NOTICE OF DIRECTOR DECISION FOR A SUBSTANTIAL CONFORMITY DETERMINATION

AND

NOTICE OF PUBLIC HEARING
DESIGN REVIEW BOARD
(Electronically and Telephonically)

Planning and Environmental Review
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DIRECTOR’S DECISION FOR A SUBSTANTIAL CONFORMITY DETERMINATION

The Director of the Planning and Environmental Review Department will make a decision on the following project. This Notice is provided to give the public an opportunity to be heard and offer comments on design-related issues for the Substantial Conformity Determination for Chabad of Santa Barbara located at 6045 Stow Canyon Road as described below. Comments on this project may be emailed to the project planner by 5:00pm the day before the decision date. No public hearing for the Director’s decision will be held. The date of the Director’s decision is:

DECISION DATE: Friday, July 17, 2020 at 12:00 PM

Project Location: 6045 Stow Canyon Road; (APN 077-140-044)
Project Name: Substantial Conformity Determination for Chabad of Santa Barbara
Case No.: 20-0003-SCD

Project Description:
This is a request for Preliminary Approval from the Planning Director for the project’s design changes proposed in the requested SCD. A Development Plan and Conditional Use Permit Revision (18-031-DP-CUPRV) for a new Synagogue building, storage building, and parking lot and landscaping redesign were approved by the Planning Commission on December 9, 2019 which followed DRB Conceptual Review on December 11, 2018. On June 23, 2020, the DRB recommended that the Planning Director grant Preliminary Approval of the requested SCD.

The following provides the proposed project details that include the SCD and other revisions from previous DRB conceptual review:

1. A new, approximately 7,400 SF Synagogue (without a rooftop terrace).
2. A new 841 SF storage building.
3. Removal of an existing 1,440 SF barn.
4. Consolidation of access to the site into a single driveway (i.e. removal of the existing residential driveway and the removal and relocation of the existing synagogue driveway approximately 35 feet west of its current location).
5. Demolition and replacement of the existing parking lot with an expanded design (to include three uncovered parking spaces for the residence per a modification approved by the Planning Commission).
6. Approval of the existing, 176-SF, open-sided, lean-to storage container.
7. Landscape, hardscape, lighting, trash enclosure, and storm water improvements.

The revisions from the original design would result in a total building footprint increase of approximately 130 square feet, elimination of the 815 square foot roof-top deck, removal of an existing fruit tree at the northeast corner of the proposed new Synagogue, and revising or eliminating walkways and courtyards immediately surrounding the proposed Synagogue. The project is filed by agent Steve Fort on behalf of Rabbi Mendel Loschak of Chabad of Santa Barbara, property owner.

Any person may submit a written comment in favor or against the project. The Director’s decision on July 17, 2020 will consider public input as well as the Design Review Board’s recommendation to approve the project. Public input on this project may be emailed to the project planner (contact information provided below) by 5:00PM the day before the decision date.

The next steps following the Director’s decision include: (1) Final Review by the DRB at a noticed public hearing (provided below) and (2) ministerial issuance of a Post Discretionary Land Use Permit. Public comments on Final Review may also be provided during this portion of the process.

Only the Director’s decision may be appealed by an applicant or an aggrieved party, pursuant to Goleta Municipal Code Section 17.52.120. Appeals must be filed, and associated fees must be paid, within 10 days of the Director’s decision. If you challenge the Director’s action on this project, you may be limited to raising only those issues you or someone else raised in written or oral testimony and/or evidence provided to Planning and Environmental Review (Government Code §65009[b][2]).

DESIGN REVIEW BOARD PUBLIC HEARING

ATTENTION: Pursuant to of the Governor’s Executive Order N-29-20 dated March 17, 2020 authorizing local jurisdictions subject to the Brown Act to hold public meetings telephonically and electronically in order to respond to the COVID-19 pandemic, the regular meeting of the Design Review Board for July 28, 2020 will be conducted telephonically and electronically. It will be broadcast live on the City’s website and on Cable Goleta Channel 19. The Council Chambers will not be open to the public during the meeting. Design Review Board Members will be participating telephonically and will not be physically present in the Council Chambers.

The Goleta Design Review Board will hold a public hearing on the following project to give the public an opportunity to be heard and offer comments on design-related issues for the New Synagogue Buildings and Site Improvements, and Associated Substantial Conformity Determination, for Chabad of Santa Barbara located at 6045 Stow Canyon Road as described below. The date and time of the DRB meeting is:
In light of the City’s need to hold public meetings electronically and telephonically during the COVID-19 pandemic, written comments may also be submitted as instructed above or via email to the DRB Secretary, Mary Chang at mchang@cityofgoleta.org or by electronic means during the Public Hearing (date and time noted above), provided they are received prior to the conclusion of the public comment portion of the Public Hearing. Instructions on how to submit written comments during the hearing will be available on the City’s website: https://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos.

Any person may attend the hearing electronically as described above and speak in favor or against a project. If you challenge the Design Review Board’s action on this project, you may be limited to raising only those issues you or someone else raised in written or oral testimony and/or evidence provided to Planning and Environmental Review (Government Code §65009[b][2]).

NOTE: This item may be continued to another meeting date. Notices are not provided for items continued to subsequent meetings. Please contact the project planner before the hearing date to be sure this item will be presented on this hearing date. This hearing is for design review only. If the project requires approval by the Planning Commission or City Council, you will receive a notice for that public hearing.

NOTE: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this hearing, please contact the City Clerk’s Office at (805) 961-7505. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

For more information about this project, please contact the project planner, Chris Noddings, at (805) 961-7566, or via email at cnoddings@cityofgoleta.org. The Staff Report and associated materials will be uploaded onto the City’s website at www.cityofgoleta.org approximately 72 hours before the Director’s decision and before the DRB Hearing date. Comments on this project may be emailed to the project planner by 5:00pm the day before the hearing date.

NOTE: The complete application and project file, including any environmental analysis prepared in connection with the application, are currently only available electronically due to the temporary closure of City Hall to the public in response to the COVID-19 pandemic. You may request a copy of these materials from the staff planner as instructed above.