



**PLANNING COMMISSION HEARING
Monday, July 24, 2017 at 6:00 PM**

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

On May 22, 2017, the Planning Commission reviewed the above referenced project and recommended that the City Council not adopt the Addendum, and deny the requested General Plan Amendment, the Zone Change, the Lot Line Adjustment, and the Development Plan Amendment with setback modifications. The Project considered on May 22, 2017 is being referred to as Option A. Since May 22, 2017, the applicant has developed an alternative design (hereinafter referred to as Option B or the Project) that eliminates the setback modifications and meets open space requirements by converting excess parking spaces into common open space. A roof top deck would be retained on one of the buildings but is not being requested to count toward open space requirements.

Before City Council considers either Option A or Option B, Planning Commission review of Option B is required. City Council will be the final decision maker on the project. This project will not be heard by the City Council on July 18, 2017 as recently noticed.

NOTICE IS HEREBY GIVEN that the public hearing before the Planning Commission regarding Option B will occur on:

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

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

PROJECT DESCRIPTION: Goleta Hollister LLC, property owner, seeks 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/Coastal Zoning Ordinance. Option B includes the following:

- A Development Plan Amendment to allow the construction of 16-studio and 17-one bedroom apartments (33 units), 35 parking spaces, and a 0.42-acre park on a 1.84-acre site. The Option B alternative meets all zoning code requirements and does not require setback modifications;
- 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 to the Westar Village Mixed-Use 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 Village Mixed-Use 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. 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 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.