



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 26, 2012
AGENDA DATE: May 3, 2012
PROJECT ADDRESS: 404 William Moffett Place (MST2011-00270)
Atlantic Aviation T-Hangar Project
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Andrew Bermond, AICP, Project Planner *ARB*

I. PROJECT DESCRIPTION

The project consists of the installation of three 2,820 square foot prefabricated general aviation T-hangars (i.e., airplane hangars shaped like a capital "T") on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would displace five transient aircraft tie-down spaces. These hangars would be owned by Atlantic Aviation and leased to airplane owners as a secure, enclosed space for their airplanes. The new hangars will replace three older T-hangars that were removed for construction of the new Airline Terminal (Exhibit B).

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan, Aviation Facilities Plan, and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding airport buildings. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VIII of this report, and subject to the conditions of approval in Exhibit A.

APPLICATION DEEMED COMPLETE: July 27, 2011



404 William Moffett Place

IV. SITE INFORMATION

Applicant:	Roger Rondepierre, Atlantic Aviation		
Property Owner:	City of Santa Barbara, Airport Department		
Site Information			
Parcel Number:	073-450-003	Lot Area:	845 acres (Lease parcel approximately 6 acres)
General Plan:	Major Public and Institutional	Zoning:	Airport Facilities and Coastal Overlay Zones (A-F, S-D-3)
Existing Use:	Aircraft ramp	Topography:	Level
Adjacent Land Uses			
North – Rental car parking, Airline Terminal		East – Aviation-related offices	
South – Airport apron		West – Runways and taxiways	

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

The proposed project site is in the Airport Facilities (A-F) Zone as defined by Title 29 (Airport Zoning Ordinance) of the Santa Barbara Municipal Code. Aircraft hangars are a permissible use in the A-F Zone (SBMC §29.15.030 B). The proposed T-hangars would not create any new automobile parking demand as their installation would displace existing five aircraft tie-down spaces.

Building heights are limited by Federal Aviation Regulations (FAR) Part 77 and the Airport Zoning Ordinance (SBMC §29.87.050 C). The proposed project site is beneath the Transition Slope for Runway 15R-33L. The proposed project's westernmost edge would be approximately 370 feet from the edge of Runway 15L-33R. The altitude of the Transition Slope at that distance is approximately 53 feet above the runway surface. As the project site is at roughly the same elevation as the runway and the proposed hangars would be 20 feet in height, the project would be consistent with the A-F Zone. Condition B.2.a (Exhibit A) requires the applicant to submit Form 7460-1 to the Federal Aviation Administration (FAA) Western-Pacific Region and to provide the Building & Safety Division with their response prior to issuance of a Building Permit.

B. LOCAL COASTAL PROGRAM (S-D-3)

The Airport is located in Component 9 of the City's Local Coastal Plan (LCP). The project area is designated as a Major Public and Institutional use on the LCP land use map. The relevant coastal policies are contained in the LCP and the California Coastal Act and are provided in Exhibit D.

1. Hazards

The City LCP identifies elements of floodplain management that should be implemented to minimize exposure to hazards. Section 30253 of the Coastal Act states that new development shall minimize risks in all areas of high flood and geological hazards.

The project is within the 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Condition B.1.b requires the applicant to demonstrate compliance with the requirements for flood hazard reduction and provide the Building & Safety Division with base-flood elevations prior to issuance of a Building Permit (SBMC §22.24.160).

2. Cultural Resources

Section 30244 of the Coastal Act and Policy 1.0 of the Conservation Element of the General Plan provide for protection of archaeological, historic, and architectural resources. Airport Coastal Plan 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 apron. Therefore, the project would be consistent with the protection of cultural resources.

3. Visual Quality

Policy E-1 of the Airport and Goleta Slough Coastal Plan encourages development consistent with the character and quality of Santa Barbara. The focus of Policy 9.1 in the LCP and of Section 30251 of the California Coastal Act is to protect existing ocean and scenic coastal views. Section 30251 of the Coastal Act further states that development should minimize alteration of natural forms and be visually compatible with the surrounding area. The proposed three T-hangars combined would be 80 feet long by 63 feet wide and have a maximum peak height of approximately 20 feet.

The proposed project site is visible from the Airline Terminal. The proposed project would present a minor visual addition from the second story south window and Gate 1 boarding bridge.

The proposed T-hangars would also be visible from William Moffett Place. However modifications requested by the Architectural Board of Review, such as dropped wing sections and parking lot landscaping break up the visual impact. Additionally the proposed project would not block ocean views to the south. For these reasons, the project would be consistent with the Visual Quality Policy E-1, with LCP Policy 9.1 and with Coastal Act Section 30251.

4. Public Access

Section 30210 of the Coastal Act requires that maximum access to coastal resources be provided for all people consistent with public safety needs. Public access to the Goleta Slough, a tidal estuary, is restricted by the Airport Operations Area (AOA) security fence. The proposed project site is within the AOA. The proposed project would not alter the perimeter of the AOA fence boundary or otherwise restrict access to coastal resources.

C. SANTA BARBARA COUNTY AIRPORT LAND USE PLAN (ALUP)

The proposed project site is within Safety Area 3 – Airport Traffic Pattern Area as defined by the Santa Barbara County Airport Land Use Plan (ALUP). The Airport Safety Policy for Safety Area 3 defines incompatible land uses as any use which would result in large concentrations of people, such as schools, hospitals, apartment blocks, or shopping centers beneath downwind and base legs or departure paths. The ALUP states that for general purposes the threshold for review by the Airport Land Use Commission is 25 persons per acre or more than four units per acre for residential projects. The proposed project would involve the construction of three T-hangars outside of any approach or departure paths. The proposed project would not create habitable space or produce any change in population density. Therefore the proposed project is consistent with the Airport Safety Policy for Safety Area 3.

