

March 21, 1980

Hall and Visoni
116 1/2 E. Sola St.
Santa Barbara, CA 93102

Re: Santa Barbara Metropolitan Transit District, Goleta Area,
79-DP-56

Gentlemen:

Condition No. 7 of the above referenced item is amended to read
as follows:

7. The facia of the proposed steel canopy on the north side of the lot shall not be less than seven (7) feet from the property line.

Very truly yours,

Britt A. Johnson
Planning Director
Commission Secretary

BAJ:dc

cc: Department of Transportation

79-DP-56

March 20, 1980

Hall and Visoni
116½ E. Sola St.
Santa Barbara, CA 93102

Re: Santa Barbara Metropolitan Transit District, Goleta Area, 79-DP-56

Gentlemen:

The Santa Barbara County Planning Commission at its regular meeting of March 19, 1980, by a vote of 5 to 0, approved Planning Commission Exhibits 1 and 2 subject to the following conditions:

1. The size, shape, arrangement, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in substantial conformity with the approved development plan marked Planning Commission Exhibit 1, dated March 19, 1980. Substantial conformity shall be determined by the Planning Director. In the event of disagreement, such determination shall be made by the Planning Commission.

The Planning Commission deleted the sidewalk condition required by the Department of Transportation letter dated February 29, 1980, on the basis that the area is already developed; the site in question has been developed under a prior, approved development plan; and the future possibility of putting sidewalks on the site in question is unlikely.

2. All final plans of buildings and structures shall be subject to approval by the Board of Architectural Review prior to the issuance of Land Use Permits.
3. A landscape plan and irrigation plan, prepared and signed by an individual qualified to do landscape design under the law of the State of California, must be approved by the County Landscape Planner. Prior to issuance of building permits, a bond, cash deposit, or assignment of deposit, in an amount to be determined by the Landscape Planner, to assure installation and adequate maintenance for a period of two (2) years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, a person qualified to do landscape design under the laws of the State of California shall furnish to the County Landscape Planner a signed statement certifying that the installation is complete and that all grades approved

March 20, 1980

by the Public Works Department have been maintained. Bonds, cash deposits, or assignments of deposit will be released two years after the date that the Landscape Planner concurs with the certification of installation provided the landscaping has been adequately maintained.

- 4. Compliance with Environmental Health Services letter dated February 22, 1980.
- 5. Before a Land Use Permit (zoning clearance) will be issued by the Planning Department, the applicant must obtain written clearance from all Departments having conditions; such clearance shall indicate that the applicant has satisfied all preconstruction conditions. A form for such clearance is available in the Planning Department.
- 6. Prior to the use, occupancy, expansion, erection, alteration, or moving in of structures for which this permit is issued, obtain a Land Use Permit (zoning clearance) from the Planning Department. The Land Use Permit is required by ordinance and is necessary to insure implementation of the conditions required by the Planning Commission.
- 7. ~~The proposed steel canopy on the north side of the lot shall comply with the ten-foot setback requirement.~~

*cc - [unclear]
dated 3/20/80*

Very truly yours,

Britt A. Johnson
Secretary

BAJ:dc

cc - Dept of Transportation

Date of Report: February 29, 1980
App: SB MTD
Area: Goleta
Use: Bus Maint. Facility
P/C Date: March 19, 1980

SANTA BARBARA COUNTY PLANNING COMMISSION
STAFF REPORT AND RECOMMENDATIONS

ITEM: SB MTD Final Development Plan, 79-DP-56, Goleta Area

OWNER: SB MTD
PO Box 355
Santa Barbara, CA 93102

APPLICANT: Hall and Visioni
116½ E. Sola St.
Santa Barbara, CA 93102

ACREAGE: 2 Ac

ASP#: 71-220-10

PROJECT LOCATION: On the south and west sides of Overpass Road west of Patterson Ave., 5353 Overpass Road, Goleta Area, Third Supervisorial District

G.P. DESIGNATION:
Existing: Service Industrial

PRESENT ZONING: DMX, Design Manufacturing District

PRESENT LAND USE: SB MTD Office and Maintenance Facility

SPECIFIC REQUEST: Approval of a Final Development Plan in accordance with the provisions of Article V, Section 30, and Article VII, Section 24, of Ord. 661, to make several alterations and additions to the bus office and maintenance facility.

