



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** October 30, 2009  
**AGENDA DATE:** November 5, 2009  
**PROJECT ADDRESS:** 1600 Cecil Cook Place (MST2009-00323)  
 Self-Service Fueling Facility  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *AKD*  
 Andrew Bermond, Associate Planner *AB* *DYK*

### I. PROJECT DESCRIPTION

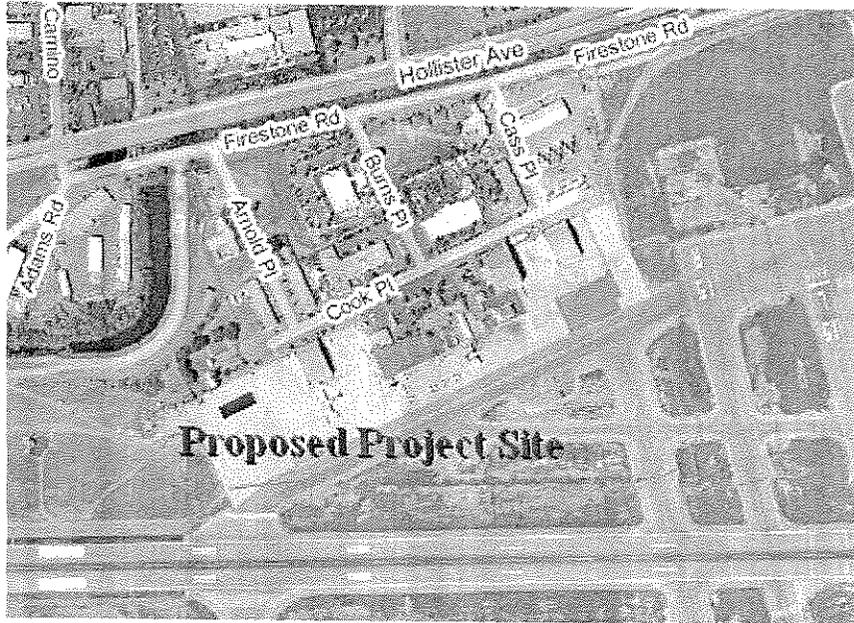
The project consists of a 12,000 gallon above ground aviation fuel storage tank and self-service fueling apparatus on an 11,250 square foot leased area on the northwest service ramp of the Santa Barbara Airport. The purpose of the proposed project is to provide general aviation aircraft owners and operators with an alternative to purchasing fuel from full-service fixed base operators. The proposal includes approximately 125 linear feet of trenching and the removal and replacement of approximately 650 square feet of paved surface.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project is a Coastal Development Permit (CDP2009-00013) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Program. In addition, the size and massing of the project are consistent with Federal Aviation Administration Advisory Circulars and nearby development. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



**APPLICATION DEEMED COMPLETE:**  
**DATE ACTION REQUIRED:**

September 22, 2009  
November 20, 2009

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Garry Abbott, MAG Aviation Fuel	Property Owner: City of Santa Barbara
Parcel Number: 073-450-003	Lot Area: 725 acres (11,250 square foot project site)
General Plan: Major Public and Institutional	Zoning: A-F, SP-6, S-D-3
Existing Use: Aircraft tie-down	Topography: <1% slope
Adjacent Land Uses: North – Light industrial South – Airfield East – Airfield West – Goleta Slough	

**V. ZONING ORDINANCE CONSISTENCY**

**A. AVIATION FACILITIES ZONE (A-F)**

The proposed project would be within the Aviation Facilities Zone (A-F) (SBMC 29.15). The intent of this zone is to allow aviation-related uses and exclude non-aviation uses. Non-aviation related uses are permissible if they adhere to Federal Aviation Administration (FAA) regulations and are determined not to be in conflict with adjacent airport use. Fueling facilities are an expressly permitted use in the A-F (SBMC 29.15.030 N.) Therefore the proposed project is consistent with the intent of the Aviation Facilities Zone.

