



September 8, 2017

**NOTICE OF INTENT TO ADOPT
CEQA ADDENDUM TO THE WESTAR
VILLAGE MIXED-USE FINAL EIR; AND
NOTICE OF PUBLIC HEARING CITY COUNCIL
September 19, 2017 at 6pm**

**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 Village Mixed-Use Final Environmental Impact Report (FEIR) SCH#201007106 for the Hollister Village Apartment Project described below. (Hollister Village was originally known as the Westar Village Project). The Planning Commission has reviewed the above referenced Project and has made recommendations to the City Council. The City Council of the City of Goleta will conduct a public hearing to consider the adequacy of the Addendum and the merits of the Proposed Project.

The public hearing before the City Council will occur on:

HEARING DATE AND TIME

Tuesday, September 19, 2017 at 6pm

HEARING LOCATION:

**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. 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), associated parking spaces, and a 0.42-acre park on a 1.84-acre site. Design Option A includes setback modifications request as well. Two design options are being presented for consideration with Option A design requiring setback modifications which 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. Option B design requires no modifications and meets all zoning code requirements;
- 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. The Addendum concluded that there were no additional impacts and no increase in the severity of the impacts that were originally anticipated. The adopted mitigation measures to the Westar Village Mixed-Use FEIR remain applicable to this Project.

PROJECT LOCATION: The Project is located at an unaddressed parcel north of 7000 Hollister Avenue; APNs: 073-030-026, -027, -028, & -033.

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").

PLANNING COMMISSION RECOMMENDATION: On May 22, 2017, the Planning Commission held a public hearing on Case No. 16-029-GPA-RZ-LLA-DPAM and recommended denial of the Project (Option A design) to the City Council. On July 24, 2017, the Planning Commission held another public hearing and recommended approval of the Project (Option B design with removal of an elevator tower and roof top deck) to the City Council.

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 Addendum is also currently available for review at the Goleta Library and the Goleta Valley Community Center. The proposed Addendum is posted on the City's web site at www.cityofgoleta.org. Staff reports and related materials for the City Council hearing will be available at least 72 hours prior to the meeting.

PUBLIC COMMENT: All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. Written submittals concerning agenda items may be sent to the City Clerk e-mail: dlopez@cityofgoleta.org; or mail: Attn: City Council and City Clerk at 130 Cremona Drive, Suite B Goleta, California 93117. In order to be disseminated to the City Council for consideration during the Council meeting, written information must be submitted to the City Clerk no later than Monday at noon prior to the City Council meeting. Material received after this time may not be reviewed by the City Council 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: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the City Clerk's Office at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements

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 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 §65009[b][2]).