



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 6, 2007
AGENDA DATE: March 1, 2007
PROJECT ADDRESS: 25 S Calle Cesar Chavez (MST2006-00341)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Peter Lawson, Associate Planner

I. PROJECT DESCRIPTION

The project consists of demolishing a portion of the Vulcan Materials Co. ready-mix concrete plant, and downsizing the area used for operations to match the new agreed lease area between Vulcan and the landowner. Vulcan Materials currently operates two plants on the South Coast, one in Goleta and the project site. With the reduction of the Santa Barbara plant, the Goleta plant will provide the majority of the cement and store most of vehicles.

The demolition will include removal of all the existing steel hoppers, the divider walls, the storage walls holding the material, removal of overhead bins, consolidation and relocation of the two offices, removal of scales and removal of a conveyor tunnel. Demolition will be completed using various construction equipment including a crane, concrete breakers and loaders over an estimated four week period.

Once demolition is completed, the remaining equipment will include two holding bins that feed the batch plant. A tractor will feed the material to each of the bins. The two existing offices, totaling approximately 600 square feet, will be consolidated into one new manufactured office that will be compliant with Uniform Building Code requirements for permanent attachment to a foundation, as well as the American Disabilities Act (ADA). The current land area used for operations is 2.7 acres. After demolition, the active material handling and batching site will be approximately 0.7 acres.

II. REQUIRED APPLICATIONS

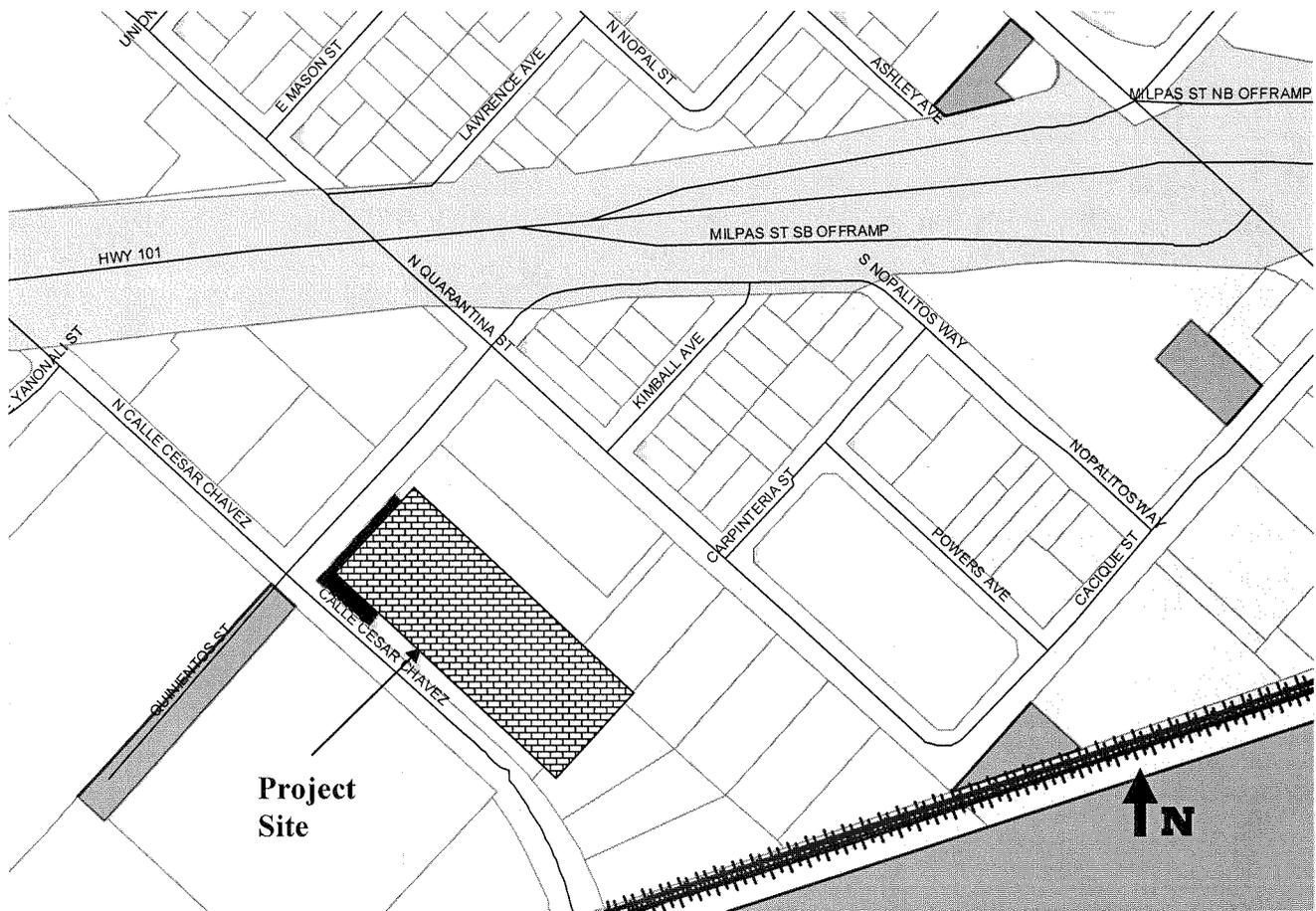
The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2006-00011) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009);

