



**NOTICE OF PENDING ACTION BY
DIRECTOR OF PLANNING AND
ENVIRONMENTAL REVIEW**

**Sublime Processing Development Plan Amendment
123 Aero Camino; APN 073-070-001
18-162-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.

DECISION DATE AND TIME: Tuesday, July 16, 2019 at 5:00PM

PROJECT DESCRIPTION:

The applicant Tracy Trotter on behalf of the property owner, Macaluso Family Trust, is requesting a DPAM to allow for the revisions to the site plan and landscape plan. The site has a General Industrial (I-G) Goleta General Plan land use designation and is zoned Light Industrial (M-1) in the Inland Zoning Ordinance. As compared to the previously approved site plan, the site parking would be reconfigured and there would be a loss of two parking spaces; however, 20 spaces would still be provided and will exceed the 18 spaces required under the Inland Zoning Ordinance. The proposal provides approximately 10 percent landscape coverage, which complies with the current M-1 zoning district requirement of 10 percent landscape coverage.

The site was previously granted two modifications to allow for a variable rear yard setback with an average distance of 22.5 feet and a zero lot line side yard setback along the site's southern boundary. In addition to the two previously granted modifications, the applicant is requesting three new modifications. The requested additional modifications are as follows:

1. To allow for the parking along the frontage to encroach approximately five feet into the front yard setback area along Aero Camino.
2. To allow for the parking along the southern side yard to encroach approximately seven feet in to the ten-foot side yard setback.
3. To allow for a reduction of the required landscape five-foot-wide landscape perimeter area along the northern side property line to approximately one foot and to zero along the southern side yard property line.

ENVIRONMENTAL REVIEW FINDINGS:

The Planning and Environmental Review Director hereby finds the proposed DPAM is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15304(b) (New gardening or landscaping) and § 15311(b) (Small parking lots).

The existing development is located within an urbanized area with industrial land use and zoning designations. The proposed DPAM will make minor changes to the site layout and

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landscaping. No new square footage is proposed. There are no proposed changes to the industrial use of the site. The property will continue to be served by existing streets and services and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or have visual resources. Therefore, given the minor nature of improvements, the project will not a significant effect on the environment.

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

DOCUMENT AVAILABILITY: The project plans are currently available at Goleta City Hall at 130 Cremona Drive, Suite B, Goleta, CA 93117. The staff report and related materials for the Director Decision will be available at least 72 hours prior to the action date of July 16, 2019.

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: Kathy Allen. 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 July 16, 2019.

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. For more information, contact Kathy Allen, Supervising Senior Planner at 805-961-7545 or Kallen@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 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]).

Publish: Santa Barbara Independent July 3, 2019