**VI. ISSUES**

**A. DESIGN REVIEW**

This project was reviewed by the ABR on July 27, 2009 (meeting minutes are attached as Exhibit D). At the hearing, the ABR provided comment on the color palate and advised that signage should not be included in the design review submittal. ABR stated that the project application is ready for Preliminary and Final Approval at Consent Review.

**B. COMPLIANCE WITH THE LOCAL COASTAL PROGRAM**

Policy F-3 of the Airport and Goleta Slough Coastal Plan states that new development shall protect and preserve culturally sensitive resources. The proposed project site is on transported fill and is currently paved. Excavation for the proposed project is limited to trenching for utilities and replacement of a cement pad for the proposed fuel tank.

A Phase I Archaeological Assessment prepared by Snethkamp and Associates in 1993 identified High, Medium, and Low Sensitivity Areas and established requirements for each area. The proposed project site is not located in any of the Sensitivity Areas. No cultural resources are anticipated to exist in the proposed project area. The Conditions of Approval

(Exhibit A) require all earthworks to stop and an archaeologist to monitor any potential cultural resource discovery. Therefore, the proposed project is consistent with Policy CR2.

Policy C-12 of the Airport and Goleta Slough Local Coastal Plan states that new development shall be sited to protect water quality and minimize impacts to coastal waters by limiting disturbance of natural drainage features, vegetation, and storm water quality while also minimizing impervious surfaces. The proposed project would not increase impervious surfaces. All storm water run-off would be directed southwesterly to the existing storm drain and catch basin approximately 170 feet west of the edge of pavement. No disturbance to natural drainage or native vegetation is anticipated to occur. Therefore the proposed project is consistent with Policy C-12.

#### **C. COMPLIANCE WITH THE AIRPORT INDUSTRIAL SPECIFIC PLAN (SP-6)**

Policy V1 of the Airport Industrial Specific Plan encourages the preservation of the economic self-sufficiency of the Airport by allowing flexibility in land use. The proposed project would convert a vacant section of the airfield into leased space that would provide income to the Airport Department. The proposed project site is in the Airport Operations Area (i.e. behind the security fence) which limits the type of tenant and land use at the site. The proposed project would provide an alternative fuel dispenser for local and visiting general aviators (i.e. non-commercial aircraft). This would encourage general aviation use of the Airport and thus promote other Airport business. Therefore the proposed project is consistent with Policy V1.

Policy CR2 of the Airport Industrial Specific Plan requires that archaeological resources be examined prior to applying for development review for new construction in the Plan Area. As stated above the proposed project site is on transported fill and is not in an Archaeological Sensitivity Area. Therefore, the proposed project is consistent with Policy CR2 with incorporation of the Conditions of Approval.

#### **D. ENVIRONMENTAL REVIEW**

No significant or potentially significant impacts were identified. The proposed project is exempt from the California Environmental Quality Act of 1970 (CEQA) because the project would involve electrical utility connections and a structure with an area of less than 2,500 square feet, and would not involve a significant amount of hazardous materials (CEQA Guidelines §15303(c)).

### **VII. FINDINGS**

The Planning Commission finds the following:

#### **A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.060)**

1. The project is consistent with the policies of the California Coastal Act because it is located within an existing developed area that is able to accommodate it and the project will not have significant adverse effects to coastal resources, as described in Section VI.D above (Section 30250).

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, because it would be constructed in previously disturbed areas and would not affect cultural or biological resources (Policies F-3 and C-12), as described in Section VI.B above.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation, because it would not introduce a new impediment to public access as the project site is within the Airport Operations Area and presents no change to public access routes, as described in Section VI.C above.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated August 18, 2009
- D. ABR Minutes from July 27, 2009
- E. Relevant Policies



**PLANNING COMMISSION CONDITIONS OF APPROVAL**

1600 CECIL COOK PLACE  
COASTAL DEVELOPMENT PERMIT  
NOVEMBER 5, 2009

In consideration of the project approval granted by the Planning Commission and for the benefit of the Applicant(s) and occupant(s) of the Real Property, the Applicants and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Written Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Applicant shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, and shall include the following:
1. **Approved Development.** The development of the project approved by the Planning Commission on November 5, 2009 is limited to a 12,000 gallon above ground storage tank, self service fueling apparatus, and the improvements shown on the site plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
  2. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the project area, which drains directly into the Goleta Slough.
  3. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
- B. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
  2. **Contractor and Subcontractor Notification.** The Applicant shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.

