



NOTICE OF PUBLIC HEARING
Zoning Administrator
December 16, 2019 at 2:00 pm

**Hollister Business Park (GetGo) Vesting Tentative Parcel Map
& As-Built Development Plans with Modifications
Case Nos. 18-032-TPM-DP, 18-039-DP, 18-040-DP
7414, 7416, and 7418 Hollister Avenue; APN 079-210-065**

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the City of Goleta will conduct a public hearing on the date set forth below to consider:

Case Nos. 18-032-TPM-DP, 18-039-DP, 18-040-DP for a three lot Vesting Parcel Map and three As-Built Development Plans with modifications as requested by John Hintzen, representative for GETGO, Inc, property owner. The Zoning Administrative will consider the requested Vesting Tentative Parcel Map pursuant to Goleta Municipal Code, Title 16 Subdivisions; the, three As-Built Development Plans pursuant to Chapter 35, Article III, §35-317.2.2 (Development Plans); and the proposed categorical CEQA Exemption pursuant to Sections 15301 and 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

HEARING DATE AND TIME: **Wednesday, December 16, 2019, at 2:00 pm**

PLACE: **Goleta City Hall, Conference Room 3
130 Cremona Drive, Suite B
Goleta, CA 93117**

PROJECT DESCRIPTION: The project site is part of the Hollister Business Park (HBP) development located in western Goleta on the north side of Hollister Avenue. The HBP is located in the Inland Area of the City, has a Business Park Industrial (I-BP) General Plan designation and Industrial Research Park (M-RP) zoning. The GetGo site encompasses 12.868 gross acre portion of the overall 24.427 gross acre site and makes up the western portion of the HBP. The GetGo site contains 424 parking spaces (80 parking spaces are located at 7412 Hollister) and the three (3) existing buildings totaling 167,325 square feet. No new construction is proposed. Shared parking and access will be required for each of the proposed parcels and the 1.74-acre parcel addressed as 7412 Hollister Avenue (APN 097-210-063).

The applicant is requesting approval of the following cases:

- 1) 18-032-TPM – Parcel Map to subdivide the existing parcel (APN: 079-210-065) into Parcel 1 (6.366 acres), Parcel 2 (2.818 acres), and Parcel 3 (3.681 acres).
- 2) 18-032-DP – As -Built development plan for the existing development located on Parcel 1 containing 7418 Hollister Avenue, an 82,719 square foot light industrial building.
- 3) 18-039-DP – As- Built development plan for the existing development located on Parcel 2 containing 7416 Hollister Avenue, a 39,114 square foot light industrial building.
- 4) 18-040-DP – As- Built development plan for the existing development located on Parcel 3 containing 7414 Hollister Avenue, a 45,492 square foot light industrial building.

As part of the development plans the applicant is requesting four modifications to allow for the previously developed site to be brought into conformance with current zoning standards. The four requested modifications are as follows:

- 1) 10' encroachment along the western side yard property line of Parcel #2 for the existing parking area.
- 2) 8' encroachment along the eastern side yard property line of Parcel 3 for the existing parking area.
- 3) A masonry wall of less than six feet along the western property line (Parcel 1).
- 4) A 0 foot landscape buffer (5 -feet is required) and no masonry wall along the western property line (Parcel 2).

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/ ADDITIONAL INFORMATION: The proposed project plans may be reviewed at the City of Goleta, Planning and Environmental Review Department, 130 Cremona Drive, Suite B, Goleta, CA 93117. All interested persons are encouraged to attend the public hearing and to present written and/or oral comments. Letters, , must be received by Planning and Environmental Review on or before the date of the hearing or can be submitted at the hearing. All letters should be addressed to Planning and Environmental Review, City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117, to the attention of Joe Pearson II, Associate Planner. For more information, contact Joe Pearson II, Associate Planner at 805-961-7573 or jpearson@cityofgoleta.org The staff report and associated materials will be available at least 72 hours prior to the Zoning Administrator hearing.

APPEALS PROCEDURE: The action of the Zoning Administrator may be appealed to the City Council within 10 calendar days following final action. 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 Section 65009[b][2]).

Note: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this hearing, please contact the City Clerks Office at (805) 961-7505. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.

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