



**NOTICE OF
ZONING ADMINISTRATOR HEARING
Hybrid Public Hearing – In Person and via Zoom
September 7, 2023, at 11:00 A.M.**

**Fuel Depot Development Plan Amendment (DPAM) and
Front Yard Setback Modification (MOD) with
California Environmental Quality Act Notice of Exemption
180 N Fairview Avenue; APN 069-110-054
Case Nos. 22-0006-DPAM; 22-0004-MOD; & 23-0025-DRB.**

ATTENTION: The meeting will be held in person and via the Zoom platform.

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the City of Goleta will conduct a public hearing on the merits of the proposed Development Plan Amendment (DPAM) and Modification (MOD) at 180 North Fairview Avenue. The date, time, and location of the public hearing are set forth below. The agenda for the hearing will also be posted on the Zoning Administrator page of the City website <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/zoning-administrator-hearings>

HEARING DATE/TIME: September 7, 2023, at 11:00 A.M.

LOCATION: Goleta City Hall, 130 Cremona Drive, Goleta, CA, 93117 and Teleconference Meeting; this meeting will be held in person and via Zoom (with detailed instructions for participation included on the posted agenda)

Project Location: 180 N Fairview Avenue (APN 069-110-054)
Project Name: Fuel Depot convenience store addition, three new parking spaces, and associated site improvements
Case Nos.: 22-0006-DPAM, 22-0004-MOD, & 23-0025-DRB

PROJECT DESCRIPTION:

This is a request for approval for an 839 square foot addition and conversion of an existing service bay to a larger convenience market which would result in a 2,458 square foot establishment called “The Point Market”. The proposal includes three additional parking spaces, one of which is accessible. The proposed renovation includes new roofing, windows, doors, and exterior finishes as well as a new 119 square foot trash enclosure. The Project requires a Development Plan Amendment to the original Development Plan and a setback Modification to allow the ADA parking space to be located within 10 feet of the public right of way. The existing site is developed with a fuel station, canopy, a convenience market, and auto service bays. No changes to the fuel pumps or canopy are proposed.

The Zoning Administrator will be the decision-maker for the project unless its decision is appealed to the City Council.

The project was filed by agent Gelare Macon of Flowers and Associates on behalf of Jorja Encina, LP, c/o John Price property owner.

Environmental Review:

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.), and the City’s Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project. The addition portion of the project has been found to be exempt from CEQA, as identified below:

15301(e)(1). Existing Facilities

Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include but are not limited to: (e) Additions to existing structures provided that the addition will not result in an increase of more than:

- 1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

15305 Minor Alterations in Land Use Limitations

Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

(a) Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel; (b) Issuance of minor encroachment permits; (c) Reversion to acreage in accordance with the Subdivision Map Act.

CORTESE LIST: The Project site is listed on the EnviroStor online database of hazardous site records maintained by the California Department of Toxic Substances Control TSC in coordination with the California State Water Resources Control Board consistent with Government Code § 65962.5 (the "Cortese list"). The Project site has been cleaned up with CSWRCB case completed/closed out dates 7/25/1990 and 8/4/2017.

Next Steps:

If the Zoning Administrator grants the applicant's request, the next steps include: (1) 10-day appeal period; (2) Final DRB Review; (3) issuance of a Zoning Clearance and Building Permits; and (4) Building construction and inspections.

DOCUMENT AVAILABILITY: The hearing documents and all documents referenced therein may be obtained by contacting the Planner listed below (see the "For Project Information" section). Staff reports, project plans, and related materials for the Zoning Administrator hearing will be posted on the City's website at least 72 hours prior to the meeting.

In accordance with Gov. Code Section 65103.5, only non-copyrighted plans or plans that the designer has given permission have been published on the City's website. The full set of plans is available for review at the Planning Counter during counter hours or by contacting the staff member listed for the item 805-961-7543.

PUBLIC COMMENT: Interested persons are encouraged to provide public comments during the public hearing in person or virtually through the Zoom webinar, by following the instructions listed on the Zoning Administrator meeting agenda. Written comments may be submitted prior to the hearing by e-mailing Mary Ternovskaya, PER Commission Clerk at mternovskaya@cityofgoleta.org, or mail to City of Goleta Attn: ZA Administrator 130 Cremona Drive, Suite B Goleta, CA 93117. Public comments received will be posted on the Zoning Administrator webpage.

ELECTRONIC PARTICIPATION: Please register for Zoning Administrator Hearing on September 7, 2023 at 11:00 AM at:

https://us06web.zoom.us/webinar/register/WN_2Z08EEGYQHSQ81ohhft2A

Webinar ID: 832 3393 4190

Passcode: **965100**

Or Join Via Audio:

US: +14086380968,,83233934190#,,, *965100# or +16694449171,,83233934190#,,, *965100#

After registering, you will receive a confirmation email containing information about joining the webinar. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Zoom software to interact with the meeting. Select "Use Telephone" after joining the webinar to use your telephone. Oral comments during a meeting may be made by electronic participation only.

FOR PROJECT INFORMATION: For further information on the project, contact Travis Lee, Associate Planner, at (805) 562-5528 or TLee@cityofgoleta.org. For inquiries in Spanish, please contact Marcos Martinez at (805) 562-5500 or mmartinez@cityofgoleta.org. Staff reports and documents will be posted approximately 72 hours before the hearing on the City's website at www.cityofgoleta.org.

APPEALS: The Zoning Administrator's decision may be appealed by an applicant or an aggrieved party, pursuant to Goleta Municipal Code Section 17.52.120, as part of an appeal of the Review Authority's action on the entire project. Appeals must be filed, and associated fees must be paid, within 10 calendar days of the appealable decision.

Note: If you challenge the nature of the above action 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 the hearing, please contact the City Clerk's Office at (805) 961-7505 or cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the hearing will enable City staff to make reasonable arrangements.