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and the policies of the General Plan and policies of the Local Coastal Plan. In addition, the size and massing of the project are being reduced, which will be more consistent with the surrounding neighborhood. 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.

VICINITY MAP



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

January 11, 2007
April 21, 2007

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Vulcan Materials	Property Owner: D.M. Ortega Partnership
Parcel Number: 017-113-026	Lot Area: 2.5 acres
General Plan: Industrial	Zoning: M-1
Existing Use: Cement Batch Plant	Topography: 0-2%
Adjacent Land Uses: North - Industrial South - Industrial East - Industrial West - Office & Storage	

B. PROJECT STATISTICS

	Existing	Proposed
Plant Area	2.0 acres	0.7 acres

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	None	None	None
Building Height	4 stories not to exceed 60 feet.	Less than 60'	Less than 60'
Parking	2 spaces/500 s.f. of office area	Approximately 8	Two Parking spaces

The proposed project would meet the requirements of the M-1 Zone District and no modifications are proposed.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) at one meeting (meeting minutes are attached as Exhibit C). On August 14, 2006, the ABR stated that the project would be an overall visual benefit with the removal of the majority of the equipment. The project will return to the ABR after the Planning Commission for further review of the proposed office. The office will be a manufactured structure that will be moved onto the site and fixed to a permanent foundation, consistent with the Uniform Building Code. A condition of approval is included that states this requirement.

B. COMPLIANCE WITH THE GENERAL PLAN/LOCAL COASTAL PLAN

The project site is within Local Coastal Plan (LCP) Component 5. Under the Land Use Element of the General Plan, the project site is identified as being in the East Beach neighborhood. The General Plan and LCP describe this area as a mix of industrial, hotel-motel, residential and public facility uses.

The land use designation for the project site area is Industrial and the current use of the site is typical of this zone district, as well as the properties located on the common property lines. There is no proposed change in the operation of the plant, only a reduction of the use and equipment on the project site. The project can be found consistent with the Noise Element due to its industrial zoning designation, proximity to the 101 Freeway, the Southern Pacific Railroad tracks and adjacent industrial uses. There are no Potential Noise Conflict Areas in the project vicinity. Therefore, the project would continue to be consistent with both the General Plan and the Local Coastal Plan.

C. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, existing facilities, where there is no expansion of the existing facility.

