



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** August 25, 2016  
**AGENDA DATE:** September 1, 2016  
**PROJECT ADDRESS:** 100 Clyde Adams Rd (MST2013-00379)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension 4549  
 Beatriz Gularte, Senior Planner *BEG*  
 Andrew Bermond, AICP, Project Planner *ARB*

### I. PROJECT DESCRIPTION

The project consists of reconstruction of a decommissioned pump structure and expansion of a vehicle garage at the Goleta West Sanitary District (GWSD) facility on Santa Barbara Airport property adjacent to the University of California, Santa Barbara (UCSB). The pump structure would be converted to an operations building including include a 396 square foot (sf) surface addition and a 2,784 sf subsurface demolition (fill). The equipment garage would be expanded by 900 sf to accommodate storage of vactor trucks. The project site is in the Aviation Facilities Zone (A-F) and the Appealable Jurisdiction of the California Coastal Zone (S-D-3).

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2013-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

**APPLICATION DEEMED COMPLETE:** July 7, 2016  
**DATE ACTION REQUIRED:** September 5, 2016

### III. RECOMMENDATION

That Planning Commission approve a Coastal Development Permit for the proposed project making the findings in Section X of this report, and subject to the conditions of approval in Exhibit A.

### IV. BACKGROUND

The GWSD facility is located on Santa Barbara Airport property through a utility easement executed in 1954. This property was annexed into the City in 1961 along with the rest of the Airport property and added to the California Coastal Zone in 1976. Though the City of Santa Barbara renamed Marine Corps Air Station K Road after Clyde Adams (a local aviator killed in World War II), this segment of K Road was subsequently identified as UC Regents property. UC Santa Barbara identifies K Road as Parking Lot 32. However the GWSD has consistently used 100 Clyde Adams Road as its address, despite Clyde Adams Road not extending south of the airfield.



Vicinity Map – 100 Clyde Adams Road

**V. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Mark Nation, Goleta West Sanitary District		
<b>Property Owner:</b>	City of Santa Barbara, Airport Department		
<b>Site Information</b>			
<b>Parcel Number:</b>	073-450-003	<b>GWSD Easement Area:</b>	46,563 sq. ft.
<b>General Plan:</b>	Goleta Slough Natural Reserve	<b>Zoning:</b>	Aviation Facilities (A-F), Coastal Overlay Zone (S-D-3)
<b>Local Coastal Plan:</b> Recreational Open Space			
<b>Existing Use:</b>	Utility Facility	<b>Topography:</b>	<1%
<b>Adjacent Land Uses</b>			
	<b>North</b> – Goleta Slough <b>South</b> – Goleta Slough/UCSB		<b>East</b> – Goleta Slough <b>West</b> – UCPD/County Fire

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
<b>Administration/Pump Station #1</b>	2,375 sq. ft.	2,375 sq. ft.
<b>Equipment Garage</b>	2,400 sq. ft.	3,300 sq. ft.
<b>Pump Station #2 (Proposed Operations Building)</b>	4,522 sq. ft. (2,134 sq. ft. surface level + 2,388 sq. ft. subsurface)	2,670 sq. ft. (surface)

**VI. ZONING CONSISTENCY ANALYSIS**

<b>Standard</b>	<b>Requirement/ Allowance</b>	<b>Existing</b>		<b>Proposed</b>	
<b>Setbacks</b>					
-Front	N/A	0'		No Changes	
-Interior	0'	0'			
-Rear	0'	0'			
<b>Building Height</b>	45'	15'		18' Equip. Garage 17'4" Pump Stn. #2	
<b>Parking</b>	13 spaces	20 (8 covered) spaces		20 (8 covered) spaces	
<b>Lot Coverage</b>					
-Building	N/A	8,263 sq. ft.	18%	9,699 sq. ft.	21%
-Paving	N/A	25,202 sq. ft.	54%	23,766 sq. ft.	51%
-Landscaping	15%	13,198 sq. ft.	28%	13,198 sq. ft.	28%

## **VII. COASTAL DEVELOPMENT PERMIT**

Any development proposed in the California Coastal Zone is subject to approval of a Coastal Development Permit issued by the California Coastal Commission or by a local government with an adopted Local Coastal Plan. The City of Santa Barbara Local Coastal Plan (LCP) was certified by the California Coastal Commission in 1981. The Coastal Overlay Zone – S-D-3 Zone Designation (SBMC Chapter 28.44) established the authority to review a Coastal Development Permit application to the Planning Commission (SBMC §28.44.110).

**Standard for Review of the Coastal Development Permit.** Compliance with the following summarized findings is required prior to approval of the Coastal Development Permit (SBMC §28.44.150):

1. The project is consistent with the policies of the California Coastal Act; and
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, implementing guidelines, and provisions of the Zoning Ordinance.

### **A. CONSISTENCY WITH THE CALIFORNIA COASTAL ACT**

The proposed project would not present any change to public access, recreation, or the marine environment. However the following Coastal Act policies apply to the proposed project.

Section 30251 of the Coastal Act states that development should minimize alteration of natural landforms and be visually compatible with the surrounding area. The proposed project is designed to be consistent with the architecture of the existing GWSD facility and the adjacent UC Santa Barbara buildings which are all modern brick construction with earth-tone accents. The proposed project would not result in any change of grade or significant change in visual character.

Section 30253 of the Coastal Act states that new development shall minimize risks in all areas of high flood and geological hazards. The proposed project would be constructed entirely on existing impervious surface and new habitable space would be constructed above base flood elevation. The proposed project would not change base flood elevation or expose new populations to flood hazard.

### **B. CONSISTENCY WITH THE AIRPORT AND GOLETA SLOUGH COASTAL PLAN**

The project site is located in Component 9 of the Local Coastal Program (LCP). The project area is designated as a Major Public and Institutional use on the LCP land use map. The policies that pertain specifically to this area are contained in the Airport and Goleta Slough Local Coastal Plan.

#### **1. Hazards**

The City LCP identifies elements of floodplain management that should be implemented to minimize exposure to hazards.

The project site would be located in 100-year floodplain. The proposed project would not change base flood elevation nor create a new area of impermeable surface. Therefore, the project would be consistent with the applicable policies related to hazards.

## 2. **Cultural Resources**

Airport and Goleta Slough LCP Policy F-3 states that new development shall protect and preserve archaeological or other culturally sensitive resources. The proposed project site is not known to contain any archeological resources. No culturally sensitive resources exist at or near the project site. In addition, the project would occur in an area previously disturbed during paving of the site. Therefore, subject to conditions of approval, the project would be consistent with the protection of cultural resources.

## 3. **Environmentally Sensitive Habitat**

Policy C-4 of the Airport and Goleta Slough LCP requires projects to maintain a 100-foot buffer around identified wetlands. The Goleta Slough surrounds the project site on the north, east, and south. Where maintaining a 100 foot buffer is infeasible, projects are to maintain the maximum feasible buffer.

Although construction would occur as close as 40 feet from identified wetlands, the proposed additions would occur on existing impervious surfaces and are sited toward the interior of the property away from the Goleta Slough. Thus the proposed project would not further encroach on Goleta Slough wetlands.

Policy C-12 of the Airport and Goleta Slough LCP requires projects be sited and designed to protect water quality and minimize impacts to coastal waters to ensure the introduction of pollutants from site runoff be minimized by incorporating Best Management Practices to the maximum extent feasible. The project site is not part of the Federal Emergency Management Agency (FEMA) designated regulatory floodway. Therefore the project would be consistent with Policy C-12 and the intent of Policy C-4.

### a. **Storm Water Management Program (SWMP)**

The City Storm Water Management Program subjects the project to the “Tier 3” on-site storm water treatment requirements. Storm water run-off is proposed to flow into the existing drainage system which flows into the GWSD maintained sanitary sewer system. This system was reviewed by the Creeks Division and deemed compliant with the Storm Water Management Program.

