



**NOTICE OF ADOPTION OF
FINAL MITIGATED NEGATIVE DECLARATION
AND PLANNING COMMISSION HEARING
Monday, December 9, 2019 at 6 pm**

**New Synagogue Buildings and Site Improvements
for Chabad of Santa Barbara
6045 Stow Canyon Road; APN 077-170-044
18-031-DP-CUPRV-DRB**

NOTICE IS HEREBY GIVEN that the City of Goleta has completed a Final Mitigated Negative Declaration (Final MND) for the Synagogue Buildings and Site Improvement project (described below). Further, the Planning Commission will conduct a public hearing on the adequacy of the Final MND and on the project merits as follows:

HEARING DATE AND TIME: Monday, December 9, 2019 at 6:00 PM

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

ENVIRONMENTAL REVIEW FINDINGS: The Final MND has been prepared pursuant to the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines. The City of Goleta is acting as the Lead Agency for this project. The Final MND identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for the identified subject areas. It is anticipated that potentially significant effects on the environment can be mitigated to levels of less than significance are anticipated in the areas of Cultural Resources and Tribal Cultural Resources. The Planning Commission will be the decision maker for this project, unless its decision is appealed to the City Council.

PROJECT DESCRIPTION:

In addition to the Final MND, the Planning Commission will review and act on the below described elements. Steve Fort of Suzanne Elledge Planning and Permitting Services, on behalf of Chabad of Santa Barbara, has requested approval of a Development Plan and Conditional Use Permit Revision (18-031-DP-CUPRV-DRB) with a Modification request to eliminate a requirement of Section 35-256 (1) of the Inland Zoning Ordinance to provide a garage for the three required parking spaces for the residence. The project consists of the following components:

1. A Development Plan (DP) to allow for the following:
 - o Construction of a new, approximately 7,300 square foot (SF) one-story synagogue with 815 SF roof terrace (approximately 8,100 SF total). The building will include a sanctuary, event hall, kitchen, offices, conference rooms, bathrooms, storage, and mechanical and electrical space.
 - o Construction of a new, approximately 840 SF, one-story storage building.
 - o Removal of the existing 1,440 SF, approximately 80-year-old barn/storage garage.
 - o Approval of the existing, 176 SF, open-sided, lean-to storage container.
 - o Removal/demolition of an existing, 120 SF trailer and a 53 SF shed.

- Consolidation of access to the site into a single driveway.
- Reorientation, and expansion of the existing 24-space parking area into a 31-space parking area.
- Addition of two new bioretention basins.

(No development is proposed within the General Plan required 100-foot Stream Protection Area setback from Las Vegas Creek.)

2. A Revision to the existing Conditional Use Permit (92-CP-018) to permit the expanded synagogue and pre-school/daycare operational times and activities.
3. A Modification request to eliminate the requirement of Section 35-256 (1) of the Inland Zoning Ordinance to provide a garage for the three required parking spaces for the residence.

PROJECT LOCATION: The project is located within the Inland Area of the City of Goleta at 6045 Stow Canyon Road. The property encompasses approximately 3.3 acres which the Chabad of Santa Barbara has been using since 1992. The current buildings/uses of the property including a residence and a building that is used as a synagogue; a school; and, a day care. The General Plan Land Use Designations for the project site are Single-Family (SF) and the Zone District is Design Residential (DR-4.6). Access to the project site is from Stow Canyon Road.

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 proposed Final MND 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 Final MND 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.

PUBLIC COMMENT: All interested persons are encouraged to attend the meeting and to present written and/or oral comments. Written submittals concerning this project may be emailed to Kim Dominguez, Management Assistant, e-mail: kdominguez@cityofgoleta.org; or mail to: City of Goleta, 130 Cremona Drive, Suite B Goleta, California 93117, Attn: Planning Commission. In order to be disseminated to the Planning Commission for consideration during the meeting, written information must be submitted no later than Monday by noon prior to the Planning Commission meeting. Materials received after this time may not be reviewed by the Planning Commission 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. For more information, contact Chris Noddings, Assistant Planner at 805-961-7566 or cnoddings@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]).

Note: In compliance with the Americans with Disabilities Act, if you need 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.