**EXHIBIT A**

3. **Letter of Commitment for Pre-Construction Conference.** The Applicant shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Applicant, the Project Engineer, the Contractor, and each subcontractor.

C. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

2. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by

any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

---

Applicant	Date
-----------	------

---

Contractor	Date	License No.
------------	------	-------------

---

Engineer	Date	License No.
----------	------	-------------

D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Applicant and/or Contractor for the duration of the project construction.

1. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Applicant, Contractor and each Subcontractor.
2. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
3. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
4. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating (GVWR) of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.
5. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
César E. Chávez Day	March 31*
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

6. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
7. **Expeditious Paving.** All roadways, driveways, aircraft apron, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible.
8. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

9. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The construction contact phone number shall include an option to contact a person instead of a machine in case of emergency. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
10. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
11. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

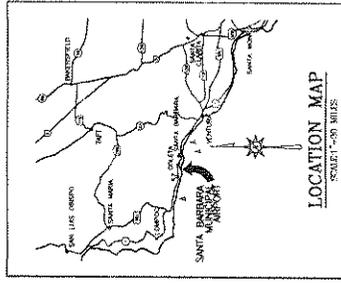
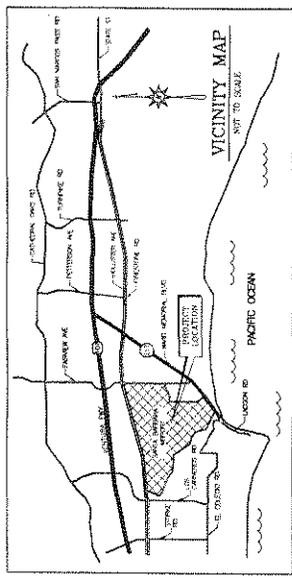
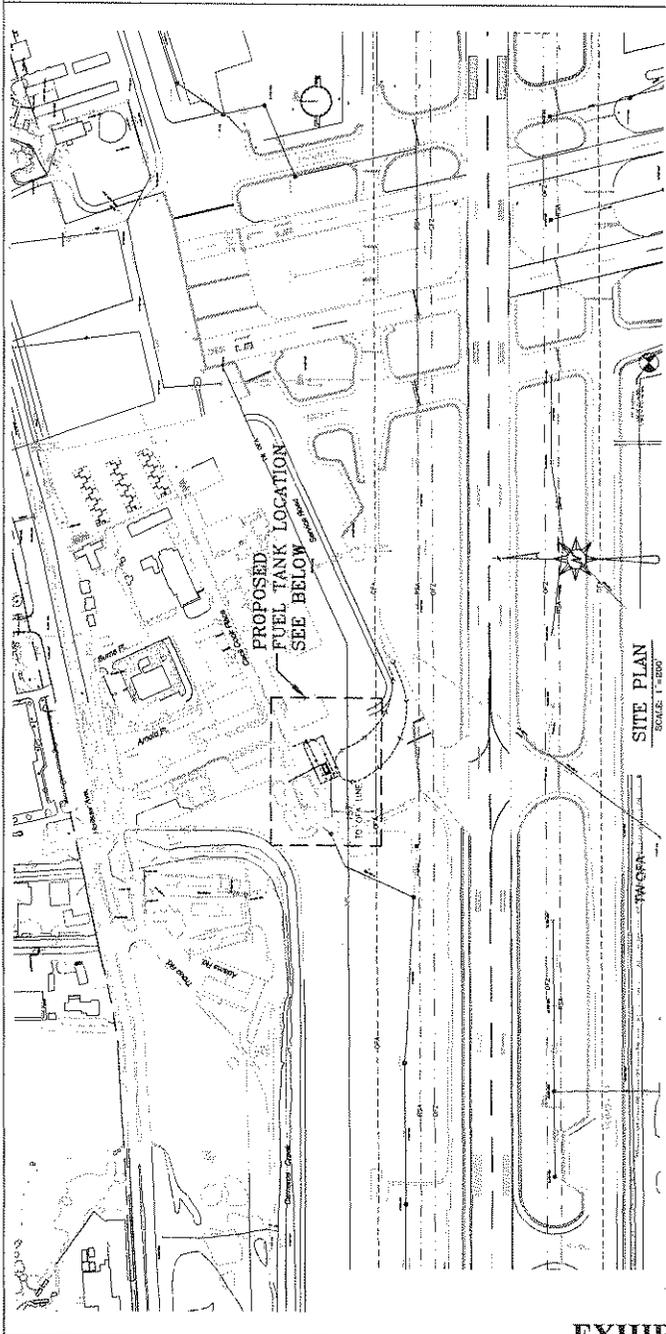
- E. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents")

