



**NOTICE OF AVAILABILITY
OF FINAL NEGATIVE DECLARATION
AND PLANNING COMMISSION HEARING
Monday, April 24, 2017 at 6:00 PM**

**749/759 Ward Drive - Renovations and Parcel Map Project
749/759 Ward Drive
APNS: 071-170-035 and 071-170-014
Case No. 15-126-TPM-DP(A/B)-DRB**

NOTICE IS HEREBY given that the City of Goleta completed a Final Negative Declaration (Final ND) for the 749/759 Ward Drive - Renovations and Parcel Map project described below. The Planning Commission will conduct a public hearing to consider the adequacy of the Final ND and merits of the Project. The Planning Commission will be the final local decision maker for the Project unless an appeal is filed.

The public hearing before the Planning Commission will occur on:

HEARING DATE AND TIME: Monday, April 24, 2017 at 6:00PM

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

PROJECT DESCRIPTION: Mark Family Trust, property owner, seeks approval of a Tentative Parcel Map and two Development Plans and associated Modifications (DPs) for the two proposed lots: Development Plan A for Lot 1 (749 Ward) and Development Plan B for Lot 2 (759 Ward). The 3.4 acre project site is a developed site consisting of two industrial/office buildings located between Ward Drive and Highway 217, south of Hollister Avenue. The site has a Business Park (I-BP) Goleta General Plan land use designation and is zoned Industrial Research Park (M-RP) in the Coastal Zoning Ordinance. The Project requires approval of the following:

- A Tentative Parcel Map (TPM) to subdivide the existing lot into two separate lots. Proposed Lot 1 would be 2.164 gross acres and would contain the building addressed as 749 Ward Drive. Proposed Lot 2 would be 1.253 gross acres and would contain the building addressed as 759 Ward Drive. The parcel map will also include an approximately 10-foot right of way dedication along the Ward Drive frontage.
- A Development Plan (DP) for each lot to regulate the existing development on each of the two proposed lots. Development Plan A would regulate the development on Proposed Lot 1 (749 Ward) and Development Plan B would regulate the development on Proposed Lot 2 (759 Ward). The DPs will also include the following improvements to the existing developed site:
 - Redesigning of the Project Site to increase parking on 749 Ward from 28 spaces to 79 spaces, and parking on 759 Ward from 25 to 39 spaces for a total of 118 spaces. Landscaping will be increased on 749 Ward from 12 percent across the two Lots to 34 percent on 749 Ward and 31 percent on 759 Ward. The site changes will be accomplished through the removal of existing outdoor storage areas and reconfiguration of the parking, which will allow for the additional parking spaces and landscaping on both Lots.
 - The ground level outside the west elevation of 749 Ward Drive will be elevated approximately two feet to allow for truck loading. The driveway approach to the parking lot between the two buildings will be reduced in width from 65 feet to 50 feet.
 - Remodeling the exterior facades of both buildings, including the addition of a new covered walkway along the east building façades.

- Interior remodeling of 749 Ward to remove the existing mezzanine and redoing the ground floor so it is one level within the building.
 - Remodeling the building at 759 Ward to remove approximately 2,900 square feet of second floor area in order to create one single industrial tenant space. The resulting building will have approximately 8,100 square feet of interior space.
- A request for Modifications pursuant to Goleta Municipal Code (GMC) § 35-174.8 to allow:
 1. The placement of parking in the front setback area along Ward Drive for both proposed Lot 1 and Lot 2.
 2. The placement of parking in the side yard setbacks for both proposed Lot 1 and Lot 2.
 3. The placement of the two existing buildings and new patio covers in the front setback along Ward Drive for both proposed Lot 1 and Lot 2.
 4. The placement of the existing building on proposed Lot 1 within the rear yard setback of Lot 1.

ENVIRONMENTAL REVIEW FINDINGS: The Final ND 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 Final ND identifies and discusses potential impacts and residual impacts for the identified subject areas. Based on the discussion and analysis provided in the Final ND, it is anticipated that the project described would not create any significant adverse effects on the environment.

Further, the site is currently listed on hazardous waste facilities or disposal sites as enumerated under California Government Code § 65962.5 (Cortese List). However, the site is currently undergoing a remediation process under the purview of the Central Coast Water Board. Additionally, the proposed project has been designed so as not to impact the remediation process. For more information regarding the cleanup of the site, please contact Dean Thomas with the Central Coast Regional Water Quality Control Board, at (805)-549-3147 or Dean.Thomas@waterboards.ca.gov.

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 Final ND 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 Final ND is posted on the City’s web site at 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 Joe Pearson II, Associate Planner, at 805-961-7573 or jpearson@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.