



**NOTICE OF PUBLIC HEARING
ZONING ADMINISTRATOR
Hybrid Public Hearing – In Person and via Zoom
Thursday, July 13, 2023, at 10:00 A.M.**

**30 San Jano Drive Trellis, Addition, and 10' Rear Yard Setback
Modification with CEQA Exemption
Case No. 22-0003-MOD; 22-0003-DRB; 23-0013-LUP
APN 079-412-019**

ATTENTION: The meeting will be held in person and via the Zoom platform.

NOTICE IS HEREBY GIVEN that the Zoning Administrator (ZA) will conduct a public hearing on the merits of the proposed Modification (MOD) and Land Use Permit (LUP) at 30 San Jano Drive. The date, time, and location of the Zoning Administrator hearing is:

HEARING DATE/TIME: Thursday, July 13, 2023, at 10:00 A.M.

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

ZOOM LINK: See Electronic Participation Option Below

PROJECT DESCRIPTION:

The Applicant, Dexign Systems on behalf of Alec Missel, property owner, is requesting a new 346 square foot addition and a 477 square foot trellis to the eastern portion of the existing 1,014 square foot residence. The trellis would consist of wood post and beam construction, would be situated north of the proposed addition, and would have a height of 8 feet. The addition would comprise of a new primary bedroom and bathroom at the rear of the residence.

As part of the request, the Applicant is proposing a Modification to a portion of the addition that encroaches 10 feet (184-square feet of the addition) into the 25-foot required rear yard setback. The addition would be located 15 feet from the rear property line and contain an elevated bay window. The height of the addition (13 feet and 3 inches) would match the existing residence.

The property is located in the Inland portion of the City and has a General Plan Land Use and Zoning Designation of Single-Family Residential (RS).

ENVIRONMENTAL REVIEW (NOE):

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 of Goleta is acting as the Lead Agency for this project.

The addition portion of the project has been found to be exempt from CEQA based on CEQA Guideline Section 15301 (e) (1), existing facilities as the addition to the house would not result in an increase of 50 percent of the floor area or 2,500 square feet whichever is less. The 346 square foot addition is less than 2,500 square feet and is approximately 34% of the existing floor area.

The trellis portion of the project has been found to be exempt from CEQA based on CEQA Guideline Section 15303 (e) new construction or conversion of small structures as the trellis is an accessory or appurtenant structure to the primary residential structure.

The modification portion of the project has been found to be exempt from CEQA based on CEQA Guidelines Section 15305(a), minor alterations to land use limitations in that the setback modification will not result in the creation of a new lot and the encroachment will only occur in a small portion of the rear yard. The encroachment represents 11 % of the setback area. The encroachment does not change the density or intensity of development on the site as the use will remain single family home and the addition will not exceed the lot coverage standards for the zoning district.

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: 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 Zoning Administrator meeting agenda. Written comments may be submitted prior to the hearing by e-mailing Kim Dominguez at kdominguez@cityofgoleta.org. Written comments will be distributed to Zoning Administrator and published on the Zoning Administrator’s web page.

ELECTRONIC PARTICIPATION: Please register for Zoning Administrator Hearing on July 13, 2023, at 10:00 AM at:

https://us06web.zoom.us/j/85378516284?tk=OHBur02_IVlcBay14mCp7f3h9_SbiNEOLbtvJ3rQCPc.DQMAAAAT4PTFPBZGcHRnUIBUaFNQU2MyYVpDV2tiRnpRAAAAAAAAAAAAAAAAAA&pwd=d2M5VjJlaE5EaHI2RnhZaFU0VIJQdz09&uuid=WN-E80i_faQxC8SPGXmUKIzQ

Or, dial: US: +1 408 638 0968 or +1 669 444 9171

Webinar ID: 853 7851 6284

Passcode: 582016

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: For further information on the project, contact Darryl Mimick, Senior 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. Staff reports and documents will be posted approximately 72 hours before the hearing on the City's website at www.cityofgoleta.org.

Review Process: This project is subject to approval by the Zoning Administrator (ZA). The next steps include: (1) a public hearing by the ZA on July 13, 2023, to consider the project, (2) a 10-day appeal period following the ZA's decision, (3) Final Design Review Board Approval, and (3) issuance of the associated Land Use Permit.

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

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 or cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

Publication Date: Santa Barbara Independent June 29, 2023