from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If the Applicant fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

**NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.

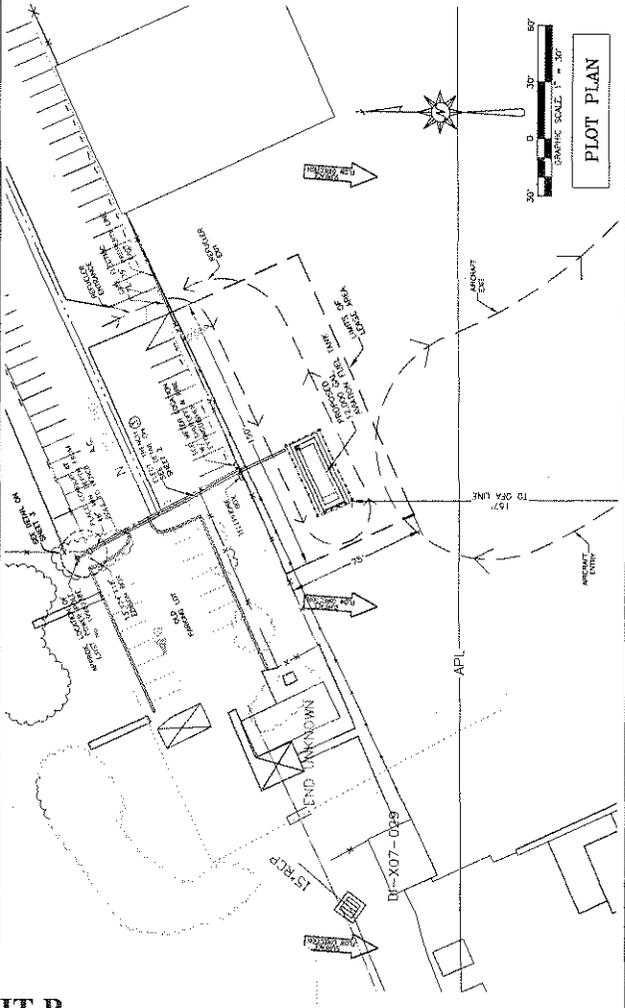


**LEGEND:**  
 ---GRA--- GROUND FRET WEA  
 ---RSM--- RAINWATER SAFETY AREA  
 ---OFT--- OVERALL FRET ZONE

- NOTES:**
1. ALL WORK TO COMPLY WITH SDPA, SO & 407.
  2. REGRADE AS NECESSARY TO MEET CTC 3200 6.3.
  3. SEE CONSTRUCTION NOTES ON SHEET 2.
  4. SEE CONSTRUCTION NOTES ON SHEET 3 FOR ALL REINFORCING FOR NEW TANK SLAB.
  5. SEE SYMBOL DETAIL ON SHEET 3 FOR ALL REINFORCING THROUGH CONCRETE.
  6. DRAWING BASED ON LAYOUTS CREATED BY WEA & HUNT.