## 4. **Visual Quality**

Policy E-1 of the Airport and Goleta Slough LCP encourages development consistent with the character and quality of Santa Barbara. The focus of Policy 9.1 in the City LCP is to protect existing ocean and scenic coastal views, as is Section 30251 of the California Coastal Act.

The proposed project would not affect any ocean or scenic coastal views. The site is obscured by structures and trees from public view on Mesa Road. Construction would not substantially views or alter natural landforms. For the reasons stated above, the project would be consistent with the Visual Quality Policy E-1.

## 5. **Public Services**

The project is consistent with Policy G-1 of the Airport’s LCP with adequate public services such as water, wastewater, traffic circulation, and parking available to meet the needs generated by

the proposed construction of the project. The proposed development would not require any water, wastewater, or parking and would be consistent with Policy G-1.

**C. CONSISTENCY WITH ARCHITECTURAL AND URBAN GUIDELINES FOR THE AIRPORT**

The City Council adopted the Architectural and Urban Design Guidelines for the Airport in 1998. Its purpose is to encourage development on Airport property to convey a unifying theme with existing and historic structures. A brief discussion of the proposed project's consistency with the design goals and objectives stated in the Guidelines is provided below:

**1. Establish and enforce Airport cohesiveness/unity through making existing and new architecture compatible.**

The primary entrance to the project site would remain oriented to UC Santa Barbara Parking Lot 32. The proposed project is designed to employ simple forms to reflect its function and to accent and soften building mass. Also, the proposed project would utilize materials and paints from the Airport Color Guideline Matrix. Therefore, the proposed project would be architecturally compatible with the Aviation Facilities Plan area and the UC Santa Barbara Facilities Management Development Area.

**2. Encourage quality construction and renovation.**

The proposed project would reuse Pump Station #2 and extend the use of the equipment garage. The proposed improvements received favorable comments through the design review process (see Section IX and Exhibit D of the Staff Report).

**3. Develop and maintain quality lease space.**

The proposed project site is on an existing utility easement. The project would neither improve nor detract from Santa Barbara Airport lease space.

**4. Promote aesthetically pleasing development in the Airport area.**

The proposed improvements received favorable comments through the design review process (see Section IX and Exhibit D of the Staff Report).

**D. CONSISTENCY WITH THE AVIATION FACILITIES ZONE (A-F)**

The proposed project would expand the utility operations use at an existing sanitary sewer facility. Although this use is not expressly permitted in the A-F, non-aviation related uses consistent with Federal Aviation Administration (FAA) regulations that the Airport Director and Community Development Director determine not to be in conflict with adjacent airport buildings are allowable in this zone (SBMC §29.15.030 T). Both Department Directors agreed that these improvements would not conflict with adjacent airport buildings on December 21, 2015.

**VIII. ENVIRONMENTAL REVIEW**

Staff has determined that the project qualifies for an exemption from further environmental review under Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines, which allows for small additions to existing structures.

**IX. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) on June 6, 2016 (Exhibit D). The ABR continued the project to Planning Commission with generally favorable comments. The ABR appreciated the quality of architecture and materials except for the proposed faux wood material trim elements. The applicant is to return to ABR following Planning Commission review to provide details of how materials will work together, substitute the proposed faux wood with something more compatible with Santa Barbara style, and simplify details where possible.

**X. COASTAL DEVELOPMENT PERMIT FINDINGS (SBMC §28.44.150)**

Staff recommends that Planning Commission make the following findings to support an approval of the proposed project subject to Conditions of Approval:

- A. The project is consistent with the policies of the California Coastal Act because it is designed to be consistent with the architecture in its vicinity, would not alter land forms, change public access or recreation, or introduce new populations to flood hazard.
- B. 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 the project is compatible with the existing neighborhood, will not impact views from public view corridors, will not impact public access, will not contribute to safety or drainage hazards on the site, is not in an archaeological sensitivity zone and would not impact water quality in the Goleta Slough.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated April 25, 2016
- D. ABR Minutes of June 6, 2016
- E. Relevant Policies



## PLANNING COMMISSION CONDITIONS OF APPROVAL

100 CLYDE ADAMS RD  
COASTAL DEVELOPMENT PERMIT  
SEPTEMBER 1, 2016

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the Airport and the Goleta West Sanitary District, the owners 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. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee
3. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Written Agreement.** The District shall execute a *written instrument*, which shall be prepared by Planning staff, *reviewed as to form and content* by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on September 1, 2016 is limited to a 396 square foot (sf) surface addition and a 2,784 sf subsurface demolition of the building identified as Pump Station #2 and a 900 sf expansion of the equipment garage as shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Goleta West Sanitary District shall allow for the continuation of any historic flo including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Goleta West Sanitary District shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Goleta West Sanitary District shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Goleta West Sanitary District shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Goleta West Sanitary District is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

4. **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.
  5. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by the property Goleta West Sanitary District/management 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.
  6. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.  
  
Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
- D. **Requirements Prior to Permit Issuance.** The Goleta West Sanitary District shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Community Development Department.**
    - a. **Contractor and Subcontractor Notification.** The Goleta West Sanitary District shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
    - b. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Goleta West Sanitary District shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition E.1 "Neighborhood Notification Prior to Construction" below. 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.

- c. **Letter of Commitment for Pre-Construction Conference.** The Goleta West Sanitary District shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition E.2 "Pre-Construction Conference" prior to disturbing any part of the project site for any reason.
- d. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- e. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
- f. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____ GWSD		_____ Date
_____ Contractor	_____ Date	_____ License No.
_____ Architect	_____ Date	_____ License No.
_____ Engineer	_____ Date	_____ License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Goleta West Sanitary District and/or Contractor for the duration of the project construction, including demolition and grading.

- 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 Goleta West Sanitary Districts, 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 Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

2. **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, and construction conditions, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, the Property Goleta West Sanitary District, Contractor, and each Subcontractor.
3. **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), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. 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.
4. or on UC Santa Barbara property without approval from the University.
5. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nest(s).
6. **Asbestos & Lead-Containing Materials.** Pursuant to Air Pollution Control District (APCD) Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Disposal of material containing asbestos and/or lead shall be in sent to appropriate landfills that are certified to accept this material. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Goleta 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Goleta West Sanitary District shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.**General Conditions.**
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
  - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning

Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
4. **Site Maintenance.** The exterior shall be maintained and secured. Any landscaping shall be watered and maintained until demolition occurs.
5. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Goleta West Sanitary District 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/Goleta West Sanitary District 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/Goleta West Sanitary District 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 being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Goleta West Sanitary District 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.

## II. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon

the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.













