

October 14, 2017



**NOTICE OF PENDING ACTION BY
DIRECTOR OF PLANNING AND
ENVIRONMENTAL REVIEW
October 26, 2017, 5:00 PM**

**McDonald's Second Order Point & Site Improvements
146 South Fairview Avenue, APN 071-051-025; -016
Case No. 16-063-DPAM - CUPAM**

NOTICE IS HEREBY GIVEN that the Planning and Environmental Review Director intends to consider the merits of the proposed amendment to the existing approved Development Plan and Conditional Use Permit and take action.

DECISION DATE AND TIME: Thursday, October 26, 2017 @ 5:00PM

PROJECT DESCRIPTION: The applicant proposes to amend the existing Development Plan for the McDonald's restaurant to add a second order point within the existing drive-through circulation and make an 84-square foot addition to the fast food restaurant to add a separate cashier window. Both the second order point and the relocated cashier area will increase queuing capacity for the existing drive-through element.

The addition of the second ordering point affects the on-site circulation reflected by the relocating of the drive-aisle, removal of 14 parking spaces, and the addition of 249 square feet of landscaped area. Changes to the circulation and landscaping improvements to the rear parking lot are the subject of the Conditional Use Permit Amendment. No exterior changes to the existing fast food restaurant building are proposed except for the minor cashier addition, which will match the color and materials of the existing restaurant. The changes will result in a one-story fast food restaurant of 3,784 square feet in area, a two order point drive-through, 47 parking spaces, and 5,572 square feet of landscaping.

LOCATION/BACKGROUND: The project site consists of two lots of record (Parcels 1 and 2), recorded in Book 773, Page 74 of Official Records in the Office of the Santa Barbara County Recorder on February 27, 1948. A Development Plan for the restaurant on Parcel 1 was approved by Santa Barbara County in 1968 (Case No. 68-M-40) and McDonald's received zoning clearance in 1977 for the drive-through. A Conditional Use Permit for the existing parking lot on Parcel 2 was approved by Santa Barbara County in 1978 (Case No. 77-CP-98). Parcel 1 is located in the C-2 zoning district and has an Old Town General Plan Land Use Designation and Parcel 2 is located in the DR-30 zone district with a High Density General Plan Land Use Designation. The property includes a 3,700-square foot McDonald's fast food restaurant with a drive-through, 61 parking spaces and associated landscaping. The fast food restaurant building with drive-through is located on the front parcel (APN 071-051-025), with most of the parking located on the rear parcel (APN 0071-051-016) as noted above.

ENVIRONMENTAL REVIEW FINDINGS: The proposed DPAM and CUPAM are exempt from environmental review pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), and 15332 (In-Fill Development Projects). The existing development is located within an urbanized area with Retail Commercial and Design Residential zoning. The

proposed DPAM and CUPAM would add minor square footage to an existing building (84 square feet), which is designed to match the exterior design of the building. The project will improve circulation, drive-through queuing, and provide additional landscaping to the existing McDonald's parking lot in conformance with the City's General Plan and zoning ordinance. The property will continue to be served by existing streets and services and will not change the level of service needed or generated by the restaurant. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

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: A public hearing will not be held. Anyone interested in this matter is invited to submit written comments regarding the proposed Development Plan Amendment and Conditional Use Permit Amendment. All letters should be addressed to Planning and Environmental Review, 130 Cremona Drive, Suite B, Goleta, CA 93117, attention: Brian Hiefield. 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, 2017.

DOCUMENT AVAILABILITY: 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, 2017.

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. Contact Brian Hiefield, Associate Planner at 805-961-7559 or bhiefield@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 testimony and/or evidence provided to Planning and Environmental Review on or before the date that the public comment period ends (Government Code Section 65009(b)[2]).

Publish: Santa Barbara News Press, October 14, 2017