V. ENVIRONMENTAL REVIEW

A Master Environmental Assessment (MEA) check-list review was completed by City Staff, and no potential issues were identified for this project. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) review under CEQA Guidelines §15303 (c) “New Construction or Conversion of Small Structures” because the project would constitute construction of less than 10,000 square feet of storage space not involving the use of significant amounts of hazardous materials on a site zoned for such use. Additionally as an existing paved airport apron, the project site is not considered environmentally sensitive.

VI. DESIGN REVIEW

The project was reviewed by the Architectural Board of Review (ABR) at five meetings over the past eight months. Additionally Planning Commission reviewed an earlier concept plan on November 3, 2011 (Exhibit E). Both ABR and Planning Commission expressed concern of the earlier proposal and urged the applicant to pursue another location less prominent in the view from the second story south window of the Airline Terminal and the glass boarding bridge at Terminal Gate 1.

The proposed project is in a location 550 feet south of the earlier concept site. ABR continued the proposed project to Planning Commission with generally favorable comments. The proposed project site is visible but distant from the Airline Terminal, and would present a minor visual addition from the second story south window and Gate 1 boarding bridge.

The proposed project would present a new large structure visible from William Moffett Place. However the dropped wing sections, setback from the street and parking lot landscaping break up the visual character and would not block ocean views to the south. Other comments included the addition of windows and exploring additional landscaping in the Atlantic Aviation parking lot. ABR meeting minutes are provided in Exhibit F.

VII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act, because it would be located in an existing developed area (Coastal Act Section 30250).
2. As discussed in Section IV of the staff report, 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 Municipal Code because it would be constructed in previously disturbed areas and would not excavate in a cultural resource sensitivity zone (Policy F-3), would not present a new flood hazard (SBMC §22.24.160), and would not obstruct ocean views from the Airline Terminal (Policy C-12), as described in Section V of the Staff Report.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) policies of the Coastal Act regarding public access and public recreation, because it would not introduce a new impediment to public access because the project site is within the

Airport Operations Area security fence and away from of public access routes, as described in Section V of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Applicant Letter dated August 10, 2011
- C. Site Plan
- D. Applicable Coastal Policies
- E. Planning Commission Minutes for November 3, 2011
- F. Architectural Board of Review Minutes for September 6, September 19, and October 3, 2011, and February 21 and March 19, 2012

PLANNING COMMISSION CONDITIONS OF APPROVAL

404 WILLIAM MOFFETT PLACE
COASTAL DEVELOPMENT PERMIT
MAY 3, 2012

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the Santa Barbara Airport and occupants of its 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 project site:
- A. **Written Agreement.** The Applicant shall submit a letter to the Planning Division indicating the following:
1. **Approved Development.** The development approved by the Planning Commission on May 3, 2012 is limited to three T-hangars each comprising 2,820 square feet of aircraft storage space (8,460 total square feet), and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Building Height Restriction.** The height of any structure shall not exceed 25 feet above existing grade.
 3. **Use Limitations.** Due to potential parking impacts, uses other than aircraft/vehicle storage are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Applicant shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
 4. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by the Applicant/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.
- B. **Requirements Prior to Permit Issuance.** The Applicant 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.
- a. **Construction-related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more 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.) in order to help reduce truck traffic on adjacent streets and roadways.

- b. **No-Rise Certificate.** The Applicant shall provide a Base Flood Elevation and show compliance with applicable flood proofing as required by SBMC §22.24.160 prior to issuance of a Building Permit.

2. **Community Development Department.**

- a. **Federal Aviation Administration (FAA) Approval.** The Applicant shall submit the FAA response to Form 7460-1 prior to issuance of a Building Permit. If the FAA response requires changes to the design of the project a new/amended Coastal Development Permit may be required.
- b. **Airport Department Approval of Landscaping.** The Applicant shall submit a landscaping plan and plant list to the Airport Director for approval prior to issuance of a Building Permit to ensure landscaping is compatible with the needs of the Airport Operations Area (AOA).
- c. **Contractor and Subcontractor Notification.** The Applicant shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
- d. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
- e. **Conditions on Plans/Signatures.** The final 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 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:

Applicant

Date

Contractor

Date

License No.

Architect

Date

License No.

Engineer

Date

License No.

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

1. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
George Washington's Birthday	3rd Monday in February
César Chávez Day	March 31st
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 said 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.

2. **Construction Storage/Staging.** Construction vehicle/equipment/materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
3. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site.
4. **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 Applicant shall retain an

archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

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.

D. **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 and any amendments thereto (16 Uq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **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.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors (“City’s Agents”) from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively “Claims”). Applicant further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of 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 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 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.



August 10, 2011

City of Santa Barbara Planning Division

Subject: 404 William Moffett Place, MST#2011-00270, APN:073-450-003 – T-Hangar Project

From: Roger Rondepierre – G.M. Atlantic

On July 14, 2010 Atlantic requested approval from the Airport to construct 3 new T-Hangars. Our request was accepted (see attached letter), pending review and approval from the Building Department.

