



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

**SBMTD As-Built Development Plan  
5353 Overpass Road; APN 071-220-010  
22-0002-DP**

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

**DECISION DATE AND TIME: Monday, September 26, 2022 at 5:00PM**

**PROJECT DESCRIPTION:**

The applicant, Santa Barbara Metropolitan Transit District (SBMTD), is requesting approval of an As-Built DP to legalize and document the current conditions (a 6,288 square foot building, two covered bus parking areas of 13,120 square feet and 9,922 square feet respectively, a 370 square foot bus fuel and vacuum station, and a 1,210 square foot bus washing facility in the southern portion of the site), pursuant to GMC Title 17 Chapter 17.59. Approval of the Project will memorialize the existing development on site. No new development is proposed with this application.

The site is currently legal non-conforming as to front and rear setbacks since the northern covered bus parking area encroaches into the 20-foot front setback and part of the bus washing facility near the southern property line encroaches into the 10-foot rear setback. Since these structures were previously approved by the County of Santa Barbara (Permit 79-DP-56) within their respective setbacks, they can remain as legal non-conforming.

**LOCATION:**

The subject property of 5353 Overpass Road (APN 071-220-010) consists of one parcel. The parcel is zoned General Industrial (IG) and the land use designation is General Industrial (I-G).

**ENVIRONMENTAL REVIEW FINDINGS:**

This project is exempt from further review under 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 pursuant to CEQA Guidelines § 15301 (Exterior alterations). As indicated above, the proposal will legalize and document the current conditions and no development is proposed at this time.

Further, the existing development is located within an urbanized area with industrial land use and zoning designations. The parcel will continue to be operated by SBMTD and no new square footage is proposed. 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 features, drainage, or have impacts to visual resources. Therefore, given that there will be no development at this time, the project will not result in a significant effect on the environment.

**NEXT STEPS:** If the Director grants the applicant's request, the next steps include: (1) a 10-day appeal period; (2) approval of an effectuating Zoning Clearance following (if no appeal if submitted); and (3) Building Permits as needed.

**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 September 26, 2022.

**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: Travis Lee or email [tlee@cityofgoleta.org](mailto:tlee@cityofgoleta.org). 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 September 26, 2022.

**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 Travis Lee, Associate Planner at 805-562-5528 or [tlee@cityofgoleta.org](mailto:tlee@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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