**PROJECT STATISTICS & DATA**

PROJECT ADDRESS: 601 FIRESTONE ROAD, SANTA BARBARA, CA 93117  
 OWNER'S INFORMATION: CITY OF SANTA BARBARA, 1000 ANTELOPE DRIVE, SANTA BARBARA, CA 93101  
 ARCHITECT & DESIGNER'S INFORMATION: WEA & HUNT, 1000 ANTELOPE DRIVE, SANTA BARBARA, CA 93101  
 GENERAL PLAN DESIGNATION: M-101, S-101  
 CONSTRUCTION TYPE: CONCRETE FORMING AND REINFORCEMENT  
 CONTRACT VALUE: \$1,200,000  
 PERMIT NO.: DP-707-029  
 DATE: 10/15/2010  
 SHEET NO.: 1 OF 3



REVIEWED BY:  
 CITY OF SANTA BARBARA  
 MUNICIPAL AIRPORT  
 601 FIRESTONE ROAD  
 GOLETA, CA 93117



APPROVED

CITY OF SANTA BARBARA	DATE
SELF SERVE ABOVE	SHEET
GROUND STORAGE TANK	SHEET 1 OF 3
COVER SHEET	

**Periton Services Corporation**  
 107 N. BENO RD., #403  
 VENTURA, CALIFORNIA 93003  
 TEL: (805) 499-0300  
 FAX: (805) 499-0300

PREPARED BY:  
**Periton Services Corporation**  
 107 N. BENO RD., #403  
 VENTURA, CALIFORNIA 93003  
 TEL: (805) 499-0300  
 FAX: (805) 499-0300







# MAG AVIATION FUEL

7070 SUMMIT VALLEY RD.  
HESPERIA, CA. 92345  
760.947.0807  
Cell 760.885.1346

August 18, 2009

To the Santa Barbara Planning Commission  
Reference: MST 2009-00323

We are seeking a Coastal Development Permit and need approval from the planning commission.

All of us that use motor vehicles realize the high cost of fuel. Aviation gasoline comes at even a higher price due to refinement processes and limited production. Currently at the Santa Barbara Municipal Airport (SBA) two fixed base operators offer the sale of aviation gasoline with only full service fuel delivery at high-end retail prices. As an alternative we know the option of "self service" fueling creates a substantial savings whether operating vehicles for pleasure or business.

For years the General Aviation flying community, which includes 174 based aviation gasoline users, two flight schools, aircraft owner/pilot groups and approximately 128 daily transit operators have vigorously petitioned the Santa Barbara Airport Administration to allow a vendor to install and maintain a "self serve" aviation gasoline fueling station. These stations are available at most airports accommodating general aviation. The number one concern of aircraft owners at the Santa Barbara Airport when surveyed was lower priced fuel. In March '08 the Santa Barbara Airport Administration issued a Request for Proposals (RFP) to install such a system. In January '09 the Santa Barbara Airport Commission approved a proposal from MAG Aviation Fuel, a general partnership and current operator of an aviation fuel

“self serve” station. In April '09 the City of Santa Barbara and MAG Aviation fuel entered into a lease agreement of a five year term for 11,250 square feet of property located at the Santa Barbara Airport for the purpose of installing a “self serve” aviation gasoline fueling station.

The project site offered and agreed upon is located at 1600 Cecil Cook Place, an 11,250 square foot leased area located at the Northwest section of the airport. The site is located on and adjacent to acres of flat concrete aircraft movement and parking area formerly occupied by the U.S Forest Service for their past aircraft operations. Carneros Creek is 350 feet to the Northwest. Run-off flow from the site is in a Southwesterly direction toward a catch basin and storm drain number DI-X07-028 (see attachment 1). The proposed project construction does not involve the use or disposal of any hazardous materials. We are proposing an above ground storage tank to minimize the potential for contamination associated with in ground systems.