UCSB Campus  
Santa Barbara, CA 93106  
815.866.2617 (F) 805.292.4887

**EQUIPMENT GARAGE**

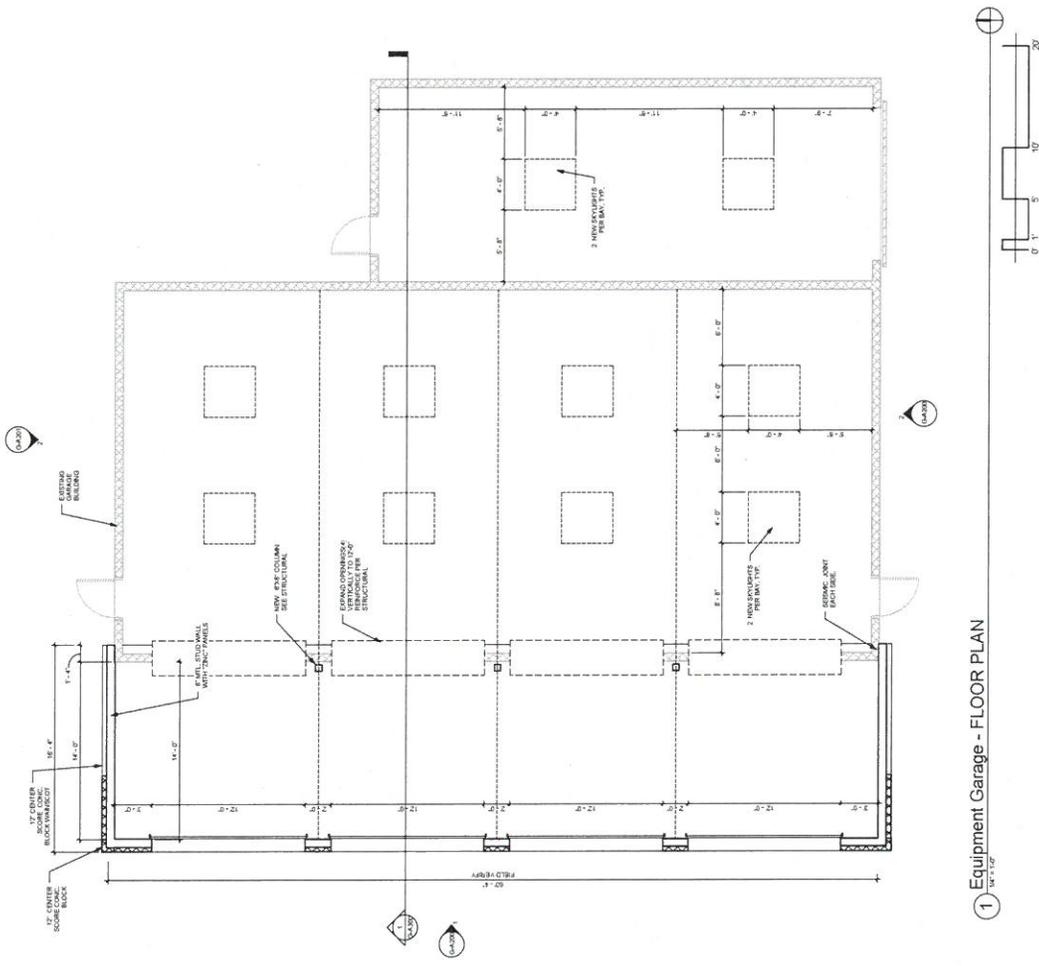
**EDUARDO SALINHO ARCHITECTS LLC**  
1000 State Street  
Santa Barbara, CA 93101  
805.963.1100

REVISION	DATE
1. INITIAL DESIGN	11.14.14
2. PERMANENT RECORD	11.14.14
3. PERMANENT RECORD	11.14.14
4. PERMANENT RECORD	11.14.14
5. PERMANENT RECORD	11.14.14

**NOT FOR CONSTRUCTION**

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
PROJECT NUMBER: 41104  
**G-A101**  
DRAWING NUMBER



① Equipment Garage - FLOOR PLAN  
1/4" = 1'-0"







UCSB Campus  
 Santa Barbara, CA 93106  
 (805) 865-2617 (t) 805-362-4987

**EQUIPMENT  
 GARAGE**

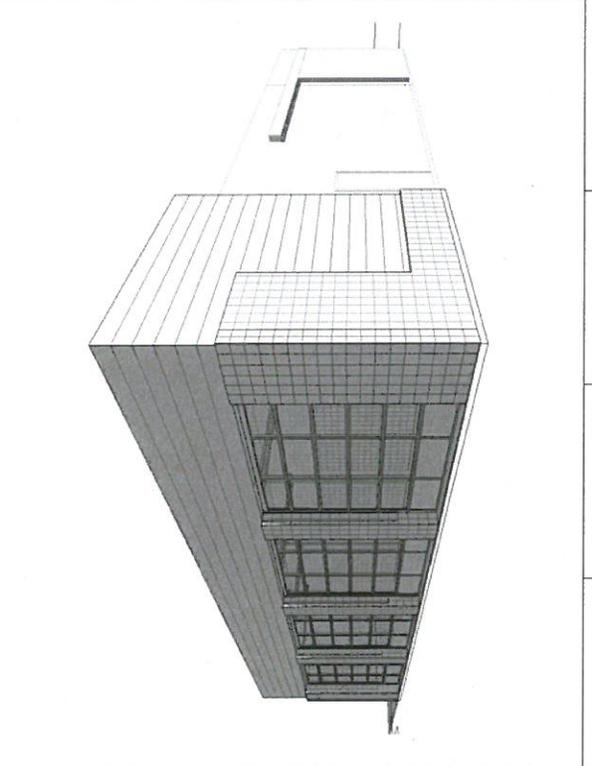
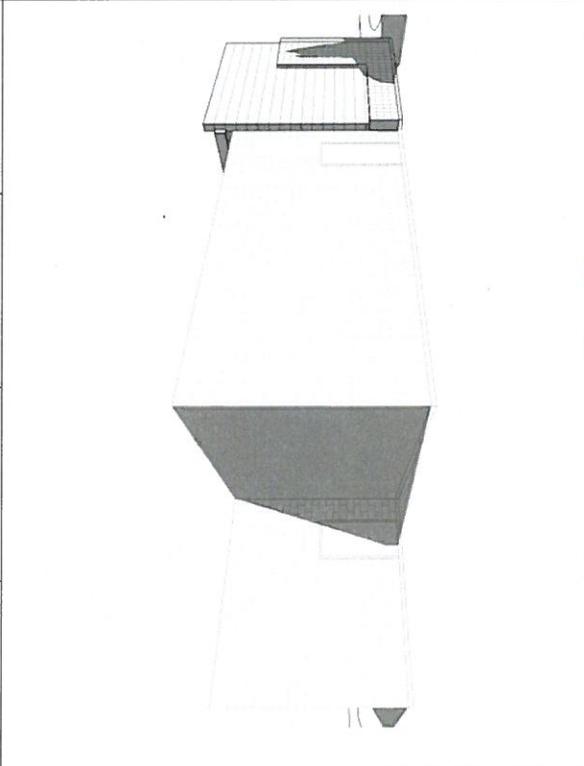
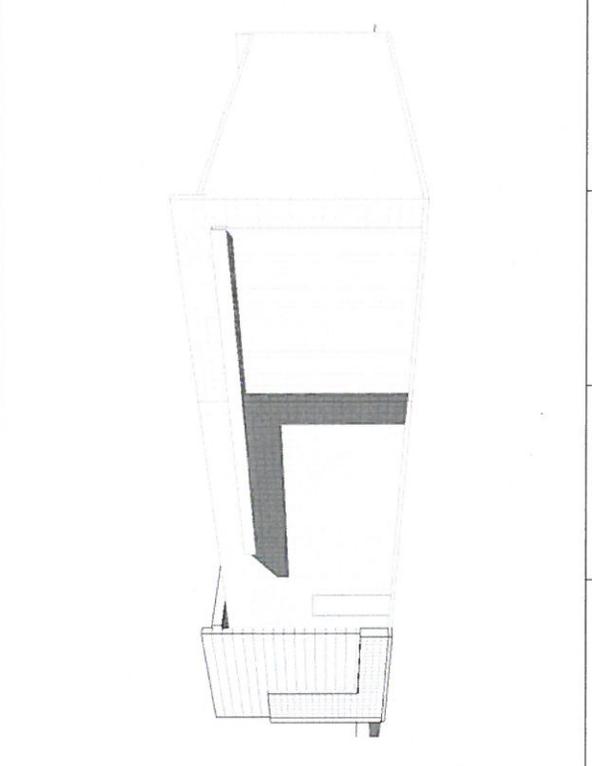
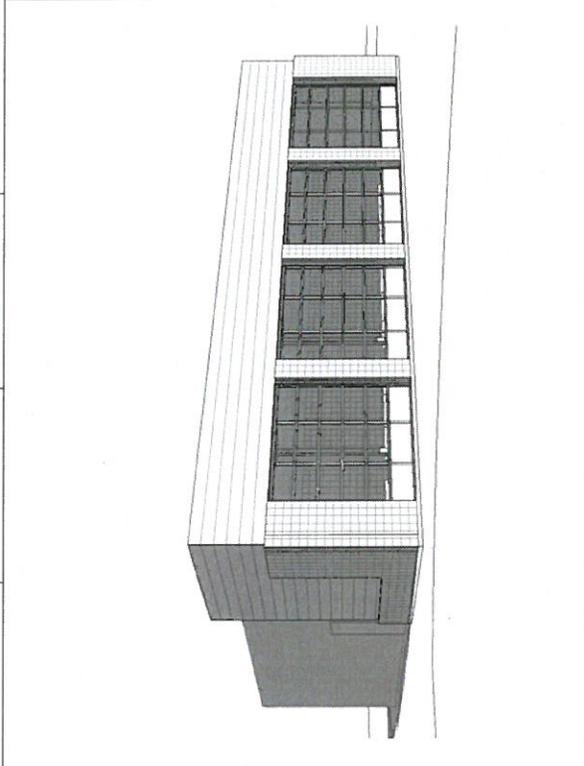
**EDUARDO GALINDO  
 ARCHITECTS**  
 1000 State Street, Suite 100  
 Santa Barbara, CA 93101  
 (805) 963-1100