Background Information: When we relocated the 19 T-Hangars to allow for the terminal expansion, we had to dispose of several because of their condition. Instead of something used, we elected to build brand new hangars. They will be located adjacent to hangar #5. Because of the location, we will have to adjust several tie down spots.

Hangar space in Santa Barbara is very limited, and we appreciate your consideration for the project.

Sincerely,

Roger Rondepierre

ATLANTIC

ATLANTIC AVIATION SERVICES ▲ 404 MOFFET PLACE ▲ GOLETA, CA 93117

Exhibit B



City of Santa Barbara
Santa Barbara Airport

www.flysba.com

July 22, 2010

Administration
805 967 7111

Marketing
805 692 6004

Engineering
805 692 6018

Maintenance
805 692 6060

Operations/Noise
805 692 6005

Patrol
805 681 4803

Planning
805 692 6023

Property Mgmt.
805 692 6022

Visitors' Center
805 964 7822

Fax
805.964.1380

601 Firestone Rd.
Santa Barbara, CA
93117

Roger Rondepierre
Atlantic Aviation Services
404 Moffett Place
Santa Barbara, CA 93117

RE: Construction of Hangars

Dear Mr. Rondepierre:

Per our conversation of July 14, 2010, the Airport will allow Atlantic Aviation to construct three new Executive "T-Hangars" next to Hangar 5. However, these hangars must be financed, owned and operated by Atlantic Aviation, not individual pilots or corporations subleasing from Atlantic.

Permits will need to be obtained from the City of Santa Barbara Building Department prior to the start of construction. The Master Application and plans will need to be approved by the Airport Director before their submission to the Building Department. At the end of your lease on July 31, 2013, the T-Hangars will need to be removed and the ramp restored to its original condition.

The Airport is aware of the constraints Atlantic is operating under, and of the demand for additional community hangar space. However, it is the Airport's intention to provide for the construction of additional hangars in an orderly fashion that produces the optimum use of the ramp space available.

To that end, the Airport is in the process of developing a new Master Plan including an Aviation Facilities component. In order to provide the flexibility required to reconfigure the general aviation facilities, no new long term leases for the construction of additional large community hangars will be entertained until after the new Master Plan has been adopted.

Sincerely,

Hazel Johns
Assistant Airport Director

PORT-A-PORT HANGAR for ATLANTIC AVIATION

404 WILLIAM MOFFET PLACE,
SANTA BARBARA AIRPORT, SANTA BARBARA, CA

PROJECT DATA

PROJECT ADDRESS: 404 WILLIAM MOFFET PLACE
SANTA BARBARA AIRPORT
SANTA BARBARA, CA

ASSESSOR PARCEL NUMBER: 073-450-003

LEGAL DESCRIPTION: LOT , INDUSTRIAL, PUBLIC LANDING,
LEASED SPACE , SANTA BARBARA AIRPORT,
SANTA BARBARA, CA.

ZONING DESIGNATION: AF / SD3

GENERAL PLAN DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL

PROJECT APPLICANT: ROGER RONDE PIERRE
ATLANTIC AVIATION
rogerrondepierre@atlanticaviation.com
(805) 964-6733

PROJECT OWNER: KAREN RAMSDHELL, A/P DIR
kramsdell@santabarbara.ca.gov

CONTRACTOR: B. KIM LILLY CONTRACTOR CO.
GENERAL ENGINEERING "A" Lis. #626414
2320 RAMADA DRIVE
PASO ROBLES, CA. 93446
(805)238-2017

APPLICABLE CODE: CBC 2010

OCCUPANCY: S2
TYPE OF CONSTRUCTION: V (SPRINKLERED)
N.F.P.A. CLASSIFICATION: GROUP III FIRE HANGAR-TYPE V (000)
BUILDING STORY: ONE

BUILDING AREA:
HANGAR 1 2,820 S.F.
HANGAR 2 2,820 S.F.
HANGAR 3 2,820 S.F.
TOTAL BUILDING AREA: 8,460 S.F.

NON-RESIDENTIAL FLOOR AREA: 0 S.F.

FIRE DEPARTMENT NOTES:
1. ALL REQUIRED PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING OCCUPIED.
2. N.F.P.A. 409: GROUP III AIRCRAFT HANGAR; TYPE V (000) PER TABLE 4.1.3 ALLOWABLE AREA PER TABLE 4.1.3 = 5,000 S.F., NO FIRE PROTECTION REQUIRED. LARGEST HANGAR AREA IS 2,880 S.F.< 5,000 S.F.

SCOPE OF WORK: CONSTRUCT (3) NEW PORT-A-PORT "T" AIRPLANE HANGARS. AIRCRAFT STORAGE ONLY. SHELL BUILDING ONLY, NO MECHANICAL, ELECTRICAL, OR PLUMBING.

IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLAN TO THE PLAN REVIEW DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMPLYING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) AND PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

SPECIAL INSPECTION:

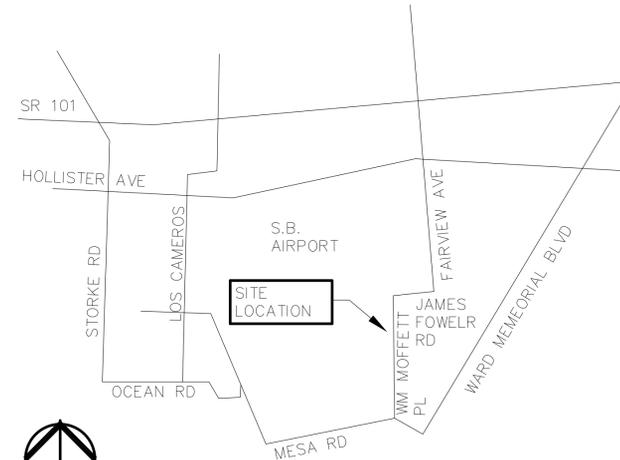
- A CERTIFICATION OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION.
- AN APPLICATION OF OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION.
- A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETE AND SUBMITTED TO THE INSPECTION SERVICE DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENT.
- ALL STEEL SHOP FABRICATION SHALL BE DONE AT APPROPRIATE STEEL FABRICATION SHOP.
- SPECIAL INSPECTIONS SHOULD MEET THE REQUIREMENTS OF INIFORM BUILDING CODE CHAPTER 17.
- WHERE SPECIAL INSPECTION IS REQUIRED. IT SHALL BE PERFORMED BY A REGISTERED DEPUTY INSPECTOR EMPLOYED BY THE OWNER AND APPROVED BY THE GOVERNING JURISDICTION AND ENGINEER. COPIES OF INSPECTION REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FIELD INSPECTION DIVISIONS AND ENGINEER OF RECORD. EACH REPORT SHALL BE SIGNED BY THE QUALITY MANAGER. STATING THAT THE WORK WAS IN SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF CBC.
- THE STRUCTURAL ENGINEER OF THE RECORD SHALL BE NOTIFIED IMMEDIATELY OF ANY TEST WHICH IS OF NON-COMPLIANCE WITH APPLICABLE CODES OR REQUIREMENTS OF THE THESE PLANS.
- SPECIAL INSPECTIONS REQUIRED ITEMS:
 - NONE PROPOSED

STRUCTURAL OBSERVATION

- CONTRACTOR NEEDS TO NOTIFY THE ARCHITECT TO PERFORM CONSTRUCTION OBSERVATION AT FOLLOWING STAGE:
A. FOUNDATION
STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 108, 1701 OR OTHER SECTIONS OF THIS CODE.
- STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED
- ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, & INSPECTION SERVICE. THE STRUCTURAL OBSERVER SHALL SUBMIT A WRITTEN STATEMENT TO INSPECTION SERVICE THAT SITE HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED. THE STRUCTURE WILL NOT BE IN COMPLIANCE UNTIL THE DESIGNER HAS NOTIFIED INSPECTION SERVICES THAT ALL DEFICIENCIES ARE RESOLVED.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL/STRUCTURAL BEFORE THE INSTALLATION OF THE ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL/STRUCTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE.
- ALL WORK SHALL BE IN ACCORDANCE TO THE 2010 CBC.
- UNLESS SHOWN OTHERWISE, ALL DAMAGE CAUSED BY NEW WORK TO EXISTING AREAS OF THE SITE CONSTRUCTION, FINISH CONSTRUCTION AND ELECTRICAL SYSTEMS SHALL BE PATCHED TO MATCH EXISTING CONDITIONS OR AS FOUND PRIOR TO ANY DAMAGE. SEAL ALL PENETRATIONS OF EXTERIOR WALLS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXPOSED EXISTING STRUCTURES AT THE WORK AREA FROM WEATHER AND OTHER INCIDENT CONDITIONS. ANY DAMAGE INCURRED DUE TO FAILURE BY THE CONTRACTOR TO PROPERLY PROTECT SUCH WORK, SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED AND/OR DEMOLISHED MATERIAL, WASTE AND DEBRIS CAUSED BY THE NEW WORK. THIS MATERIAL SHALL BE REMOVED FROM THE AIRPORT PROPERTY AND TAKEN TO A LEGALLY OPERATED DISPOSAL SITE. MATERIALS SHALL BE RECYCLED / SALVAGED WHENEVER POSSIBLE.
- AT THE END OF CONSTRUCTION, REPAIR ALL DAMAGE TO THE PAVED OR LANDSCAPED AREAS TO THE SATISFACTION OF THE AIRPORT AUTHORITY.
- ALL TESTS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE.
- ALL PAVING TO BE SAWCUT AT UTILITY EXCAVATIONS, BACK FILLED AND COMPACTED TO 95% MIN. REPLACE PAVING TO MATCH EXISTING.
- IF ADDITIONAL INFORMATION NOT SHOWN ON THESE DRAWINGS IS REQUIRED, THIS INFORMATION MUST BE SUBMITTED FOR REVIEW AND APPROVAL AT LEAST FIVE (5) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK, SITE ACCESSIBILITY AND PERFORM ALL WORK IN ACCORDANCE WITH STATE LAWS, TITLE 19 AND 24 CALIFORNIA CODE OF REGULATION, UNIFORM BUILDING CODE AND ALL OTHER APPLICABLE LAWS AND ORDINANCES. THE CONTRACTOR IS REMINDED THAT THE PROJECT DRAWINGS INDICATE THE CONDITIONS AT THE SITE AND BUILDING/UNITS AS THEY EXISTED UP TO AGENCY PLAN CHECK. DEVIATION ENCOUNTERED FROM THE SHOWN CONDITIONS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION.
- BUILDING UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87. (CFC 8701)
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- AT LEAST ONE FIRE EXTINGUISHER WITH MIN. RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 MAX. TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. (CFC 1002, UFC STANDARD 10-1, CALIF. CODE OF REGS., TITLE 19 -3.29)
- THE BUILDING SHALL COMPLY WITH 2010 ED CALIFORNIA BUILDING CODE.
- THE BUILDING FLOOR SURFACES SHALL COMPLY WITH 2010C.B.C.
- WORK IN HANGARS SHALL BE LIMITED TO EXCHANGE OF PARTS AND MAINTANCE REQUIRING NO OPEN FLAME OR WELDING.
- THE BUILDING SHALL POST NO SMOKING SIGNS IN ACCORDANCE WITH U.F.C. 2401.9
- ALL WORK SHALL BE IN CONFORMANCE W/ THE FOLLOWING CODES: 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA ELECTRICAL CODE, THE 2010 CALIFORNIA PLUMBING CODE, THE 2010 CALIFORNIA MECHANICAL CODE AND THE 2010 CALIFORNIA FIRE CODE.
- PROPOSED LANDSCAPING TO BE QUEEN PALMS (SYAGRUS ROMANZOFFIANUM) LOCATION AS SHOWN ON SITE PLAN.



