



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

**Storke Plaza As-Built Development Plan with Modifications  
250, 260, 270 Storke Road; APN 073-100-032  
19-024-DP**

**NOTICE IS HEREBY GIVEN** that the Planning and Environmental Review Director intends to consider the merits of the proposed As-Built Development Plan and take action.

**DECISION DATE AND TIME: Monday, October 14, 2019 at 5:00PM**

**PROJECT DESCRIPTION:**

An As-built Development Plan to bring the site into compliance with the current requirement for a Development Plan, pursuant to Sec. 35-225.2 of the Inland Zoning Ordinance. The site currently has a General Plan Land Use Designation of Community Commercial (C-C) and a Zoning Ordinance designation of Retail Commercial (C-2).

The Project will memorialize the existing development on site. The property includes two existing two-story commercial buildings, which are 16,024SF (Gross) and 16,744SF (Gross) that were approved via a zoning permit in 1977. The site also includes a non-habitable Pump House/Equipment enclosure for an abandoned well on the site. The abandon well enclosure is 791SF (Gross) with a 588SF (Gross) mezzanine space. There will be no expansion of or change to the existing approved use of the buildings. No new square footage is proposed. The applicant is proposing minor site improvements to improve site circulation and to bring the site into compliance with current standards. These changes include:

1. The addition of landscape islands at the end of all parking lanes.
2. The addition of stop signs within the parking lot to improve circulation.
3. Re-stripping of the existing Storke Road driveways.
4. Add new pedestrian path of travel between building 270 and 250.

With the minor changes, the site will contain 129 parking spaces and approximately 6,447SF of landscaping. The site is currently legal non-conforming as to setbacks. As a result, the applicant is requesting two modifications to allow for the previously developed site to be brought into conformance. The two modifications being requested are as follows:

1. To allow for the parking along southern property line to encroach approximately three feet into the side setback.
2. To allow for the buildings addressed as 270 Storke and 250 Storke to encroach ten feet into the front setback.

**ENVIRONMENTAL REVIEW FINDINGS:**

The Planning and Environmental Review Director hereby finds the proposed As-Built Development Plan is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.). Specifically, the project is categorically exempt from environmental review

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pursuant to CEQA Guidelines § 15304(b) (New gardening or landscaping) and § 15301(a) (Exterior alterations).

The existing development is located within an urbanized area with commercial land use and zoning designations as stated above. The proposed As-Built Development Plan will make minor changes to the site landscaping through the addition of landscape islands at the end of the parking lanes. The proposed project will also improve onsite pedestrian circulation and ingress and egress from the site, by adding stop signs, providing pedestrian cross walks, and restriping the existing driveways. There are no proposed changes to the use of the building on the site. The property will continue to be served by existing streets and services and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or have visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

**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 14, 2019.

**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: Joe Pearson. 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 14, 2019.

**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 Joe Pearson II, Associate Planner at 805-961-7573 or [jpearson@cityofgoleta.org](mailto:jpearson@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]).

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