NO.	REV.
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

**NOT FOR  
 CONSTRUCTION**

PERSPECTIVES

DATE: 4/1/14  
 PROJECT NUMBER: **G-A500**  
 DRAWING NUMBER: 03/001





UCSB Campus  
 Santa Barbara, CA 93106  
 805.886.2811 / 805.362.8887

**EQUIPMENT  
 GARAGE**

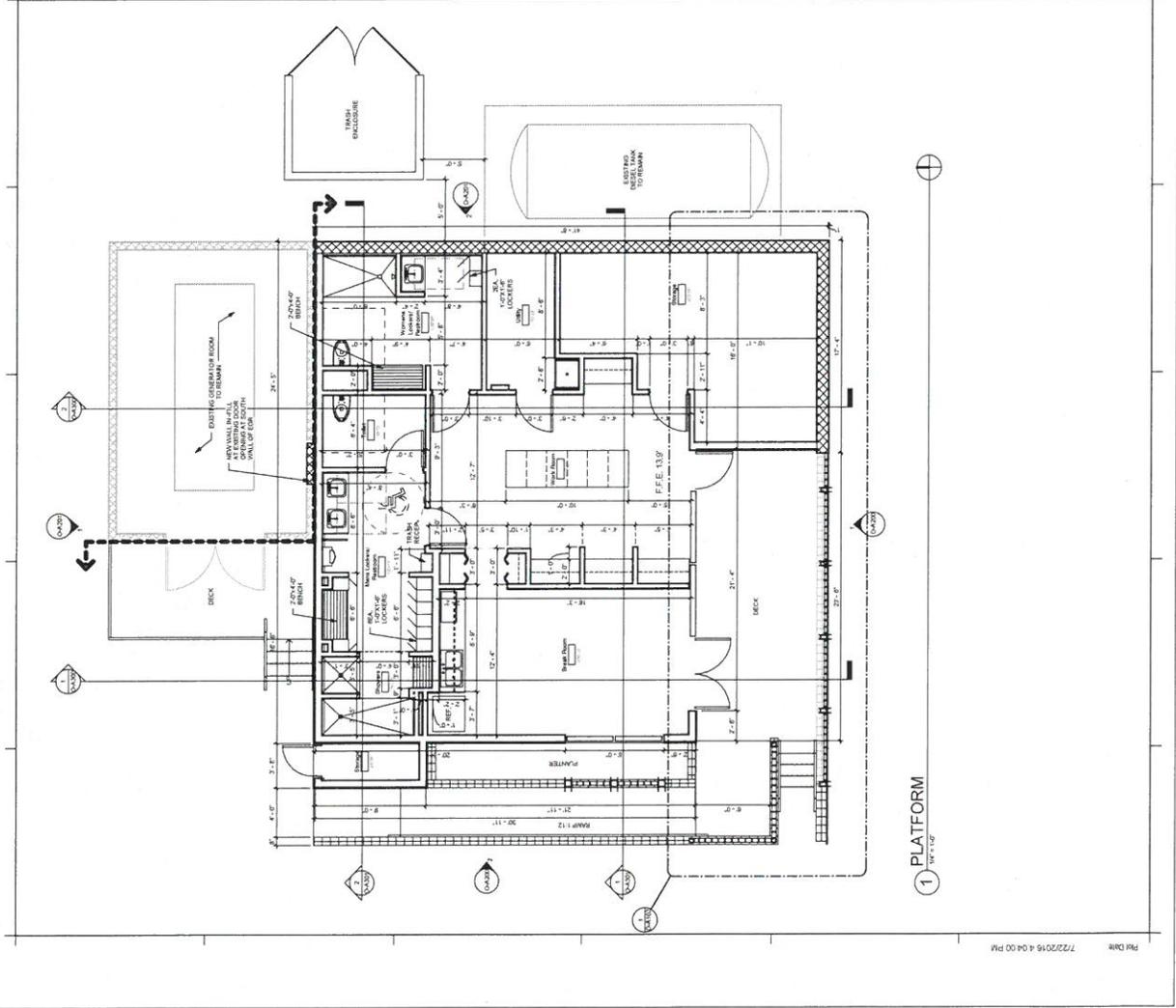
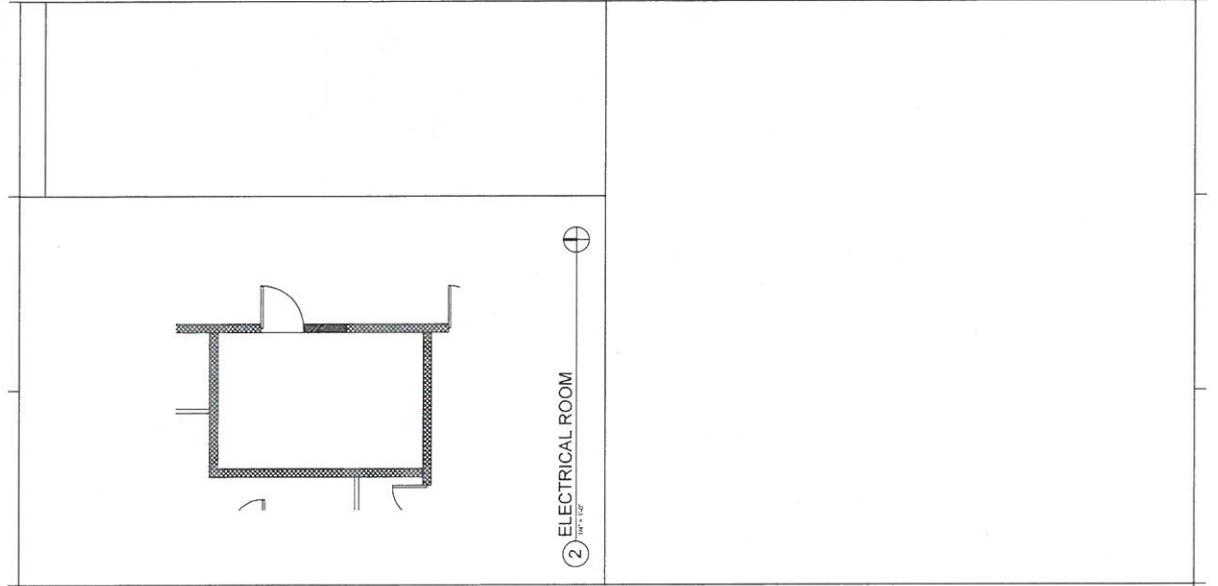
**EDUARDO GALIARDO  
 ARCHITECT**  
 1000 State Street, Suite 100  
 Santa Barbara, CA 93101  
 805.963.1100

NO.	REV.	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	7/27/2016	EDG	EDG
2	FOR CONSTRUCTION	7/27/2016	EDG	EDG

**NOT FOR  
 CONSTRUCTION**

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 PROJECT NUMBER: **O-A101**  
 DRAWING NUMBER: 4002







UCOE Capital  
 1000 Capital  
 Santa Barbara, CA 93106  
 (805) 962-3017 | (805) 962-5897