VICINITY MAP

CERTIFIED ANCHOR TEST RESULTS FOR EXIST. CONC. SLAB

WEEKLY INSPECTION REPORT

March 21, 2011 File No.: SL-14777-TB

Pacific Metals and Manufacturing
Mr. Kim Lilly
2320 A Ramada Drive
Paso Robles CA 93446

PROJECT: SANTA BARBARA AIRPORT AIRCRAFT HANGARS
(ATLANTIC AVIATION)
404 MOFFETT PLACE
GOLETA, CALIFORNIA

SUBJECT: Report of Special Inspections and/or Structural Testing for the Week of March 7 through 11, 2011

REF: Project Plans

Structural Engineer: Francis Rambeau
Contractor: Kim Lilly Construction

Summary of Items Inspected

- 03/07/11: No inspection/testing.
03/08/11: No inspection/testing.
03/09/11: No inspection/testing.
03/10/11: Direct tension testing of previously epoxied anchors was performed at the ramp concretes west of adjacent hangar along fence line, on three 3/4" diameter threaded rod anchors loaded vertically to 10,000 lbs. and one 3/4" diameter threaded rod anchor loaded horizontally to 1,000 lbs. using a calibrated hollow ram and jack assembly. No failures encountered. Embedment depth average 9". Simpson Set XP Expiration 11-30-2012, 29-hour cure time.
03/11/11: No inspection/testing.

The special inspection noted above was conducted in accordance with the requirements of Section 1704 of the California Building Code (2010 edition).

To the best of our knowledge, the work covered by this report complies with the approved plans, specifications, applicable codes, and epoxy manufacturer's recommendations.

Epoxy Inspection Performed by: Larry Lemmex, Certified Special Inspector
Reinforced Concrete, ICC No. 0845667-88

Thank you for the opportunity to have been of service. If there are any questions regarding this report, please feel free to contact the undersigned.

Earth Systems Pacific.

David Burns, Inspection Department Supervisor

Doc. No.: 1103-065.WS1Ea

SHEET INDEX

TS	TITLE SHEET
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN
A2.0	BUILDING NORTH & EAST ELEVATIONS
A2.1	BUILDING SOUTH & WEST ELEVATIONS
A2.2	3 HANGAR COLORED EAST ELEVATIONS
A2.3	3 HANGAR COLORED WEST ELEVATIONS
A2.4	3 HANGAR EAST & WEST ELEVATIONS
A2.5	3 HANGAR ROOF PLAN
F1	FOUNDATION PLAN
F2	FOUNDATION DETAILS
F3	FOUNDATION LOAD SHEET
E1	ERECTION PLAN COVER SHEET
E2	ROOF FRAMING PLAN
E3	SIDEWALL WALL A & C
E4	SIDEWALL WALL A & C
E5	ENDWALL B
E6	ENDWALL D
E7	ENDWALL B
E12	MAIN FRAME CROSS SECTIONS
E13	CONSTRUCTION DETAILS
E8-11	CONNECTION DETAIL



P.O. BOX 1558
Ramona, CA 92065
kearch@cox.net

PLANS ARE PREPARED UNDER
MY DIRECT SUPERVISION



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PROJECT:
PORT-A-PORT AIRCRAFT HANGAR for ATLANTIC AVIATION
SANTA BARBARA AIRPORT
SANTA BARBARA, CA

DATE: 2-29-12

NO.	REVISION	DATE
1	PRELIMINARY NOT FOR CONSTRUCTION	3-2-11
2	PLAN CHECK SUBMITTAL ONE	6-23-11
3	PLAN CHECK SUBMITTAL EIGHT	2-29-12
4	ISSUED FOR PERMIT	00-00-00
5	ISSUED FOR BIDDING	00-00-00
6	ISSUED FOR CONSTRUCTION	00-00-00

