

**Posting Date:** February 27, 2023  
**Decision Date:** March 13, 2023

**CITY COUNCIL**

February 27, 2023

Paula Perotte  
*Mayor*

William Todd  
Stantec  
801 S Figueroa St, Suite 300  
Los Angeles, CA 90017

Kyle Richards  
*Mayor Pro Tempore*

Stuart Kasdin  
*Councilmember*

RE: Substantial Conformity Determination for SBMTD with  
CEQA Notice of Exemption (Section 15301)  
5353 Overpass Road; APN 071-220-010  
Case Numbers: 22-0004-SCD & 23-0001-DRB

James Kyriaco  
*Councilmember  
District 2*

Luz Reyes-Martín  
*Councilmember  
District 1*

Dear Mr. Todd:

**CITY MANAGER**  
Robert Nisbet

The proposed project is a request for a Substantial Conformity Determination (SCD) to the as-built Development Plan (22-0002-DP), which was approved on September 26, 2022.

After the 10-day onsite noticing and website posting date, I intend to approve your request (on March 13, 2023) for a SCD, as outlined below.

**Project Description**

Applicant proposes to rehabilitate the existing Santa Barbara Metropolitan Transit District (SBMTD) facility as follows:

- Renovate the existing vehicle wash station;
- Remove an existing 370-sq. ft. equipment canopy;
- Construct an above-grade, 345-sq. ft. 12,000-gallon diesel fuel-tank and associated dispenser;
- Maintenance repairs to the existing office/maintenance building;
- Construct a 200-sq. ft. canopy to cover an electrical panel and bus fare vault; and
- Replace exterior lighting fixtures and install a new public address system.

Additionally, the existing 6' tall perimeter fence will be removed and replaced with an 8' tall security fence around the entire parcel. A new exit-only driveway is proposed in the northwestern corner to allow vehicles to safely exit the property. The existing southeast driveway will be removed and replaced further to the south to provide better bus traffic into the property and allow buses to pull off the street before gaining access to the secured facility. The existing northeast driveway will be gated and locked for emergency access only. A new sidewalk will also be installed along Overpass Road along with all new landscaping around the entire property. Work within the public right-of-way requires an encroachment permit from Public Works.

### **Prior Approvals**

A bus terminal and associated facilities for Associated Charter Bus Company were approved by the County of Santa Barbara in 1967, under Conditional Use Permit (CUP) Case No. 67-CP-49. The CUP permitted the use of the site as a bus yard with minimal conditions/requirements that focused on driveway improvements, fencing, and drainage improvements. The CUP also approved 4,000-sq. ft. of building area on the site. However, it appears that only 2,800 sq. ft. was constructed by 1979.

SBMTD acquired the facility on March 9, 1978, and has operated there since. In 1980, 79-DP-56 approved additions and alterations to the existing bus terminal including:

- A 2,125-square foot addition to the east and south sides of the existing 2,800-sq. ft. office and maintenance building;
- A 370-square foot bus fuel and vacuum station in the southern portion of the site;
- A 1,210-square foot bus washing facility along the southern property line; and
- Covered steel canopy bus parking in the middle of and in the northern section of the parcel (13,120 and 9,922 square feet, respectively).

However, the building square footage of the building that exists on the site is approximately 6,288 sq. ft in area, which is more than the 4,925 sq. ft. authorized in 1980. City of Goleta Planning and Environmental Review Director approved an as-built Development Plan (22-0002-DP) on September 26, 2022 to legalize and document the current conditions on-site.

### **General Plan Consistency**

The land use designation (General Plan/Coastal Land Use Plan and zoning) on the property is designated General Industrial (IG). The industrial use (Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair) is consistent with the uses allowed under Table 17.10.020 Land Use Regulations - Industrial Districts. Since SBMTD will use the facility to maintain its fleet of busses, the facility will not be open to the public like its downtown Santa Barbara counterpart Terminal 1. The proposed changes remain consistent with the goals and policies of the General Plan, as the revisions are considered minor in scale, and will continue to meet the applicable performance standards that apply to the original 67-DP-56 and 22-0002-DP approvals. Original

conditions regarding the public transportation operation will continue to apply. The SCD has no negative visual, noise, habitat, or transportation effects given the nature of the changes, the fully developed nature of the site and prior use of the site before the pandemic, the setting of the parcel in an industrial area of the City, and the capacity of the local street network. Therefore, the project will remain consistent with the GP/CLUP Land Use, Open Space, Transportation, Visual Resources, and Conservation Elements.