**EQUIPMENT  
 GARAGE**

**EDUARDO GALINDO  
 ARCHITECT**

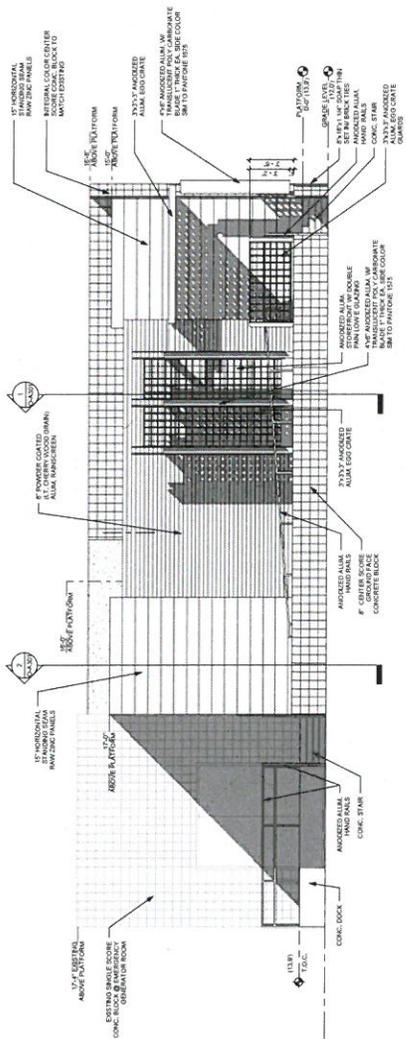
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NO.	REV.
1	ISSUED FOR PERMITS
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10	ISSUED FOR PERMITS

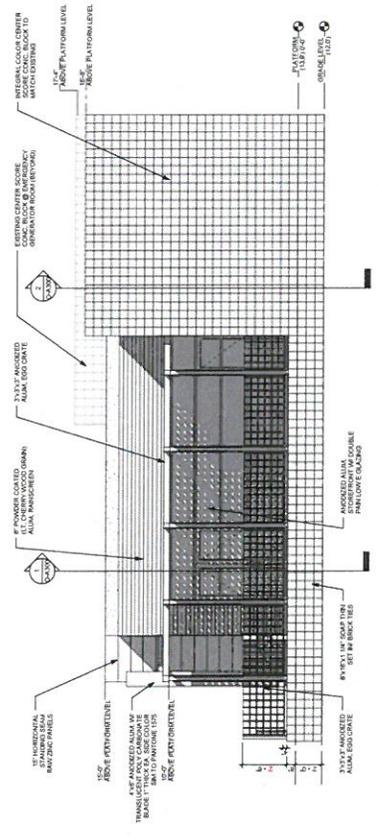
**NOT FOR  
 CONSTRUCTION**

EXTERIOR ELEVATIONS

DATE: 10/11/12  
 PROJECT NUMBER: O-A200  
 DRAWING NUMBER: EXTERIOR ELEVATIONS



**2 West Elevation**  
 1/4" = 1'-0"



**1 South Elevation**  
 1/4" = 1'-0"





100 YEARS WEST  
 100th Anniversary of the State of California  
 1900-2000  
 State of California  
 Office of the State Architect  
 1515 Capitol Mall, Sacramento, CA 95833  
 (916) 227-8800 (T) (916) 227-8807

**EQUIPMENT  
GARAGE**

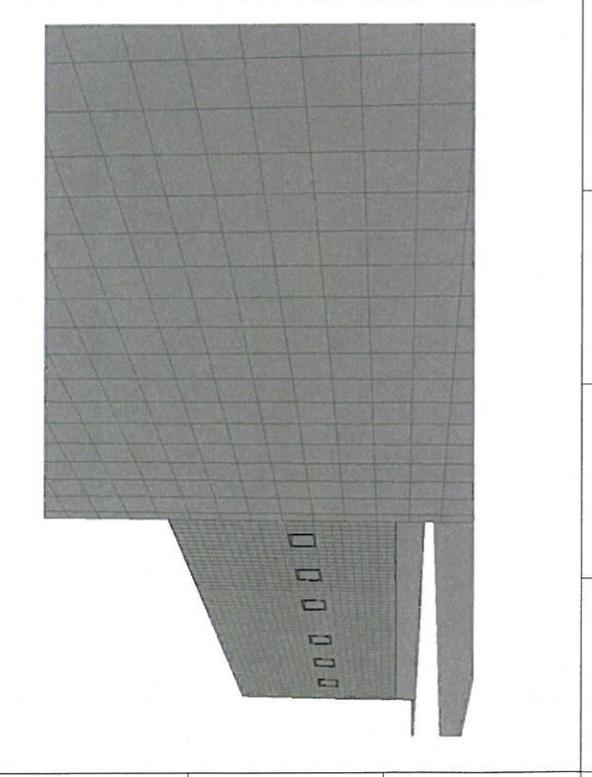
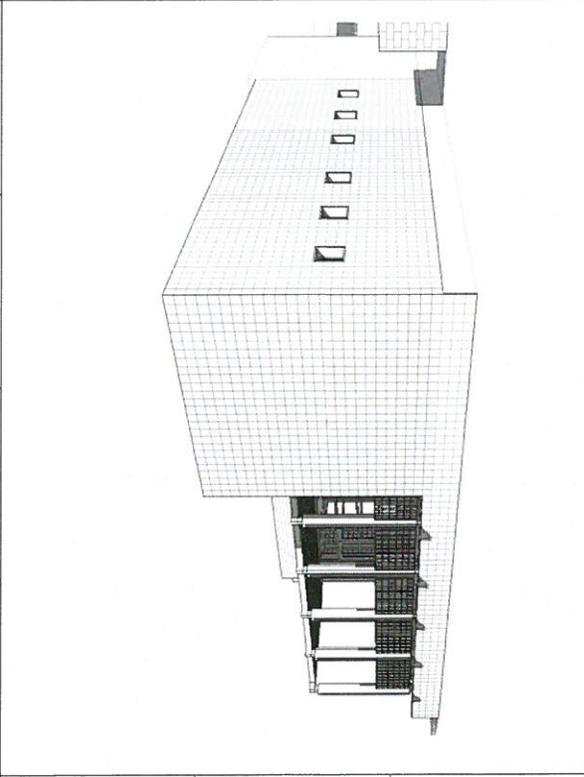
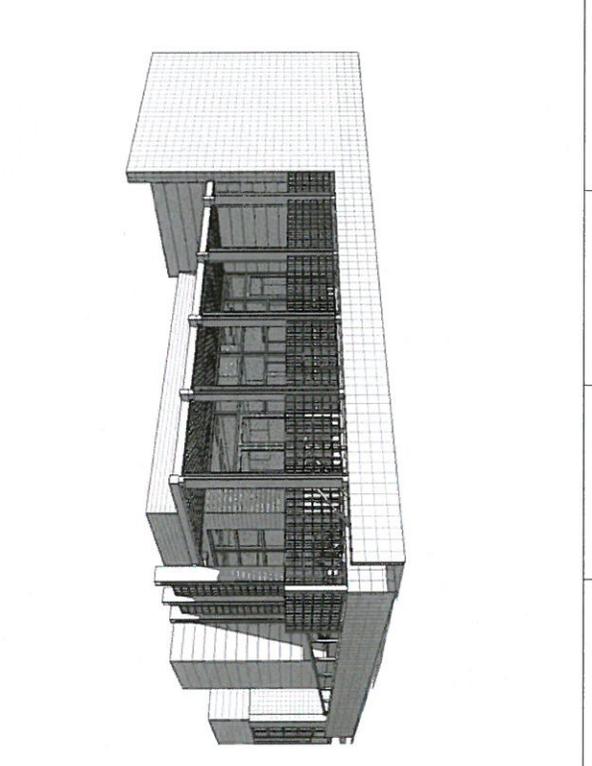
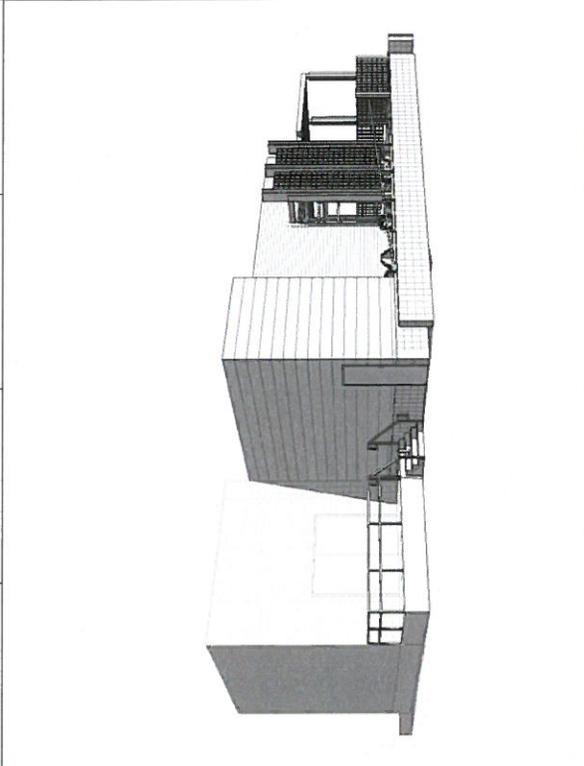