The construction process and fuel system operation will not be cause for the removal of or any change to existing landscape or vegetation.

The construction process of the project will take a crew of five workers approximately three days for removal of 440 square feet of existing concrete, removal and re-compaction of 34 cubic yards of soil, setting forms and rebar. Cutting and removal of 25' x 18" of concrete for electrical power and telephone line trench, with another 100 feet of trenching in a dirt area. After initial inspections two additional days are required to pour footings and concrete pad for tank placement. In addition impact bollards are set and trenches are back filled and capped. Total duration between start of initial concrete removal to tank placement is estimated at 14 business days. Removed concrete will be disposed of at Granite Construction Incorporated located at 5335 Debbie Lane, Goleta Ca.

Structural calculations are completed in relationship to airport location seismic zone (see attachment 2).

When construction is complete there will be no net change in impermeable surfaces.

The staging area for construction equipment, consisting of one backhoe,

one front loader and one dump truck will be the parking lot at the West end of cook place just outside of the fenced lease property. A gate is located at the parking lot for access to airport secured area. During delivery of new concrete no more than one truck will be inside of the airport perimeter fence. All construction personnel will be escorted and monitored while on airport property by authorized MAG representatives.

After construction and inspections are complete the fuel system arrives as a finished and tested "turn key" unit with only electrical connections and anchor bolts to be installed. The fuel system we are proposing has the highest Underwriter Laboratory listings and meets all fire codes for above ground storage tanks (see attachment 3). The tank is double walled steel with a three-inch thick concrete lining tested and rated for impact and ballistic resistance. It has an automatic fire extinguishing system along with two mounted handheld extinguishers. The tank is tested to withstand a direct two-hour pooled fire. The tank has several safety shut off valves and vents in place. The UL2085 tank has a fully built-in secondary containment. The tank is registered with the FIREGUARD trademark, which meets the California Air Resources Board (CARB) testing for air emissions. The tank will be surrounded by impact bollards and be equipped with an emergency power shut off per code. All required signage would be in place for emergency instructions per code.

When the fuel system is completed and operational daily inspections will be accomplished by MAG Aviation Fuel personnel or qualified representatives for system condition, product quality, quantity and inventory. A daily log will be in place for inspection by governing agencies.

A Spill Prevention, Control, and Countermeasure Plan (SPCC) will be created by a professional engineer and submitted for approval to Certified Unified Program Agencies (CUPA). The Plan will be adhered to by MAG Aviation Fuel and representatives as required per Part 112 of Title 40 of the Code of Federal Regulations.

Santa Barbara Airport Staff have reviewed all aspects of this project and agree that this project would be a valued addition to Airport services. For any questions about the Airport Departments involvement with this project please contact Assistant Airport Director Hazel Johns at 805-692-6003.

Please see all plans, photos and attachments for details.

We feel this will be a very safe and reliable system that will benefit Santa Barbara Aviators for many years. Thank you for your attention to this request.

Sincerely,

MAG Aviation Fuel

Garry Abbott (business partner)

---

Mitchell Laskowski (business partner)

---



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, July 27, 2009

David Gebhard Public Meeting Room: 630 Garden Street

3:03 P.M.

**BOARD MEMBERS:**

- CHRISTOPHER MANSON-HING, Chair - ABSENT
- DAWN SHERRY, Vice-Chair - PRESENT
- CLAY AURELL - PRESENT
- CAROL GROSS – PRESENT @ 3:17 P.M.
- GARY MOSEL - PRESENT
- PAUL ZINK – PRESENT UNTIL 5:28 P.M.
- CHRISTOPHER GILLILAND – PRESENT
- KEITH RIVERA - PRESENT

**CITY COUNCIL LIAISON:** DALE FRANCISCO - ABSENT GRANT HOUSE (ALTERNATE) - ABSENT

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT - ABSENT

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor - ABSENT
  - MICHELLE BEDARD, Planning Technician - PRESENT
  - KATHLEEN GOO, Commission Secretary - PRESENT

