

February 15, 2018



**NOTICE OF PENDING ACTION BY  
DIRECTOR OF PLANNING AND  
ENVIRONMENTAL REVIEW  
February 26, 2018, 5:00 PM**

**Providence School and Site Improvements  
5385 Hollister Avenue; APN 071-140-075  
Case No. 17-033-DPAM**

**NOTICE IS HEREBY GIVEN** that the Planning and Environmental Review Director intends to consider the merits of the proposed amendment to the existing approved Development Plan and take action on the project described below.

**DECISION DATE AND TIME: Monday, February 26, 2018, at 5:00PM**

**PROJECT DESCRIPTION:**

The applicant proposes to amend an existing Development Plan to change the use of an existing 21,408-square foot building from research and development to a new middle/high school within the PI Zoning District and the Airport Approach Zone. Other associated improvements include the installation of accessible walkways and ramps, new lighting, slight changes to parking lot striping, and minor modifications to landscaping. Additionally, the applicant proposes the installation of an unlit athletic field (non-irrigated, synthetic turf), and the installation of a new outdoor gathering place adjacent to the south elevation of the building. Access to the school would be from Patterson Avenue and Mentor Drive. The project was filed by agent Heidi Jones of Suzanne Elledge Planning & Processing Services (SEPPS) on behalf of Scott Lisea, Providence School, property owner. Related case: 17-033-DPAM.

**LOCATION/BACKGROUND:**

The Project is located within the Pacific Technology Center which is part of an 8.84 gross-acre site zoned Professional and Institutional (PI) in the Inland Area of the City pursuant to §35-315.9 of Article III, Chapter 35, Goleta Municipal Code (Inland Zoning Ordinance) and a General Plan Land Use Designation of Office and Institutional (O-I).

A Development Plan for the project site was approved by the Santa Barbara County Planning Commission in January 1968 to allow a 69,398 square-foot research and development center, known as Pacific Technology Center. The proposed changes require a Development Plan Amendment (DPAM). The project was reviewed by the Design Review Board (DRB) on May 9, 2017.

**ENVIRONMENTAL REVIEW FINDINGS:** The proposed DPAM is exempt from environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), and 15061(b)(3) (General Rule). The existing development is located within an urbanized area with Professional and Institutional zoning. The proposed DPAM would change Building C's use from research and development to middle/high school, relocate the driveway to Patterson Avenue, provide additional landscaping to the existing parking lot and make other minor changes in conformance with the City's General Plan and zoning ordinance. The property will continue to be served by existing streets and services and will not change the level of service needed or generated. Further, the project would not alter any biological resources, cultural

resources, geologic, drainage, or visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

**CORTESE LIST:** Further, the site is not listed on any hazardous waste facilities or disposal sites as enumerated under Section 65962.5 of the California Government Code (the “Cortese list”)

**PUBLIC COMMENT:** A public hearing will not be held. Anyone interested in this matter is invited to submit written comments regarding the proposed DPAM. All letters should be addressed to Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, attention: Jan Hubbell. Letters must be received by the City Planning and Environmental Review Department at least 24 hours prior to 5:00 PM on the action date of February 26, 2018.

**DOCUMENT AVAILABILITY:** The staff report and related materials for the Director Decision will be available at least 72 hours prior to the action date of February 26, 2018.

**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 Jan Hubbell, Contract Planner at 805-961-7549 or [jhubbell@cityofgoleta.org](mailto:jhubbell@cityofgoleta.org).

**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 testimony and/or evidence provided to Planning and Environmental Review on or before the date that the public comment period ends (Government Code Section 65009(b)[2]).