**Zoning Regulations Consistency**

Title 17 designates the site as General Industrial (IG) (Title 17 Chapter 17.10) in the Inland area of the City. The existing conditions are consistent with the regulations of the General Industrial (IG) zone namely: the existing and proposed structures do not exceed the height limit of 35’; the development does not exceed the maximum lot coverage as there is none specified for the IG zone; and all structures are located outside of the required setbacks except for the northern bus parking canopy and southern bus washing station equipment. These were previously approved by the County of Santa Barbara in their respective locations. The total landscaping area is 11,794.6 sq. ft. which is approximately 13% of the 86,630 sq. ft. parcel and complies with the 10% minimum landscaping requirement for the IG zoning district. Table 1 below outlines the project’s consistency with the IG development standards.

**Table 1 - Development Standards Consistency**

ZONING DISTRICT STANDARD	REQUIRED	APPROVED PLAN	PROPOSED	CONSISTENT YES/NO
<b>Front Yard Setback</b>	20 feet	7 feet	No Change	One structure is non-conforming
<b>Side Yard Setback</b>	Lots 100 feet or more in width: Same as required front setback  The lot width is approximately 300’ wide.	20 feet	No Change	Yes
<b>Rear Yard Setback</b>	10 feet	10 feet	No Change	One structure is non-conforming
<b>Building Height</b>	No building or structure shall exceed a height of 35 feet	35 feet maximum height	No Change	Yes
<b>Landscaping</b>	10%	10%	13%	Yes

Equipment in the rear setback associated with the existing bus wash station is proposed to be replaced as part of the bus wash renovation effort. In accordance with 17.36.050.B., nonconforming structures may be repaired, maintained, or restored in compliance with the requirements of this section, unless deemed to be a public nuisance because of health or safety conditions. Besides replacement of the bus wash equipment in the rear setback, the proposed changes do not affect building coverage, building heights, structure setbacks, etc., and is consistent with Goleta Municipal Code Section 17.52.100(B) (Changes to Prior Permits and Approvals), requiring a SCD. Further, the proposed changes that are the subject of this SCD meet or exceed the applicable development standards outlined in Section 17.10.030 for the IG zoning district.

### **Environmental Review**

The changes represented by the SCD will not create additional traffic trips or parking needs, nor result in any new impacts not already addressed in the previously prepared environmental documents. The proposed development does not result in changes to previously identified impacts, nor result in any new significant impacts, and since the changes to the project are considered minor, the previous CEQA findings can be re-made and a notice of exemption for the revised project would be the appropriate environmental documentation.

The City of Goleta, as the lead agency for this project, has found the proposed changes to be exempt from CEQA and a Notice of Exemption can be issued by the Director. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities) since the proposed project includes repair and maintenance of existing structures of a developed site.

The existing improvements are within the IG (General Industrial) land use and zoning designation. The proposed project involves minor building and site improvements to rehabilitate the facility and provide better traffic flow for the busses. The property will continue to be served by existing streets and driveways and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

### **Conclusion**

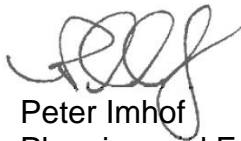
As outlined in Attachment A (Findings), the proposed project does not conflict with the original project conditions, does not alter project findings, does not result in significant site alterations that create the potential for environmental impact, and is within the guidelines established for substantial conformity determinations. Therefore, the above project description is in substantial conformity with its Development Plan. Furthermore,

the project changes are consistent with the City's General Plan/Coastal Land Use Plan and zoning ordinance.

Please be advised that this Substantial Conformity Determination is based on staff's evaluation of current conditions, policies, environmental issues, and the attached findings. If after the fifteen-day notice period and no public controversy is forthcoming, I will be able to issue an approval letter. To become effective, the proposed changes require an effectuating Zoning Clearance following the SCD approval and its 10-day appeal period.

Please contact the Project Planner, Associate Planner Travis Lee, at (805) 562-5528 with any questions regarding this letter.

Sincerely,



Peter Imhof  
Planning and Environmental Review Director

Attachments  
A - Findings  
B – Notice of Exemption  
C – Project Plans

cc: Case File  
Travis Lee, Associate Planner  
Mary Chang, Supervising Senior Planner  
Lisa Prasse, Current Planning Manager  
Jerry Estrada, SBMTD