory childcare use (2,113 sq. ft. indoor space and 1,200 sq. ft. outdoor space within the western building) with a requested approximately 2' height adjustment. In addition, parking (automobile, bicycle, and EV spaces), landscaping, and lighting are included as part of the project;
- (ii) A Specific Plan Amendment to remove the subject parcel (073-440-026) from the Camino Real Specific Plan Map and to delete the requirement for a MTD transit center at this location. Figures 5 Specific Plan Land-Use Plan; Figure 6 Specific Plan Northern Portion; Figure 7 Specific Plan Southern Portion; Figure 8 Specific Plan Composite Map; Figure 17 Circulation Plan; Figure 22 Noise Contours; Figure 23 Proposed Comprehensive Plan/Zoning Map; Figure 25 Phase 1 Uses of the Specific Plan would be amended to remove the MTD transit center;

- (iii) An Ordinance Amendment to remove the Specific Plan Overlay on this parcel; and
- (iv) A Development Plan Amendment to the original Camino Real Development Plan (95-DP-026) to remove this parcel from the boundaries of the approved Development Plan.

ENVIRONMENTAL REVIEW: 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. The City Council of the City of Goleta is acting as the Lead Agency for this project.

The project has been found to be exempt from CEQA in accordance with CEQA Guidelines Section 15332, infill development based on this analysis, the entirety of the *Specific Plan Amendment to the Camino Real Project and the Wynmark/Storke Medical Center Two New Buildings and Associated Improvements* Project meets all criteria for the Class 32 Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. Furthermore, exceptions to the applicability of a Categorical Exemption, as specified in Section 15300.2(a) through (f) of the CEQA Guidelines, do not apply to the project. Therefore, the project is exempt from CEQA.

CORTESE LIST: Further, the site is not listed on any hazardous waste facilities or disposal sites as enumerated under Section 65962.5 of the California Government Code (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.

FOR PROJECT INFORMATION: For further information on the project, contact Christina McGuire, Associate Planner, at (805) 961-7566 or cmcguire@cityofgoleta.org. For inquiries in Spanish, please contact Marcos Martinez at (805) 562-5500 or mmartinez@cityofgoleta.org. Staff reports and documents will be posted approximately 72 hours before the hearing on the City's website at www.cityofgoleta.org.

SIMULTANEOUS INTERPRETATION. If you require interpretation services for the hearing, please contact the City Clerk's office at (805) 961-7505 or via email to cityclerkgroup@cityofgoleta.org at least 48 hours prior to the hearing. Please specify the language for which you require interpretation. Notification at least 48 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the hearing.

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 at or before 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 the hearing, please contact the City Clerk's Office at (805) 961-7505. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

Publish Date: *Santa Barbara Independent*, June 29, 2023