The current operation of the cement processing plant has varying levels of impacts to the following resources: Aesthetics, Air Quality; Biological Resources; Hazards; Noise, Transportation, Water Resources and Drainage. As proposed, the overall net result of the proposed project is a reduction of those impacts. Aesthetic resources would improve with the removal of most of the equipment and the new office will require review by the ABR. The new office will be approximately the same total square footage of the existing offices. There would be improvements in hazard resources, water resources and biological resources with a proposed water recycling system being constructed at the truck wash off area. With the proposed reduction in the plant operation, traffic trips to and from the project site would be reduced as would particulate emissions.

VII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

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. The project site is located within an industrial zoned area. The project involves a significant reduction of operations, reducing all impacts to the public (visual, hazards, safety and drainage) and would not be visible from the beach.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 10, 2006
- D. ABR Minutes, dated August 14, 2006

EXHIBIT A

PLANNING COMMISSION CONDITIONS OF APPROVAL

25 CALLE CESAR CHAVEZ
COASTAL DEVELOPMENT PERMIT
CDP2006-00011

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, 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. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner 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, recorded in the Office of the County Recorder, and shall include the following:
1. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail, the Owner 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 applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building permit and/or a Coastal Development Permit is required to authorize such work.
 2. **Approved Demolition.** The demolition and consolidation of structures and grading approved by the Planning Commission on March 15, 2007 is limited to the improvements shown on site plan exhibit and described in the Coastal Development Permit signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 3. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 4. **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.
 5. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain the drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official and/or the Public Works Director.

- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):
 - 1. **Project Screening.** The existing surrounding fence shall be maintained and continue to provide a buffer of the parking area from the public street.
 - 2. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
 - 3. **Office.** The office shall be designed to be permanently attached to the ground, consistent with the Uniform Building Code.

- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
 - 1. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain system. The Plan shall be approved by the Creeks Division, Building and Safety Division, and the Public Works Department.

- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
 - 1. **Contractor and Subcontractor Notification.** The Owner 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.

- E. **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. **Design Review Requirements.** Plans shall show all design, as approved by the Architectural Board of Review, outlined in Section B above.
 - 2. **Post-Construction Erosion Control and Water Quality Plan.** Provide an drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and/or rate of water run-off conditions from the site. The Owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property, or other measures specified in the Runoff Recycling Plan, to intercept all sediment from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department and the Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition A-5,

above, which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.

3. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
4. **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., Final Map submitted to Public Works 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:

Property Owner

Date

Contractor

Date

License No.

Architect

Date

License No.

Engineer

Date

License No.

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

1. **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.
2. **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.

3. **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:

New Year's Day.....	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
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.

4. **Construction Parking/Storage.** 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.
 - b. Storage or staging of construction materials and equipment and parking for construction workers within the public right-of-way is prohibited.
5. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the

late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

6. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
7. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
8. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
9. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
10. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
11. **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 telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
13. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
14. **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 an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. 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.

G. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
3. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.
4. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
5. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

H. Litigation Indemnification Agreement. In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner 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/Owner 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/Owner 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 Applicant/Owner 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:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

Vulcan

Materials Company
Western Division

November 10, 2006

City of Santa Barbara Planning Department
630 Garden Street
Santa Barbara, CA.

APN#: 017-113-026 & 027

To whom it may concern,

Vulcan Materials Company is seeking a demolition permit for the removal of the coarse and fine aggregate material handling systems, ready mix concrete washout area and batching office.

The purpose of this demolition is to reduce the current operating area of the ready mix operations. This reduction is being completed to optimize the ready mix operations. There is no lot line adjustment as part of this project.

Currently we park an average of 15 trucks on the site. With the decreased footprint the site will only accommodate approximately 10 trucks. At the present time we ship approximately 90,000 yards annually from this site, with the site downsize the volume will be reduced to approximately 75,000 yards annually.

The current material handling system and bunkers are used to convey and store raw materials for the production of ready mixed concrete. Those identified in attached photographs will be removed thereby reducing the current footprint of the plant. The ready mix wash out area is used to rinse the drums of the truck between loads and at the end of the day, this structure will be replaced with portable material bins for disposal.

