

December 4, 2019



**NOTICE OF PENDING ACTION BY
Director of the Planning and
Environmental Review Department
December 4, 2019 at 5:00 P.M.**

**Kellogg Crossing (Formerly Schwan) Self-Storage Development Plan Amendment
10 South Kellogg Avenue, APN 071-090-082
Case No. 19-032-DPAM**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed Addendum No. 2 to the Schwan Self-Storage Project Final Mitigated Negative Declaration and to Addendum No. 1 (Final MND) for the Kellogg Crossing Self-Storage Amended project described below. The Planning and Environmental Review Director intends to consider the the adequacy of the Addendum and the merits of the proposed amendment to the existing approved Development Plan.

DECISION DATE AND TIME: Wednesday, December 4, 2019 at 5:00PM

PROJECT DESCRIPTION: Goleta Self-Storage Partners, LLC, owner (“Applicant”), seeks a Development Amendment (DPAM) to allow for the addition of 326 gross square feet and the rearranging of interior spaces, which results in an additional 2,738 net square feet of floor area and an increase in the number of storage units from 863 units to 1,043 units. The site changes will allow for an increase in the creek SPA from 50 feet to 75 feet as compared to the approved project. The changes to the building footprint, will result in the building coverage being increased slightly from 33,094 to 33,574 square feet. The Approved and Amended Projects both include a total of three buildings. The building heights will remain the same at a maximum building height of 35 feet, and architectural projections up to 39 feet. The overall building design will remain similar with a modern agrarian architecture. Seventeen (17) parking spaces are proposed to serve the storage project, which exceeds the sixteen (16) required parking spaces.

Grading on the Project site would include approximately 13,970 cubic yards (CY) of cut and 700 CY of fill. The Amended Project will require 13,270 CY of soil to be exported from the project site. Anticipated export hauling would occur during non-peak traffic hours over a course of approximately 3 weeks. This is an increase from the Approved Project, which required 13,365 Cubic Yards (CY) of cut and 1,950 CY of fill.

The site was previously granted five (5) modifications to allow for setback modifications to the northern side yard setback and reduction of the required landscape buffer along the north, south, and east property lines. The applicant is again requesting approval of those previous granted modifications.

LOCATION/BACKGROUND: The project site is located at 10 South Kellogg Avenue and has a General Plan/Coastal Land Use Plan Designation of General Industrial (IG) and is zoned Light Industrial (M-1) in the Inland area of the City. The Final MND was adopted and the original Development Plan was approved by Planning Commission on October 24, 2011. Subsequently, a revised Development Plan and Addendum No. 1 was approved by the Planning Commission on September 18, 2017.

ENVIRONMENTAL REVIEW FINDINGS: Addendum No. 2 to the Final MND was prepared pursuant to the requirements of the *California Environmental Quality Act* (CEQA, Public resources Code §§ 21000, et seq.), 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 the Lead Agency.

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The Addendum is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to the MND are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent negative declaration pursuant to CEQA Guidelines §§ 15162 and 15163.

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”)

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 December 4, 2019.

PUBLIC COMMENT: A public hearing will not be held. Anyone interested in this matter is invited to submit written comments regarding the proposed Development Plan Amendment. All letters should be addressed to Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, attention: Joe Pearson. 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 December 4, 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 Joe Pearson II, Associate Planner at 805-961-7573 or Jpearson@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]).

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