NO.	REV.	DATE	BY	CHKD.

**NOT FOR  
CONSTRUCTION**

**PERSPECTIVES**

DATE: 10/02  
 PROJECT: O-A500  
 DRAWING: EXTERIOR ELEVATION





**RECEIVED**  
APR 27 2016

CITY OF SANTA BARBARA  
PLANNING DIVISION

April 25, 2016

Patricia Stadelman Price, AICP  
Land Use Planner  
805.882.1424 tel  
805.965.4333 fax  
pprice@bhfs.com

Mr. Andrew Bermond  
Project Planner  
City of Santa Barbara Airport  
601 Firestone Road  
Santa Barbara, CA 93117

RE: PRT Submittal for Goleta West Sanitary District New Administration Building Project (Santa Barbara Airport Property)

Dear Andrew:

On behalf of Goleta West Sanitary District (District), we submit the enclosed PRT application for a proposed new administration building at the District's headquarters and main pumping facilities (Headquarters or Project Site).

Goleta West Sanitary District provides sanitary sewer and street cleaning services to the western Goleta Valley, including Isla Vista. The District Headquarters are located within an easement on the southwestern portion of the City of Santa Barbara's Airport property (Assessor Parcel Number 073-450-003) adjacent to UCSB Parking Lot 32. The total parcel size is 826.24 acres and the District Headquarters is approximately 46,663 square feet (1.07 acres). The District Headquarters has been in operation at this site since the 1950s and is authorized by a 1972 agreement with the City. The District has conducted administrative activities in a converted garage since the mid-1960s and is now looking to modernize its operations by constructing a new 3,298 square foot Administration Building.

### **Context**

The Project Site is zoned A-F/S-D-3 (Airport Facilities/Coastal Zone Overlay) with a General Plan land use designation of Goleta Slough Natural Reserve. Surrounding land uses include airport facilities and the Goleta Slough to the north and east of the Project Site. Zoning of these areas include G-S-R (Goleta Slough Reserve) and various airport related zones. A portion of the Goleta Slough owned by the State of California and located in the unincorporated County of Santa Barbara (County) is located northwest of the Project Site and zoned by the County as RES-40 (Resource Management, minimum parcel size 40 acres). The UCSB campus, located in the unincorporated County of Santa Barbara (County), but under the jurisdiction of the State of California through the UCSB Long Range Development Plan (LRDP), is located adjacent to the District Headquarters to the south and west. The LRDP does not include zoning but identified the land uses adjacent to the Project Site as Open Space and Academic and Support.

There are five buildings on the Headquarters site, including the converted garage which houses the current administrative offices, public meeting room, and the principal pump station which collects wastewater from the entire District and conveys it to the regional wastewater treatment plant located on Fowler Road (Current Administration/Pump Station Building). A second building is currently proposed to be reconstructed/renovated under MST#2013-00379 to convert it from a former pump station to an operations building with facilities for District staff (Operations Building). This building also houses an emergency electrical generator which will remain. The Operations Building currently has a total of 1,513 square feet of

**EXHIBIT C**

1020 State Street  
Santa Barbara, CA 93101-2711  
main 805.963.7000

floor area above grade (on a raised platform) and 2,784 square feet in two below grade levels (4,297 square feet total). As part of the Operations Building project, the above grade level floor area would increase by 396 square feet and the lower two levels would be sealed. As such, the Operations Building reconstruction/renovation would result in a 2,388 square foot net decrease in nonresidential floor area. The site also includes a 2,400 square foot garage, which is proposed to be expanded by 900 square feet under MST#2013-00379 (Equipment Garage), and a garage and adjacent small shop building totaling 1,353 square feet (Garage/Shop).

The existing building, housing the District administration, was originally designed to be a workshop/garage and was constructed in 1964. The District's buildings sit upon a level pad of fill rising approximately 12 feet above mean sea level (AMSL). The project site drains to a wet well that is pumped to the Goleta Sanitary District's treatment plant. There is no existing or proposed drainage into the Goleta Slough. The existing buildings are set upon an asphalt base and enclosed by a chain-link fence of varying height from 4 to 6 feet. A gated, partially paved driveway is located along the south project boundary and extends through a 4-foot high gate and east along the south end of the Goleta Slough. This driveway provides access to a stand pipe used to fill the District's vacuum truck. Existing chain-link fence segments are located along the southern property line between the existing Garage/Shop Buildings and the south driveway. In addition, a grass lawn is located in front of the Current Administration/Pump Station #1 Building to the west.

### **Project Description**

The proposed project consists of demolition of the existing single-story 1,353 square foot Garage/Shop buildings located adjacent to a paved access driveway along the southern edge of the Project Site, and construction of a new 3,298 square foot single-story Administration Building (Project). Existing administration uses will be transferred from the Current Administration Building to the new structure. The new Administration Building will include a public lobby, board conference room, restrooms, offices, and office support spaces. No expansion of operations or additional staff will be added on-site as part of this project.

The existing access driveway along the southern property line will be removed and a new, open courtyard (1,575 square feet) will be constructed on the south side of the new Administration Building, and will include a 418 square foot attached veranda. All of the improvements will be located on existing fill, most of which is currently paved or covered with existing buildings. Approximately 517 square feet at the southeast corner of the courtyard will be located outside of the existing fence line on an unpaved area of fill soils that currently contains annual and perennial ruderal plants.

The courtyard will incorporate permeable paving and native, drought-tolerant landscaping, and will be bordered by 8-inch-wide, 3-foot-high concrete walls, with raised planters and seating on the interior north wall side. The western end of the courtyard will be capable of being closed with an aluminum flood resistant panel system. The exterior wall of the new Administration Building will be similarly configured, to provide flood protection up to one foot above the 13.7-foot MSL Base Flood Elevation (BFE) of the site.

The courtyard will include two water features located on the western and eastern ends of the courtyard, which are intended to use recycled water and will not be connected to the site's potable water system. The water features will not be used unless and until a non-potable source of water is secured and any required permits have been obtained, or the City's drought restrictions prohibiting the use of potable water for water features are lifted. The District is evaluating the feasibility of connecting to Goleta Water District's existing recycled water system loop on the UCSB campus, but the connection is not part of this Project.

No trees are proposed to be removed as part of the project and the total permeable surface area on the site will increase slightly through the addition of permeable paving in parking areas and in the courtyard. Table 1 details the lot coverage data of the District's existing buildings and the new proposed Administration Building.