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application &amp; Submittal Fee - (Location: 630 Garden Street)</p> <p>Photography - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p>Plans - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised</u>.</p> <p>Vicinity Map and Project Tabulations - (Include on first drawing)</p> <p>Site Plan - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p>Exterior elevations - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building &amp; grading where applicable.</p> <p>Plans - floor, roof, etc.</p> <p>Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Plans - floor, roof, etc.</p> <p>Site Sections - showing the relationship of the proposed building &amp; grading where applicable.</p> <p>Preliminary Landscape Plans - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p>Color &amp; Material Samples - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p>Color &amp; Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including planting &amp; irrigation plan.</p> <p>Consultant/Engineer Plans - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:38 p.m.

Staff clarified that, per Alison DeBusk, the case planner, the survey of the property lines will be required to be submitted and reviewed prior to the project receiving approval by the Staff Hearing Officer.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board appreciates the reduction in height of the structure, but finds that the size, mass, and bulk of the building is still too aggressive, including the excessive square footage, and looks for an overall reduction of the mass and bulk. The applicant is encouraged to restudy the interior paseo/court yard as there are specific concerns regarding the function of the interior paseo/court yard and how that may contribute to the aggressive mass, bulk, and scale, additional concerns include the lack of sun light, and the lack of windows in this interior paseo.
- 2) The Board generally feels the architecture is headed in the right direction; however, there are concerns regarding the street façade, including the continued lack of a street and pedestrian/neighborhood presence and amenities, and the horizontal nature and detailing of the balcony.
- 3) Applicant to return with a site plan which indicates the surveyed lots, including the rear vestige lot and the outline of the rear neighboring building.
- 4) Applicant to return with written note from the Building & Safety Division regarding the acceptability of the proposed property line "windows" per Building Code requirements.
- 5) Show both the existing and proposed site grade and show the 45-foot height limit as measured from the existing or proposed grade, whichever is lower.
- 6) If proposed, provide additional information regarding the proposed gate at the motor court.
- 7) Consider increasing the front planting strip and decrease the hardscape in the front planting strip at the driveway.
- 8) Carry forward comment #5 from ABR March 9, 2009 meeting: *"The Board will continue to look forward to further refinement of the architectural style and detailing"* including incorporating traditional Spanish vernacular detailing.
- 9) Study the potential for additional (larger) openings of the south side motor court.

Action: Mosel/Zink, 7/0/0. Motion carried. (Manson-Hing absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**2. 1600 CECIL COOK PL**

**A-F/SD-3 Zone**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2009-00323  
 Owner: City of Santa Barbara  
 Applicant: MAG Aviation Fuel  
 Engineer: Eric Longnecker

(Proposal for a new uncovered self-serve aircraft fueling station limited to aviation use at the Santa Barbara Airport. The proposal includes removing the existing concrete slab, recompaction, and installation of a new 440 square foot concrete slab and footings to support the above ground fuel storage tank. The project requires Planning Commission review for a Coastal Development Permit.)

**(Comments only; Project requires Environmental Assessment, and Planning Commission review**

**of a Coastal Development Permit.)**

(4:21)

Present: Gary Abbott and Mitch Laskowski, MAG Aviation Fuel.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) Ready for Preliminary and Final Approval at Consent Review.
- 2) Applicant to present alternative paint colors for the top portion of the tank; the proposed gray color for the bottom of the tank is acceptable.
- 3) The electronic (telephone) pedestal utility box is to return with color pallet suggestions that would be compatible with the already approved and documented new airport color scheme.
- 4) Remove all references to signage and footings for signage from this application.

Action: Gross/Zink, 6/1/0. Motion carried. (Mosel opposed. Manson-Hing absent).

