



**NOTICE OF PENDING ACTION BY  
DIRECTOR OF PLANNING AND  
ENVIRONMENTAL REVIEW**

**FBA/Torridon Substantial Conformity Determination  
420, 430, 490 S Fairview Avenue; APNs 071-130-061, -057, -062  
22-0002-DP**

**NOTICE IS HEREBY GIVEN** that the Planning and Environmental Review Director intends to consider the merits of the proposed Substantial Conformity Determination (SCD) and take action.

**DECISION DATE AND TIME: Wednesday, October 26, 2022 at 5:00PM**

**PROJECT DESCRIPTION:**

The applicants, Fairview Business Associates and Torridon, are requesting approval of a Substantial Conformity Determination (SCD) for the previously County-approved Development Plan (98-DP-024). The previous approval envisioned the future construction of 25 parking spaces in areas currently used as landscaping, subject to the approval of an SCD and the Design Review Board (DRB). The applicant seeks approval of the delayed 25 parking spaces and to formalize a 1:400 parking ratio as originally approved by the County. The application for an SCD and DRB review will serve to formalize the design of the 25 future parking spaces. The proposed SCD also includes improvements in site lighting. The proposed locations of the 25 future parking spaces are situated in existing oversized landscaped planters and have been placed in a manner to avoid removal of mature trees and to avoid conflict with existing drainage infrastructure on the property. Should the PER Director approve the SCD, a Zoning Clearance (ZC) would be required to effectuate the revised project in accordance with Section 17.52.100(B)(4).

**LOCATION:**

The subject property of 420, 430, and 490 South Fairview Avenue (APNs 071-130-061, -057, -062) consists of three parcels. The parcel is zoned Business Park (BP) and the land use designation is Business Park (I-BP).

**ENVIRONMENTAL REVIEW FINDINGS:**

The original project was evaluated by the Goleta Old Town Revitalization Plan Environmental Impact Report (EIR) (96-EIR-05) released 1998 and addenda dated June 1998, May 1999, and August 7, 2001.

The City of Goleta is the lead agency for this project pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.). The Project revisions have been found exempt from CEQA and a Notice of Exemption can be issued by the Director. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15304 Minor Alterations to Land.

**NEXT STEPS:** Should the PER Director approve the Substantial Conformity Determination, then (1) a 10-day appeal period will commence pursuant to the Goleta Municipal Code Section 17.52.100.C; (2) issuance of an effectuating Zoning Clearance will take place pursuant to Goleta Municipal Code Section 17.54 for the SCD; and (3) issuance of building permits will occur at the applicant's request.

**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 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 October 26, 2022.

**PUBLIC COMMENT:** A public hearing will not be held. Anyone interested in this matter is invited to submit written comments regarding the proposed As-Built Development Plan. All letters should be addressed to Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, attention: Travis Lee or email [tlee@cityofgoleta.org](mailto:tlee@cityofgoleta.org). 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 October 26, 2022.

**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 Travis Lee, Associate Planner at 805-562-5528 or [tlee@cityofgoleta.org](mailto:tlee@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]).