<b>Table 1 Proposed Project and Existing Structure Summary</b>					
	Existing		Proposed		Proposed Change
	SF	%	SF	%	
<b>Buildings</b>					
New Administration Building (Project)	--	--	3,298	7%	New construction
Garage/Shop Buildings	1,353	3%	-	-	Demolish
<b>Existing Structures</b>					<b>Separately Planned Projects</b>
Current Administration/Pump Station #1 Building	2,376	5%	2,376	5%	No change
Equipment Garage	2,400	5%	2,400	5%	
with future addition	--	--	900	2%	Addition under MST#2013-00379
Operations Building	2,134	5%	2,134	5%	
with future renovation/increased footprint*	--	--	536	1%	Reconstruction/renovation under MST#2013-00379
<b>Total Building Area</b>	<b>8,263</b>	<b>18%</b>	<b>11,644</b>	<b>25%</b>	
Impermeable Surfaces/ Paving/ Veranda	25,202	54%	19,932	43%	Remove impermeable paving for new building and add permeable paving
Permeable Surfaces/Landscaping/ Permeable Paving/ Courtyard	13,198	28%	15,087	32%	Install new permeable paving, landscaping, courtyard
<b>Total Lot Area</b>	<b>46,663</b>	<b>100%</b>	<b>46,663</b>	<b>100%</b>	
SF = square feet *The footprint of the Operations Building includes a deck, access ramp, and raised planter area that are part of the building footprint because they are elevated above the existing grade but are not counted as part of the nonresidential floor area.					

There are currently four marked and eight unmarked uncovered parking spaces and eight covered parking spaces in garages on the Project Site for a total of 20 parking spaces. Proposed parking on the Project Site will include a total of 22 spaces (see Table 2). The grass area in front of the Current Administration/ Pump Station Building will be replaced with ten parking spaces on permeable paving. Four spaces will be located in front of the new Administration Building on permeable paving, and three spaces will be restriped at the southeast corner of the site. The five spaces in the Equipment Garage will remain.

Table 2 Existing and Proposed Parking			
	Proposed Areas Requiring Parking	Parking Requirement	Number of Parking Spaces Required
Current Administration Building/ Pump Station #1*	2,376 SF	1/500 sf (industrial use)	5
Operations Building	1,909 SF	1/500 sf (industrial use)	4
New Administration Building	3,298 SF	1/250 sf (office use)	13
Subtotal			22
Total Parking Required**			20
Total Existing Parking			20 (8 covered, 12 uncovered)
Total Proposed Parking			22 (5 covered, 17 uncovered)
SF = square feet			
*Approximately 908 SF of the current administration building is anticipated to be converted to garage/covered parking spaces under a separate permit following completion of new Administration Building. This area will temporarily be used for storage and maintenance purposes prior to conversion.			
**Includes reduction to 90% of required parking for industrial and office complexes containing 10,000-30,000 square feet of net floor area per Santa Barbara Municipal Code §28.90.100.D.			

The existing pavement and 4-foot high chain-link fence along the southernmost project site boundary will be replaced with native, drought-tolerant landscaping and 4-foot-high view fencing. A rolled asphalt curb will border new paving. The existing 6-foot-high chain-link fence along the southeastern corner of the site will be replaced with a 6-foot-high view fence in the same location. Total grading for the project would be approximately 640 cubic yards of cut and 640 cubic yards of fill.

Construction of the new Administration Building provides the District with a unique opportunity to address improvements to the interface of the Headquarters complex with the adjacent wetlands in the Goleta Slough. To accomplish this, the proposed Project includes removing invasive and non-native plants and restoring compatible native plants along the fill slopes of the District's south and east perimeter which are within the boundaries of the Project Site. Restoration in this area provides long-term enhancement of the habitat values along the Project perimeter immediately adjacent to the Goleta Slough.

### Anticipated Discretionary Approvals

Based on our review of the City's Municipal Code and previous communications with you, we anticipate the Project will require the following discretionary approvals by the City:

1. A Coastal Development Permit to allow the proposed development in the Coastal Commission appealable jurisdiction of the City's Coastal Zone;
2. A Development Plan to allow the construction of 457 SF net new square feet of nonresidential development on APN 073-450-003;<sup>1</sup> and
3. Design Review by the Architectural Board of Review (ABR).

<sup>1</sup> The proposed project includes demolition of 1,353 SF of existing nonresidential development. In addition, the improvements proposed under MST #2013-00379 will result in a net reduction of 1,488 SF. Therefore, the net new nonresidential floor area resulting from the construction of the new 3,298 SF Administration Building would be 457 SF.

Please let us know if you believe other discretionary approvals are required.

### **Project Questions**

As you are aware, the District is in the process of preparing an Initial Study/Mitigated Negative Declaration (MND) for the Project. Our goal is to work cooperatively with the City as a responsible agency to ensure the MND is adequate to serve as the environmental document for City's permitting. We have several questions to aid in preparation of the MND and further refine the proposed project:

- Does the City consider impacts associated with development on existing fill within a wetland setback differently than impacts on native soil?
- The geotechnical report for the Project is enclosed. Will the City require a peer review of this report?
- Is the Goleta Slough Sea Level Rise (SLR) and Management Plan flood level analysis sufficient in addressing Airport Master Plan Draft EIR Mitigation Measure HYD-MM1?

HYD-MM1 requires project-specific coastal development permit submittals for projects that may be subject to tidal inundation and flooding to include an analysis of improvement location and design in relation to projected future changes in sea level rise, utilizing the best available science, to ensure new development is located and designed to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise over the expected design life of the project (75 years).

- In your December 21, 2015 letter regarding the City's determination that the proposed project is consistent with zoning, you indicated a zoning modification to parking requirements may be required for parking in the front setback and backing out onto the street adjacent to the eastern boundary of the District's site. I contacted both the City and County of Santa Barbara's Public Works Departments to find out whether either agency classifies this paved drive as a public or private street. Both agencies indicated it is not identified as a street in their respective systems. Since this area is not identified as a public or private street, this lot line does not appear to qualify as a front lot line per the Santa Barbara Municipal Code (SBMC) definition of "Lot Line, Front":

The line or lines dividing a lot from a public or private street. The line or lines that divide a lot from an alley or a driveway shall not be considered front lot lines. On lots that abut multiple streets, all lines that divide the lot from a street shall be considered front lot lines. (SBMC § 28.04.435m.)

Therefore, I respectfully submit that a zoning modification would not be required in this case. Please confirm.

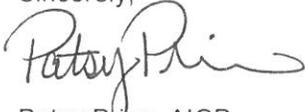
### **Conclusion**

The District has conducted administrative activities in a converted garage since the mid-1960s and is now looking to modernize its operations by constructing a new Administration Building within its existing developed site. The architectural style will be modern and designed to blend with the other existing structures on the Headquarters Site. The new location of the Administration Building at the southwest corner/entrance to the Headquarters will also allow the District to physically separate its administrative functions from its industrial/operations functions, improving the visitor experience and improving on-site circulation. In addition, the Project will incorporate restoration of the existing fill slopes on the perimeter of the Project Site which will provide long-term enhancement of the habitat values along the Project perimeter immediately adjacent to the Goleta Slough.

Andrew Bermond  
April 25, 2016  
Page 6

We look forward to working with City staff to complete this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patsy Price".

Patsy Price, AICP

Enclosures:

Master Application Form

Owner/Agent Authorization Form

Project Plans

Drainage and Storm Water Quality Analysis, prepared by Stantec, March 17, 2016

Geotechnical Report, prepared by Fugro Consultants, Inc., April 2015

**\* THE BOARD RECESSED FOR 20 MINUTES AT 6:08 P.M., AND RECOVERED AT 6:28 P.M. \***

**CONCEPT REVIEW - NEW ITEM**

**4. 100 ADAMS RD**

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

**(5:00)**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2013-00379  
 Owner: City of Santa Barbara  
 Applicant: Patsy Price, Land Use Planner

(Proposal to demolish and reconstruct a portion of the existing Pump Station No. 2 structure and expand an existing equipment garage currently located on the Goleta West Sanitary District Headquarters on property leased from the Santa Barbara Airport. The existing Pump Station is 4,297 square feet and includes a platform level of 1,102 square feet, two below platform levels of 2,784 square feet and a 411 square foot emergency generator room. The 1,102 square feet above platform level will be demolished and reconstructed with a small addition of 396 square feet to provide 1,498 square feet of work areas, break room, and shower/locker facilities for operations staff. The two below platform levels will be permanently sealed off, and the generator room is to remain. Including the generator room, the total square footage for the new Operations Building is 1,909. An existing 188 square foot locker room area in the existing Administration Building will be reconfigured to house the pump station switch gear. To improve circulation on the site and better accommodate larger District vehicles including the Vector Truck, the project also includes expansion of an existing 2,400 square foot equipment garage by 900 square feet. The total project results in a net decrease of 1,488 square feet of non-residential floor area and requires Planning Commission Review for a Coastal Development Permit.)