The current square footage of the site being used is approximately 2.5 acres, after the demolition the active material handling and batching site will be approximately 0.7 acres.

The main structures / equipment being removed are:

- Concrete bunkers
- Steel bunkers
- Overhead conveyor system
- Material transferring system (underground)
- Truck wash out area
- Batching office

The oldest portion of the equipment / structure to be removed are the concrete bunkers which were installed in 1960.

The existing uses in the area are Marborg recycling yard which adjacent and east of the property.

To the west of the property is a marine equipment business and to the north is a fueling station. To the south of the property is a rubble recycling operation.

The estimated duration of the demolition is 4 weeks from the time of approval. The demolition will be completed using various construction equipment including a crane, concrete breakers and loaders.

The contractor will have approximately 15 personnel working at any given time. This may fluctuate based upon the particular tasks being completed.

There are no underground utilities being removed as part of this project. Only utilities being removed are the conduit for the conveyor system, grizzly and wash out area. The batch controls are being relocated.

As part of this project we will install an office trailer which will conform to the State of California structural guidelines appropriate for the area geographic. The parking spaces and handicap access will conform to the State of California regulations. Prior to installation of the trailer plans will be submitted to the Building Department for review.

EROSION CONTROL PLAN

The Demolition Erosion Control Plan will follow the guidelines outlined below. It is important to realize that the site is considered "near-flat" with little areas where erosion of slope or walls can occur.

- (A) There will only be one exit for demolition traffic. All trucks used for demolition removal will exit Quinientos Street. Vulcan Material will install steel grates (rumble grates. A minimum of 20 feet of these rumble grates will be used and they will be located a minimum of 20 feet from the exit from which all demolition traffic will be required to travel over to exit.*
- (B) Vulcan Materials will have a representative on the site to ensure that the traffic exits appropriately and will also continually monitor the grates to ensure that they don't build with material thereby bridging the individual grates.*
- (C) During the demolition a Vulcan Material representative will also be responsible for sweeping exit from the area where the grates end to the exit of the property.*
- (D) In areas necessary, during demolition, hay rolls will be installed where materials may exit the site (other than driveways where steel grates are installed).*

CONCEPT REVIEW - NEW ITEM**1. 25 S CALLE CESAR CHAVEZ**

M-1/SD-3 Zone

Assessor's Parcel Number: 017-113-027
Application Number: MST2006-00341
Owner: D. M. Ortega Hill Partnership
Applicant: Vulcan Materials Co.
Contractor: B. K. Nelson
Agent: Jerry Bohannan

(Proposal for downsizing the existing readymix concrete plant to minimize the lease area from 2.5 acres to 0.7 acres for the downsized plant capacity. The project includes removal of the existing material storage system and wash-out system and modification of the on-site traffic pattern and conveyors. The project would require approval of a Coastal Development Permit.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(3:22)

Present: Jerry Bohannan, Agent.

Motion: Continued indefinitely to the Planning Commission, and return to Consent Calendar, with the following comments: 1) The Board finds the reduction in size of the existing concrete batch plant to have a positive visual impact as the projects reduces the unsightly industrial complex, increases mountain views, and improves the view shed from Highway 101. 2) There is concern with the extent of demolition. The applicant is to ensure that the remainder of the site is returned to its original state by removing all built structures and hardscapes, with exception of the site wall along Calle Caesar Chavez. 3) Provide fencing details of walls along the reduced property area and intersecting points at existing driveway apron. 4) Provide details on the relocated office and whether it is a temporary structure or a trailer. 5) Verify maintaining the existing landscape along the street. If the drive is to be relocated, there shall be no net loss of street trees. 6) Any addition to the perimeter wall should match the existing. 7) The Board looks to the Planning Commission to provide conditions of approval relative to dust mitigation and other restoration measures.

Action: Manson-Hing/Mudge, 6/0/0. LeCron and Wienke absent.