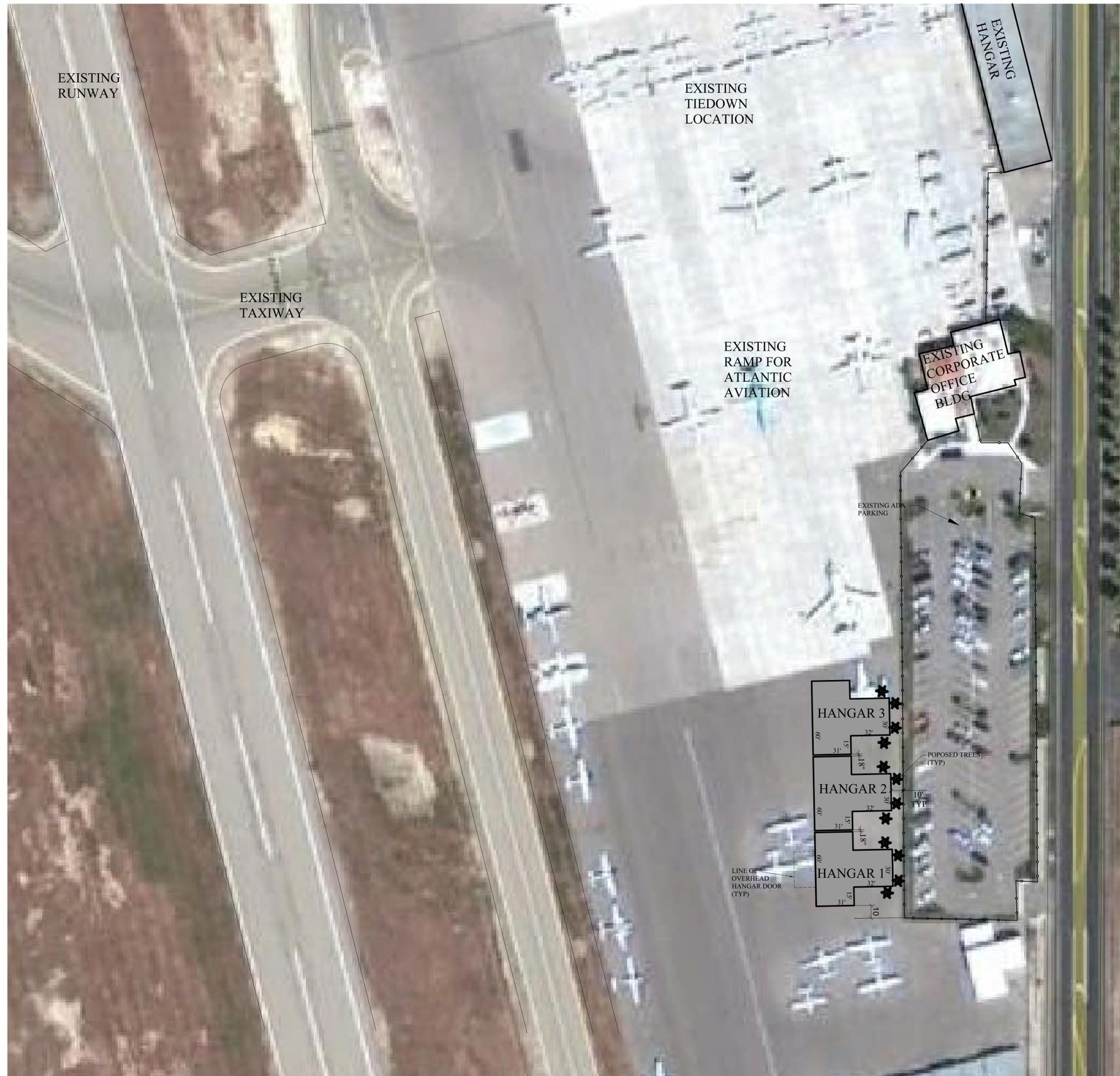
REVISIONS

NO.	REVISION	DATE

MST 2011-00270

SHEET NO.

TS



ARCHITECTURE - DEVELOPMENT

P.O. BOX 1558
 Ramona, CA 92065
 (760) 788-9396
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 keaarch@cox.net

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PROJECT:
PORT-A-PORT AIRCRAFT HANGAR for ATLANTIC AVIATION
 SANTA BARBARA AIRPORT
 SANTA BARBARA, CA

DATE:
 11-1-11

<input checked="" type="checkbox"/> PRELIMINARY NOT FOR CONSTRUCTION	3-2-11
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<input checked="" type="checkbox"/> PLAN CHECK SUBMITTAL SIX	11-6-11
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<input type="checkbox"/> ISSUED FOR BIDDING	00-00-00
<input type="checkbox"/> ISSUED FOR CONSTRUCTION	00-00-00

REVISIONS		
NO.	REVISION	DATE
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MST 2011-00270

SHEET NO.
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 1.1

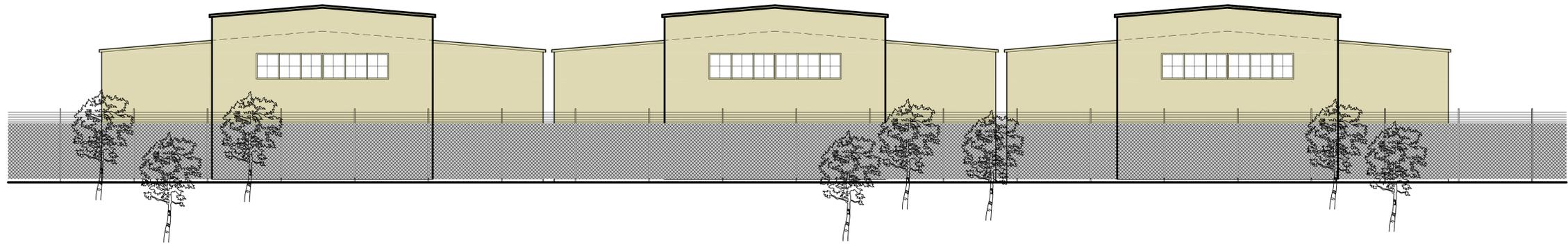
ENLARGED SITE PLAN
 SCALE: 1" = 40'-0"