**(Comments only; requires Planning Commission review.)**

Actual time: 6:28 p.m.

Present: Ed Galindo, Architect; Patsy Price, Land Use Planner; Mark Nation, General Manager, Goleta West Sanitary District

Public comment opened at 6:40 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the use of the faux wood metal siding on this particular building? 1/5 (failed).

Straw vote: How many Board members could support the use of the faux wood and the orange polycarbonate material together? 1/5 (failed).

**Motion: Continued indefinitely to the Planning Commission for return to Full Board with comments:**

- 1) Provide details of how the materials will work together, such as parapets connections, and corners.
- 2) Simplify the details and use of varying material, where possible.
- 3) Substitute the faux wood material with something more compatible with Santa Barbara style.
- 4) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.

**EXHIBIT D**

- b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.
- c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.
- d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
- e. **Public View of the Ocean and Mountains.** The design of the proposed project responds appropriately to established scenic public vistas.
- f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Tripp/Hopkins, 6/0/0. Motion carried. (Cung absent).

### CONCEPT REVIEW - NEW ITEM

#### 5. **400 BLK N LA CUMBRE RD**

(5:30)

Assessor's Parcel Number: ROW-000-269  
 Application Number: MST2016-00224  
 Owner: City of Santa Barbara  
 Applicant: Eric Goodall, Project Eng I

(Proposal for the La Cumbre Sidewalk Infill Project to fill in several missing links of sidewalk and access ramps on N. La Cumbre Road spanning 1/3 of a mile from Via Lucero to Stacy Lane. The project will include 140 linear feet of new retaining walls, removal of four existing trees within the parkway, new parkway landscaping, new pedestrian signage, and rapid flashing beacon crossings at La Cumbre Road and La Colina Road. This project will provide safe routes to Hope Elementary School, La Colina Junior High School, and Bishop Diego High School.)

**(Comments only; requires compliance with Tier 3 Storm Water Management Program.)**

Actual time: 7:11 p.m.

Present: Eric Goodall, Project Engineer I.

Public comment opened at 7:21 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and continued indefinitely to Consent Review with comments:**

- 1) Provide elevations of the retaining walls and show full length heights and extents.
- 2) Bevel the top of the retaining wall at both corners.
- 3) Study the preservation of the existing large yucca tree that is shown on the plans to be removed.

Action: Tripp/Miller, 6/0/0. Motion carried. (Cung absent).

The ten-day appeal period was announced.

## RELEVANT POLICIES

### Zoning

#### *Title 28*

##### *Coastal Zone Overlay – S-D-3 Zone Designation*

###### *28.44.060 Permit Required.*

In addition to any other permits or approvals required by the City, a coastal development permit shall be required prior to commencement of any development in the coastal zone of the City, unless the development involves emergency work subject to the provisions of Section 28.44.100 or the development is subject to one of the exclusions or exemptions specified in Section 28.44.070. (Ord. 5417, 2007.)

###### *28.44.110 Authority to Review.*

Where a coastal development permit is required pursuant to Section 28.44.060, the authority to review an application for a coastal development permit is designated as follows:

###### A. APPEALABLE DEVELOPMENT.

1. Planning Commission. The Planning Commission shall review all applications for coastal development permits for proposed development in the appealable area unless authority is granted to the Staff Hearing Officer pursuant to Paragraph 2 below.

2. Staff Hearing Officer. The Staff Hearing Officer shall review applications for coastal development permits for development proposed in the appealable area when:

a. The proposed development requires another discretionary action by the Staff Hearing Officer under any other provision of this Code; or

b. The proposed development involves single family residential development unless the proposed development:

- (1) is located less than 50 feet from the edge of any coastal bluff or the inland extent of any beach; or
- (2) is located seaward of the seacliff retreat line as defined in the City of Santa Barbara Coastal Plan; or
- (3) involves an improvement that increases the internal floor area of any structure by more than 500 square feet; or
- (4) involves a second story improvement; or
- (5) requires a discretionary action by the Planning

Commission under another provision of this Code.

#### *Title 29*

##### *Airport Facilities Zone.*

###### *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

## **EXHIBIT E**

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:

- A. Aircraft chartering and leasing.
- B. Aircraft parking, tie-down and aircraft hangars and shelters.
- C. Aircraft rescue and firefighting station.
- D. Aircraft sales, manufacture, service and related administrative offices.
- E. Air freight terminal.
- F. Auto rentals.
- G. Aviation equipment and accessories sales and/or repair.
- H. Aviation storage.
- I. Executive/General aviation terminal facilities with related offices and food service uses.
- J. Federal Aviation Administration flight service facilities.
- K. Fixed base operations.
- L. Flying schools.
- M. Fly-in offices.
- N. Fueling facilities.
- O. Museums and other cultural displays relating to aviation.
- P. Passenger terminals with accessory uses such as restaurants and gift shops.
- Q. Private parking lot, subject to the issuance of a Conditional Use Permit under Chapter 29.92 of this Title.
- R. Public parking facilities.
- S. Other aviation-related uses determined to be appropriate by the Planning Commission.
- T. 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.)

Environmental Review

*California Environmental Quality Act Guidelines*

Section 15301:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (e) Additions to existing structures provided that the addition will not result in an increase of more than (1) 50% of the floor area of the structures before the addition or 2,500 square feet, whichever is less...

Environmentally Sensitive Habitat

*Local Coastal Program - Airport and Goleta Slough*

Policy C-9:

Any development approved within or adjacent to the wetland areas identified on the habitat map shall have been found to be consistent with PRC's 30233, 30230, 30231 and 30607.1...

*California Coastal Act*

Section 30230:

Marine resources shall be maintained enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects...

Section 30233:

The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(4) Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

Section 30607.1:

Where any dike and fill development is permitted in wetlands in conformity with Section 30233 or other applicable policies set forth in this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action...

Hazards

*California Coastal Act*

Section 30253:

New development shall: (1) Minimize risks to life and property in areas of high geologic, flood and fire hazard; (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs...

## Cultural Resources

### *California Coastal Act*

#### Section 30244:

Where development would adversely impact archaeological or paleontologic resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

### *General Plan - Conservation Element*

#### Policy 1.0:

Activities and development which could damage or destroy archaeological, historic or architectural resources are to be avoided.

### *Local Coastal Program - Airport and Goleta Slough*

#### 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.

## Visual Quality

### *California Coastal Act*

#### Section 30251:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local governments shall be subordinate to the character of the setting.

### *City Local Coastal Plan*

#### Policy 9.3:

All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

### *Local Coastal Program - Airport and Goleta Slough*

#### Policy E-1:

Airport facility development shall reflect a high standard of development consistent with the character and quality of Santa Barbara.

Policy G-1:

Prior to approval of any development at the Airport by the Airport Commission, Architectural Board of Review, or other discretionary bodies of the City, a finding shall be made that adequate public service, including water, wastewater, traffic circulation, and parking are available to meet the needs generated by the proposed development.

Flooding

*Title 22*

*22.24.110 Establishment of Development Permit.*

A development permit shall be obtained before construction or development begins within any area of special flood hazard. Application for a development permit shall be made on forms furnished by the Chief of Building and Zoning and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities; and the location of the foregoing. The following information is required on an application:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; in Zone AO or VO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures.
- B. Elevation in relation to mean sea level to which any structure has been will be floodproofed;
- C. All certifications required by Sections 22.24.130F and 22.24.160; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 4522, 1988; Ord. 3972, 1978.)

