



**NOTICE OF INTENT
FOR ISSUANCE OF A
LAND USE PERMIT**

**Fuel Depot Gas Station
370 Storke Road; APN 073-100-008
19-100-LUP**

NOTICE IS HEREBY GIVEN that the Planning and Environmental Review Department intends to issue a Land Use Permit on the following date.

ISSUANCE DATE: Thursday, February 6, 2020

PROJECT DESCRIPTION:

The property currently contains 3,859-square feet of development consisting of a coffee shop, car wash, trash enclosure, manager's unit, and associated outdoor storage area on a one-acre lot in the C-3 zone district and General Commercial General Plan Land Use Designation. The applicant is proposing to demolish the existing car wash (1,981-SF) and manager unit (433-SF), and discontinue the storage use on the rear of the property.

In place of the removed carwash, the applicant is proposing to construct a new un-staffed self-serve gas station with eight (8) fueling pumps under individual canopies with underground fuel storage tanks. New associated equipment will include a new fuel control shed and vapor recovery system. The new gas station canopies and associated equipment will result in 628-square feet of new development. With the addition of the gas station and shed, the site will contain 2,073-square feet of gross floor area of development. Also, the buildings and structures and outdoor areas designated for sales or storage will total 19,948-square feet.

Pursuant to Section 35-226.2 (2) of the Inland Zoning Ordinance, where a project does not exceed 5,000-square feet of building and structures or where on-site buildings and structures and outdoor areas designated for sales or storage total less than 20,000-square feet, no Development Plan is required. As noted above, the proposed project does not exceed these thresholds and as such does not require a Development Plan. Additionally, the proposed gas station is consistent with the permitted uses allowed under the General Commercial zoning district, which allows for automobile services stations, provided no above ground storage of gasoline. The General Plan Land Use designation (Table 2-2 of Land Use Policy LU 3: Commercial Land Uses) also allows automobile service stations. While the project is located within the airport approach zone, the automotive use is compatible with the Airport Land Use Plan since the storage of gasoline will be underground.

Other changes on the site will include the removal of two parking spaces within the front setback, bring the site into conformance with all required site setbacks. The remaining six (6) parking spaces are in excess of the four (4) required spaces. The trash enclosure will be located in such a manner that provides better placement on the site. Landscape improvements will be made throughout the site, with landscaping being increased from 1,155-square feet to 5,078-square feet. The C-3 zone district does not have a minimum area or percentage requirement for landscaping. The proposed lighting will provide adequate lighting for the proposed coffee shop and gas station. Lighting spill over on to adjacent properties will be limited. The height of the gas station improvements at 16.5' are well under the maximum 35' height limit for the zone district.

Date of Notice: January 27, 2020

Lastly, the placement of the proposed new gas station improvements will comply with all setback, height, and parking requirements of the C-3 zone district.

The project design was approved by the City's Design Review Board on December 12, 2019. The project was filed by agent Gelare Macon with Flowers & Associates, Inc on behalf of John Price, property owner.

APPEAL PERIOD: The Land Use Permit has a 10-day appeal period which will end on February 6, 2020, at 5:00pm.

DOCUMENT AVAILABILITY: The Land Use Permit and project plans are currently available at Goleta City Hall at 130 Cremona Drive, Suite B, Goleta, CA 93117.

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 Mary Chang, Supervising Senior Planner at 805-961-7567 or mchang@cityofgoleta.org.