



**NOTICE OF PUBLIC HEARING
ZONING ADMINISTRATOR
Hybrid Public Hearing – In Person and via Zoom
Wednesday, October 25, 2023, at 1pm**

**LOT LINE ADJUSTMENT BETWEEN 1072 VIA BOLZANO (APN: 069-402-004) AND 1025
CAMBRIDGE DRIVE (069-402-0006) WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION; CASE NO. 23-0002-SUB**

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

NOTICE IS HEREBY GIVEN that the Zoning Administrator (ZA) of the City of Goleta will conduct a public hearing on the merits of the proposed Lot Line Adjustment (LLA) between 1072 Via Bolzano and 1025 Cambridge Drive. The agenda for the hearing will be posted on the Zoning Administrator page of the City website <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/zoning-administrator-hearings>.

The date, time, and location of the Zoning Administrator hearing is:

HEARING DATE/TIME: Wednesday, October 25, 2023, at 1pm

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

PROJECT DESCRIPTION:

The Project proposes to adjust the common property line between 1072 Via Bolzano and 1025 Cambridge Drive to preserve a row of Eugenia trees.

The LLA would transfer 184 square feet of land to 1072 Via Bolzano from 1025 Cambridge Drive. The property at 1072 Via Bolzano (APN 069-402-004) would increase by 1.6% and 1025 Cambridge Drive (APN 069-402-006) would decrease by 1.5%.

Both properties are located in the Inland area of the City and have a SFR General Plan/Coastal Land Use Designation and are located in the RS-20 Zoning District.

The project was filed by Jeffrey Sager, property owner of 1072 Via Bolzano, and Richard and Alyson Spawn, property owners of 1025 Cambridge Drive.

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 project has been found to be exempt from CEQA, as identified below:

15305. Minor Alterations in Land Use Limitations.

Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- (a) Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.

CORTESE LIST: The Project sites are 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 the Kim Dominguez at kdominguez@cityofgoleta.org. Written comments will be posted on the Zoning Administrator webpage.

ELECTRONIC PARTICIPATION: Please register for Zoning Administrator Hearing on October 25, 2023, at 1pm at:

Link: https://us06web.zoom.us/webinar/register/WN_vPeESDbdQnSgbKrP7jAbXA

Webinar ID: 885 4742 2495

Passcode: **684470**

Or Join via Audio:

US: +1 669 900 6833 or +1 408 638 0968 or +1 669 444 9171 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 253 205 0468 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847

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 step includes recordation of the Lot Line Adjustment documents if no appeal of the Zoning Administrator's decision.

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, 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: 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.