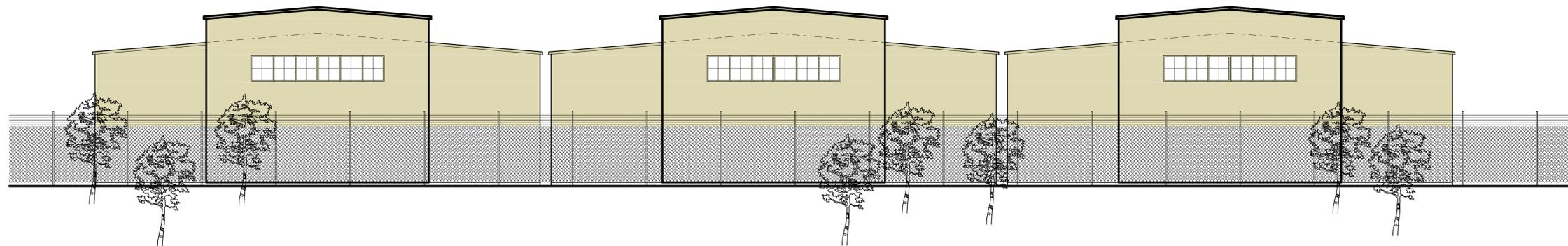
NORTH



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EAST ELEVATION OPTIONAL FENCE SCREEN
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:
**PORT A-PORT AIRCRAFT HANGAR for ATLANTIC AVIATION
SANTA BARBARA AIRPORT
SANTA BARBARA, CA**

DATE: 2-29-12

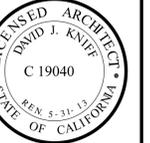
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<input type="checkbox"/> ISSUED FOR CONSTRUCTION	00-00-00

REVISIONS

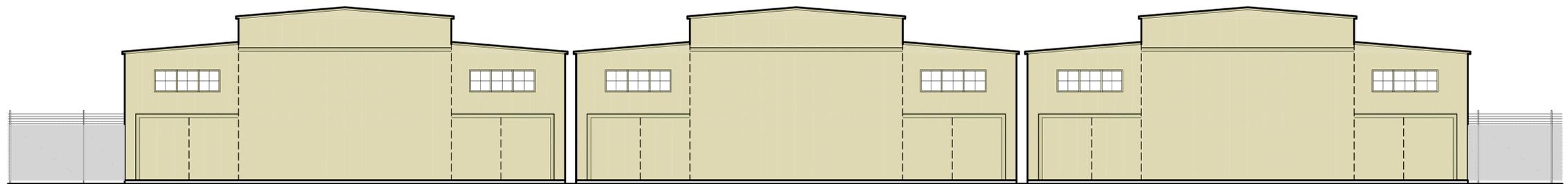
NO.	REVISION	DATE

MST 2011-00270

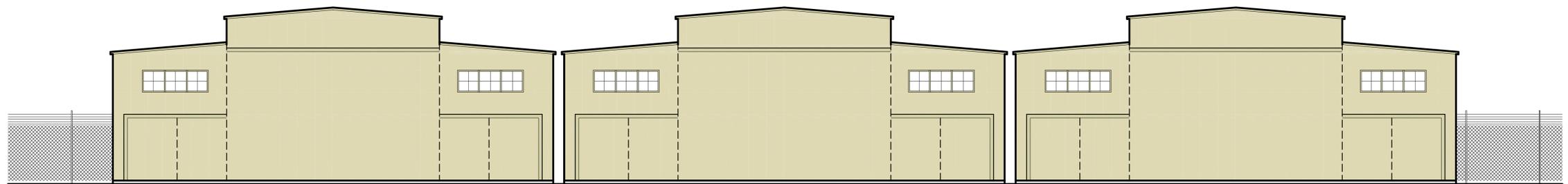
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2.2



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WEST ELEVATION OPTIONAL FENCE SCREEN
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

PROJECT:
PORT A-PORT AIRCRAFT HANGAR for ATLANTIC AVIATION
 SANTA BARBARA AIRPORT
 SANTA BARBARA, CA

DATE: 2-29-12

<input checked="" type="checkbox"/> PRELIMINARY NOT FOR CONSTRUCTION	3-2-11
<input type="checkbox"/> PLAN CHECK SUBMITTAL ONE	6-23-11
<input checked="" type="checkbox"/> PLAN CHECK SUBMITTAL EIGHT	2-29-12
<input type="checkbox"/> ISSUED FOR PERMIT	00-00-00
<input type="checkbox"/> ISSUED FOR BIDDING	00-00-00
<input type="checkbox"/> ISSUED FOR CONSTRUCTION	00-00-00

REVISIONS

NO.	REVISION	DATE
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MST 2011-00270

SHEET NO.
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2.3

RELEVANT POLICIES

Environmental Review

California Environmental Quality Act of 1970

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

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

...

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

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.”

City Local Coastal Program

Policy F-3:

New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. “Archaeological or other culturally sensitive resources” include human remains, and archaeological, paleontological, or historic resources.

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

Visual Resources

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 Program

Policy 9.1:

The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development; or
- (4) Developing a system to evaluate view impairment of new development in the review process.

