



**DESIGN REVIEW BOARD  
Staff Report**

**Agenda Item B.1  
Meeting Date: October 22, 2024**

---

TO: Goleta Design Review Board  
FROM: Mary Chang, Supervising Senior Planner; (805) 961-7567  
SUBJECT: **5599 Hollister Ave (APN: 071-140-057)  
Angelo's Liquor As-built Signs and California Environmental  
Quality Act Notice of Exemption  
Case Nos. 24-0035-ZC; 24-0024-DRB**

---

**DRB ACTIONS FOR CONSIDERATION:**

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption § 15311(a) for the as-built signage as Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

If the findings cannot be made to approve the request at this meeting, the DRB can either continue the item for additional information/redesign or deny the request specifically identifying the reasons for the denial.

**PROJECT DESCRIPTION:**

This is a request for a **Conceptual/Preliminary/Final** review for two (2) as-built 38 square foot internally illuminated and reverse lit channel letter wall signs in the Kellogg Square Shopping Center.

The property is located in the Inland Area and has a General Plan Land Use and Zoning Designation of Old Town Commercial (OT). The proposed development is to be reviewed and approved by the Design Review Board as required by Title 17 and the Kellogg Square Shopping Center Overall Sign Plan (OSP). The project was filed by Wasantha Mohottige, agent for Bottiani Properties, property owner.

**DISCUSSION:**

The project was previously reviewed at the September 24<sup>th</sup> DRB meeting. The applicant has addressed the DRB comments by eliminating one sign facing Hollister Avenue and reducing the background of the two signs on the east and west elevation; these revisions allow the sign proposal to now meet the applicable sign regulations provided for in the OSP and Title 17.

## **ENVIRONMENTAL REVIEW (NOE):**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15311(a) of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15311(a) because the applicant proposes to permit as-built wall signage.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project given the nature of the proposal which is as-built illuminated building mounted signage on an existing building. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as-built signage for a business is not considered unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources, and no grading is proposed.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

## **NEXT STEPS AND ASSOCIATED LAND USE ACTION:**

If the DRB grants the applicant's request, the next steps include: (1) a 10-day DRB appeal period; (2) ministerial issuance of a Zoning Clearance after the conclusion of the appeal period if no appeal is filed; (3) review and approval by Building & Safety ("Building Permits"); and (4) Building & Safety site inspections.

If the DRB action is appealed and the appeal is upheld, DRB's action will be rescinded and the DRB process will start over.

**ATTACHMENTS:**

- A – DRB and CEQA Findings for Approval
- B – Notice of Exemption
- C – Project Plans
- D – 9-24 Draft Minutes