



NOTICE OF PUBLIC HEARING
Zoning Administrator
Hybrid Public Hearing – In Person and via Zoom
August 27, 2024, at 1:00 P.M.

PARKING REDUCTION MODIFICATION AT 5877 HOLLISTER AVE (APN 071-112-003) WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION; CASE NUMBER 24-0001-MOD

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

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the City of Goleta will conduct a public hearing on the merits to the Parking Modification proposal described in this notice. 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> at least 72 hours before the hearing.

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

HEARING DATE/TIME: Tuesday, August 27, 2024, at 1:00 P.M.

**LOCATION: Goleta City Hall – Council Chambers (in person and via Zoom)
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 DESCRIPTION and LOCATION:

The parcel is located in the Inland area of the City and has a C-OT, Old Town Commercial General Plan/Coastal Land Use Plan and Zoning designation.

The applicant requests a full reduction in the provision of on-site parking spaces. The Modification is necessary to address the parking deficiency resulting from the café use on site, given the lack of access to the site. No structural development or grading is proposed as part of this project.

The project was filed by agent, Patrick Housh of Paul Poirier + Associates Architects, on behalf of owner, Ali Mazloom.

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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15305 and 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the lead agency for this project. Section 15305 is applicable, as parking is a land use limitation and the request is minor in nature given the site's location in Old Town, where most of business do not have dedicated parking areas consistent with a traditional commercial district land use pattern. Further, the area has a less than 20% slope, and the change does not affect land use intensity or density.

Further, Section 15332 is applicable since the proposal is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; the proposed development is within City limits on a 0.1-acre parcel, which is less than five acres and is surrounded by urban uses in Old Town Goleta; the project site has no value as habitat for rare or endangered species as it is in an urban environment; approval of the parking Modification would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. As indicated above, the proposal to reduce the required parking through a Modification will not result in the creation of a new parcel. The property has adequate services

to serve the proposed development. Further, the project is not located in an environmentally sensitive habitat area. Therefore, the project will not have a significant effect on the environment.

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 Zoning Administrator meeting agenda. Written comments may be submitted prior to the hearing by e-mailing Caitlin Colyer at ccolyer@cityofgoleta.org. Written comments will be posted on the Zoning Administrator webpage.

ELECTRONIC PARTICIPATION: Please register for Zoning Administrator Hearing on Tuesday, August 27, 2024, at 1:00pm via the link below:

Webinar Link: https://us06web.zoom.us/webinar/register/WN_-u-OmgOeS8S7A1nPrPxbjg

Webinar ID: 841 7005 6624

Passcode: 125138

Join via audio: US: +16699006833,,84170056624#,,,,*125138# or +14086380968,,84170056624#,,,,*125138#

Or, dial: US: +1 669 900 6833 or +1 408 638 0968 or +1 669 444 9171 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 507 473 4847 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

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/ DOCUMENT AVAILABILITY: 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. Para consultas en español, comuníquese con Marcos Martinez al (805) 562-5500 o 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 review by the City of Goleta Zoning Administrator with a ten-day appeal period following its decision. If no appeal of the Zoning Administrator’s decision is filed, the next steps issuance of the zoning clearance following condition compliance, and obtaining building permits after completion of building plan check of the plans.

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. 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.