**CONCEPT REVIEW - CONTINUED ITEM****3. 124 LOS AGUAJES AVE****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-041-007

Application Number: MST2004-00725

Owner: Mark Edwards

Architect: Peter Ehlen

(Proposal to demolish an existing 887 square foot single-family residence and 400 square foot garage and construct three new residential condominiums consisting of two one-bedroom units (1,264 and 1,086 s.f.) and one two-bedroom unit (1,477 s.f.). The project will result in a three-story 3,827 square foot structure with 1,180 square feet in garages on a 6,000 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone. A design waiver is requested to allow a garage to be located within three feet of the interior property line. The project requires Planning Commission review for a Tentative Subdivision Map, Coastal Development Permit, and requested zoning modifications to allow encroachments into the required interior and front setbacks.)



## RELEVANT POLICIES

### Environmental Review

#### *California Environmental Quality Act of 1970*

#### CEQA Guidelines Section 15303(d) New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

...

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

### Cultural Resources

#### *Airport Industrial Specific Plan*

Policy CR2: The potential for archaeological resources shall be examined prior to applying for development review for new construction in accordance with the MEA Cultural Resources Section and the Phase I Archaeological Resources Study prepared for the Airport.

#### *Local Coastal Program*

Policy F-3: New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. "Archaeological or other culturally sensitive resources" include human remains, and archaeological, paleontological, or historic resources.

- Coastal Development Permits for new development within or adjacent to archaeologically or other culturally sensitive resources shall be conditioned upon the implementation of appropriate mitigation measures to minimize and, where feasible, avoid impacts to such resources.
- New development on or adjacent to sites with archaeologically or other culturally sensitive resources shall include on-site monitoring by a qualified archaeologist/s and appropriate Native American consultant/s of all grading, excavation, and site preparation that involve earth-moving operations.

### Biological Resources

#### *Local Coastal Program*

Policy C-12: New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- Protect areas that provide important water quality benefits, that are necessary to maintain riparian and aquatic biota and/or that are particularly susceptible to erosion and sediment loss.
- Limit increases of impervious surfaces.

## **EXHIBIT E**

- Limit disturbance of natural drainage features and vegetation.
- Minimize, to the maximum extent feasible, the introduction of pollutants that may result in significant impacts from site runoff from impervious areas. New development shall incorporate Best Management Practices (BMPs) or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

## Development

### *Zoning Ordinance:*

## **COASTAL DEVELOPMENT PERMIT FINDINGS**

### 28.44.150 *Findings.*

In order to approve a coastal development permit, all of the following findings shall be made:

- The project is consistent with the policies of the California Coastal Act; and
- The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. (Ord. 5417, 2007.)

## **AVIATION FACILITIES (A-F)**

### 29.15.005 *Legislative Intent.*

It is the intent of this zone classification to establish an area in the immediate vicinity of the flight facilities at the Airport for aircraft and airport related uses and activities and to exclude from this area activities that do not use the flight facilities as an integral and necessary part of their function. (Ord. 3690, 1974.)

### 29.15.030 *Uses Permitted.*

The following uses are expressly permitted in the A-F Zone:

- Aircraft chartering and leasing.
- Aircraft parking, tie-down and aircraft hangars and shelters.
- Aircraft rescue and firefighting station.
- Aircraft sales, manufacture, service and related administrative offices.
- Air freight terminal.
- Auto rentals.
- Aviation equipment and accessories sales and/or repair.
- Aviation storage.
- Executive/General aviation terminal facilities with related offices and food service uses.
- Federal Aviation Administration flight service facilities.
- Fixed base operations.
- Flying schools.
- Fly-in offices.
- Fueling facilities.
- Museums and other cultural displays relating to aviation.
- Passenger terminals with accessory uses such as restaurants and gift shops.
- Private parking lot, subject to the issuance of a Conditional Use Permit under Chapter 29.92 of this Title.
- Public parking facilities.
- Other aviation-related uses determined to be appropriate by the Planning Commission.
- Non-aviation related uses consistent with the applicable regulations of the Federal Aviation Administration and determined to not be in conflict with the use of the adjacent Airport buildings as may be determined by the Community Development Director and the Airport Director. (Ord. 5025, 1997; Ord. 3965, 1978; Ord. 3690, 1974.)