DETAILS OF PROJECT:

1. SB MTD proposes the following alterations and additions:

- a) A 2,125 square foot addition to the east and south sides of the office and maintenance building.
- b) A bus fueling and vacuuming station under a steel canopy located south of the office building.
- c) A bus washing facility along the south property line.
- d) Covered (steel canopy) bus parking in the middle of the site.
- e) Enclosure of an existing covered area west of the office building to be used for bus repair.
- f) A future steel canopy to cover the bus parking along the north property line.

2. Statistics:

a) Lot size	2 acres
b) Building size	
Existing	2,800 sq. ft.
Proposed	2,125 sq. ft.
Total	<u>4,925 sq. ft.</u> 5%

(Continued)

c) Landscaped area		
Existing	17,090 sq. ft.	
Proposed (total)	15,600 sq. ft.	18%
d) Paving		
Existing	66,794 sq. ft.	
Proposed (total)	66,159 sq. ft.	76%
e) Parking		
Existing bus	55	
auto	14	
Proposed bus	40	
auto	19	

HISTORY: The existing facility was constructed for Associated Bus Co. (primarily a school bus company) in 1967. SB MTD acquired the facility in 1978.

WATER: Goleta Water District

SEWERS: Goleta Sanitary District

STAFF FINDINGS:

1. The applicant contends that the existing facility was not designed for an operation like SB MTD and, therefore, the proposed changes are needed to correct a number of deficiencies.
2. The proposed bus washing facility will use a water reclamation system, unlike the existing washing facility on Cota Street, that discharges all of the water into the sewer. *(11'6" X 25'6" = 292.25 sq ft)*
3. Over the next four years, the applicant expects to hire three additional people to staff this facility.
4. The original design accommodated 55 buses; the proposed design would accommodate only 40 buses.
5. A six foot solid masonry wall exists along the north, south, and west property lines. *and the boundary, 5 feet north*
6. The plan meets the requirements of the D1-X District except for the future steel canopy on the north. The ordinance requires that the future steel canopy on the north side of the lot be at least ten feet from the property line. The plan, however, shows the canopy to be six feet from the property line. Because of the size of this proposed structure (240 feet long), staff cannot support a modification of this requirement. *WORTH*
7. Five trees and some other landscaping will have to be removed, but this loss will be compensated by the installation of new landscaping in the northeast and southeast corners of the site.
8. On December 23, 1977, the Board of Architectural Review approved the preliminary plans subject to restudying the roof at the entry and considering a gable extension.

ENVIRONMENTAL ASSESSMENT: On January 7, 1980, the Director of the Department of Environmental Resources exempted the project from environmental review.

PROCEDURE: The Commission's action is final unless an appeal is filed with the Board of Supervisors.

AB 884 DEADLINE: January 3, 1981

STAFF RECOMMENDATION: Approval of Planning Commission Exhibits 1 and 2 subject to the following conditions:

1. The size, shape, arrangement, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in substantial conformity with the approved development plan marked Planning Commission Exhibit , dated March 19, 1980. Substantial conformity shall be determined by the Planning Director. In the event of disagreement, such determination shall be made by the Planning Comm.
2. All final plans of buildings and structures shall be subject to approval by the Board of Architectural Review prior to the issuance of Land Use Permits.
3. A landscape plan and irrigation plan, prepared and signed by an individual qualified to do landscape design under the law of the State of California, must be approved by the County Landscape Planner. Prior to issuance of building permits, a bond, cash deposit, or assignment of deposit, in an amount to be determined by the Landscape Planner, to assure installation and adequate maintenance for a period of two (2) years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, a person qualified to do landscape design under the laws of the State of California shall furnish to the County Landscape Planner a signed statement certifying that the installation is complete and that all grades approved by the Public Works Department have been maintained. Bonds, cash deposits, or assignments of deposit will be released two years after the date that the Landscape Planner concurs with the certification of installation provided the landscaping has been adequately maintained.
4. Compliance with Departmental letters of:
 - ~~a) Transportation dated Feb 29, 1980~~
 - ~~b) Fire Department dated~~
 - ~~c) Public Works dated~~
 - a) Environmental Health Services dated 2/22/80
 - ~~e) Flood Control dated~~
 - ~~f) Park Department dated~~
5. Before a Land Use Permit (zoning clearance) will be issued by the Planning Department, the applicant must obtain written clearance from all Departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available in the Planning Department.
6. Prior to the use, occupancy, expansion, erection, alteration, or moving in of structures for which this permit is issued, obtain a Land Use Permit (zoning clearance) from the Planning Department. The Land Use Permit is required by ordinance and is necessary to insure implementation of the conditions required by the Planning Commission.
7. The proposed steel canopy on the north side of the lot shall comply with the ten-foot setback requirement.

