



**NOTICE OF AVAILABILITY OF ADDENDUM  
AND PLANNING COMMISSION HEARING  
Monday, March 13, 2017 at 6:00 PM**

**Hollister Village Apartment Project  
Unaddressed parcel north of 7000 Hollister Avenue  
APNs: 073-030-026, -027, -028, & -033  
Case No. 16-029-GPA- RZ- LLA- DPAM**

**NOTICE IS HEREBY GIVEN** that the City of Goleta has completed an Addendum to the Westar Mixed-Use Village Final Environmental Impact Report (FEIR) SCH#201007106, July 2012, for the Hollister Village Apartment Project described below. (Hollister Village was originally known as the Westar Village Project.) The Planning Commission will conduct a public hearing to consider the adequacy of the Addendum and merits of the Project. The Planning Commission's action will be advisory to the City Council. The City Council will be the final decision maker for the Project.

The public hearing before the Planning Commission will occur on:

**HEARING DATE AND TIME: Monday, March 13, 2017 at 6:00PM**

**HEARING LOCATION: City of Goleta City Hall  
Council Chambers  
130 Cremona Drive, Suite B  
Goleta, CA 93117**

**PROJECT DESCRIPTION AND LOCATION:** Goleta Hollister Apartments LLC, and Goleta Hollister Triangle LLC, property owners, seek approval of Hollister Village Apartments, a 33-unit apartment project. The 1.84-acre project site is the undeveloped portion within the Hollister Village complex and is located at the southwest corner of Village Way (a private road) and S. Glen Annie Road. The site has a Community Commercial (C-C) Goleta General Plan land use designation and is zoned Shopping Center (SC) in the Inland Zoning Ordinance. The Project requires approval of the following:

- A Development Plan Amendment to allow the construction of 16-studio and 17-one bedroom apartments (33 units), 40 parking spaces, and a 0.42-acre park on a 1.84-acre site with associated setback modification. The setback modification would allow six parking spaces, mailbox clusters and trash enclosures to encroach into the front yard setback along Village Way and portions of buildings and elevator towers to encroach into the side and rear yard setbacks;
- A Lot Line Adjustment to adjust the boundaries of four lots, Lots 4, 5, 6, and 10 of Tract 32,048, to accommodate the proposed buildings and the boundaries of the park;
- A Rezone from Shopping Center (SC) to Design Residential (DR-20);
- A General Plan Amendment to change the project site's land use designation under General Plan/Local Coastal Land Use Plan Figure 2-1 (the Land Use Map) from Community Commercial (C-C) to Residential Medium Density (R-MD); and

- An Addendum was prepared in July of 2016 and revised in February 2017 to the Westar Mixed-Use Village FEIR that analyzes the impacts of the Project and the General Plan Amendment.

**ENVIRONMENTAL REVIEW FINDINGS:** The Addendum was prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., CEQA), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, et seq., CEQA Guidelines), and the City’s Environmental Review Guidelines. The City of Goleta is acting as the Lead Agency.

The Addendum is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to the Westar Mixed-Use Village FEIR are necessary to address the Project and the General Plan Amendment and no circumstances exist calling for the preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines §§ 15162 and 15163.

**CORTESE LIST:** The Project site is not listed on any hazardous waste facilities or disposal sites lists as enumerated under Government Code § 65962.5 (the “Cortese list”).

**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 Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Letters must be received by the Planning and Environmental Review Department on or before the date of the hearing or can be submitted at the hearing.

**DOCUMENT AVAILABILITY:** The proposed Addendum and all documents referenced therein are currently available and may be obtained at the City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117. The proposed Addendum is posted on the City’s web site at [www.cityofgoleta.org](http://www.cityofgoleta.org). Staff reports and related materials for the Planning Commission hearing will be available at least 72 hours prior to the meeting.

**FOR FURTHER INFORMATION:** Additional information is on file at the Planning and Environmental Review Department, Goleta City Hall, 130 Cremona Drive, Suite B, Goleta, CA 93117. Contact Mary Chang, Supervising Senior Planner, at 805-961-7567 or [mchang@cityofgoleta.org](mailto:mchang@cityofgoleta.org) for more information.

**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]).

**Note:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Deborah Lopez, City Clerk, at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.