DC:dc

The P.C. deleted the sidewalk conditions required by the P.O.T. letter dated Feb. 29, 1980.
(ONE)



COUNTY OF SANTA BARBARA
CALIFORNIA

Department of Transportation

COURT HOUSE, SANTA BARBARA, CALIFORNIA 93101
TELEPHONE (805) 966-1611

LELAND R. STEWARD
DIRECTOR OF TRANSPORTATION
ROAD COMMISSIONER

H. R. CALLAHAN
ASSISTANT DIRECTOR OF TRANSPORTATION
ASSISTANT ROAD COMMISSIONER

February 29, 1980

Planning Commission
County of Santa Barbara
County Engineering Building
123 East Anapamu Street
Santa Barbara, CA

Re: Santa Barbara Metro-
politan Transit District
Overpass Road - Case No.
79-DP-56

Dear Commissioners:

In regards to your consideration of the request of the Santa Barbara Metropolitan Transit District for approval of a Development Plan, Case No. 79-DP-56, which would allow for alterations and additions to the Office - Maintenance Facility located at 5353 Overpass Road, the Department of Transportation recommends the following condition of approval:

1. Applicant shall construct County Standard sidewalk along the frontage of subject development on Overpass Road.

Very truly yours,

Leland R. Steward
Director of Transportation

By: *Maynard Keith Franklin*
Maynard Keith Franklin
Transportation Planning Engineer

MKD/cd

cc: Santa Barbara Metropolitan
Transit District
Hall & Visoni, Architects
Mr. Gordon Gibbs
Flood Control
Building Department

Planning Department
Public Works - *MAA* Division
3/4/80
S. B. W. W. W. W.
PLANNING DEPARTMENT

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GORDON R. GIBBS
CONSTRUCTION ENGINEER
(805) 967-9325

3. PROJECT DESCRIPTION

The project is a modification of an existing office-maintenance facility which was originally designed and constructed for the Associated Bus Co. (primarily a school bus company) in 1967-68. The Santa Barbara Metropolitan Transit District acquired the facility March 9, 1978, and has operated there since.

The site is served by the Goleta County Water District and the Goleta Sanitary District and no change to these services are anticipated. The Water District has approved these modifications, and a confirming letter is attached. The County Fire Department has also reviewed the project and indicated approval as per letter attached.

The Metropolitan Transit District operates quite differently than the original owner of the site in terms of bus maintenance and the type of facility needed for operational offices, driver lounges, toilet facilities, and shop related storage and mechanic's facilities. Therefore the building addition proposed modifies and expands existing offices, toilets, lounges and storage rooms, basically to better accommodate the staff and drivers that are presently using these facilities.

Also planned is a bus fueling and vacuuming station. These functions are done simultaneously, and a covered canopy is planned so that this operation can continue easily in inclement weather.

In line with the District's policy of thorough and consistent maintenance, they also propose a new bus washing facility at this site similar to one they now have at their Cota Street facility. This new facility will have a water reclamation unit adjoining it. Buses up to now have been washed by hand at this site with all water so used being discharged into the sanitary sewer. The new bus washing facility is intended to increase efficiency in operations and decrease water consumption through the recycling process.

The bus shelters indicated on the site plan are to be open sided steel structures, and are intended to further reduce the frequency of bus washes, and to further extend the life of the buses.

It is expected that three additional employees will be required to staff the office-maintenance facility over a four-year period following completion of these modifications. While the number of M.T.D. buses and drivers coming and going from this site will eventually increase to maximum of 40 buses indicated on the site plan, this number is far less than the 55 buses accommodated on the site under the original site plan. Traffic intensity to and from the site should be slightly less than in the period from 1968 - 1977.

The improvements indicated will bring this site up to maximum utilization with one possible exception -- the addition of one more shop "bay" than now exists. This would be along side of the two existing bays within the space noted as existing covered area at the west end of the existing building. This would not be an addition to the facility but rather a conversion of an open covered area to an enclosed shop with hoist and related mechanical services for bus maintenance and repair.