Local Coastal Plan - 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.”

Public Access

California Coastal Act

Section 30210:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Zoning Ordinance:

Coastal Development Permit

28.44.150 *Findings.*

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

- A. The project is consistent with the policies of the California Coastal Act; and
- 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. (Ord. 5417, 2007.)

29.15.001 *Airport Facilities Zone.*

The following regulations shall apply in the Airport Facilities Zone (A-F) unless otherwise provided in this ordinance. (Ord. 3690, 1974.)

29.15.005 *Legislative Intent.*

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

29.15.030 *Uses Permitted.*

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

- 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.)

MOTION: Barlett/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioner Jacobs abstained from the Minutes and Resolutions of October 6, 2011.

Commissioners Jacobs and Larson abstained from the Minutes and Resolutions of October 13, 2011.

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. The appeal of the Planning Commission's denial of the General Plan Amendment and Tentative Subdivision Map for 415 Alan Road will be heard by the City Council on November 15, 2011
2. City Council approved the Final Community Priority Designation for the Children's Museum at 125 State Street.

- D. Comments from members of the public pertaining to items not on this agenda.

Chair Jostes opened the public hearing at 1:11 P.M. and, with no one wishing to speak, closed the hearing.

III. CONCEPT REVIEW: CONTINUED FROM SEPTEMBER 22, 2011.

ACTUAL TIME: 1:12 P.M.

APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270, CDP2011-00008)

This was a concept review. No action was taken on the project at this hearing. The project consists of the installation of two 2,820 square foot each prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303(c).

Case Planner: Andrew Bermond, Project Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

Andrew Bermond, Project Planner, gave the Staff presentation and described the alternate proposal.

Paul Zink, Architectural Board of Review (ABR), summarized ABR's earlier suggestion that the temporary buildings be located in some other location on the Airport property and was pleased with consideration of an alternate proposal.

Mr. Kato read the opposition comment letter of Christopher Manson-Hing, ABR Chair, into the record.

Roger Rondepierre, Atlantic Aviation, gave the applicant presentation.

Chair Jostes opened the public hearing at 1:35 P.M., and with no one wishing to speak, closed the public hearing.

The Commission made the following comments:

1. The Planning Commission expressed appreciation of the Applicant's flexibility in locating an alternative site and balancing aesthetics, location, appearance, and economics. Most Commissioners could not support the current proposal of August 10, 2011 and felt that this alternate was an improved proposal and located significantly further from the Terminal.
2. Commissioners Jacobs and Jordan asked that the ABR spend time to create more architectural variety that breaks up the design and include landscaping. Commissioner Schwartz asked for consideration of a façade on the structures.
3. Many Commissioners directed preserving the view of aircraft from the terminal as depicted in the alternate proposal.
4. Commissioner Schwartz requested that use of plug-in electric power carts be required instead of portable gas generators to power airplane equipment when stationary.

IV. ENVIRONMENTAL HEARINGS:

ACTUAL TIME: 1:46 P.M.

- 6) Provide a roof plan indicating mechanical equipment locations and provide section drawings verifying shielding of equipment.
- 7) Verify location of the existing sycamore trees and coordinate with new landscaping.

Action: Rivera/Zink, 6/0/0. Motion carried.

CONCEPT REVIEW – NEW ITEM

2. 404 WILLIAM MOFFETT PL

A-F/SD-3 Zone

(3:40) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction

(Proposal to install three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

Actual time: 3:36

Present: Kim Lilly, Agent; Jon Love, Pacific Manufacturing.

Public comment was opened at 3:40 p.m. As no one wished to speak, public comment was closed.

Lori Owens, Project Planner, Santa Barbara Airport, explained the reason for removal of previous 5 hangers, proposed temporary portable hangers, and provided information on hangar lease agreements.

Motion: Continued indefinitely back to the Full Board with the following comments:

- 1) Provide context photos of adjacent buildings.
- 2) Indicate heights of the adjacent buildings.
- 3) Provide site plan alternatives for the hangers.
- 4) Provide an accurate site plan of all proposed and existing structures.

Action: Rivera/Sherry, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM

3. 131 ANACAPA ST

OC/SD-3 Zone

(4:10) Assessor's Parcel Number: 033-082-010
 Application Number: MST2011-00339
 Owner: GVC Seafoods, LLC
 Owner: 131-137 Anacapa LLC
 Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

(Action may be taken if sufficient information is provided.)

EXHIBIT F

CONCEPT REVIEW - CONTINUED ITEM**2. 404 WILLIAM MOFFETT PL****A-F/SD-3 Zone**

(3:40) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction

(Proposal to install three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Second concept review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. Project last reviewed on September 6, 2011.)

Actual time: 3:40

Present: Kim Lilly, Agent; Jon Love, Pacific Manufacturing; Roger Rondepierre, Atlantic Aviation.

Andrew Bermond, Project Planner, Santa Barbara Airport, expressed concern regarding the use of plants with the potential to interfere with runway safety and suggested a condition limiting plants to those that do not shed excessively.

Public comment was opened at 3:49 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the comment to make the north elevation of the hangars more appealing as viewed from the airline terminal and jet ways. Include the use of landscaping and fenestration to the maximum extent allowed by the FAA.

Action: Zink/Gilliland, 5/0/0. Motion carried. (Sherry absent)

PROJECT DESIGN REVIEW**3. 131 ANACAPA ST****OC/SD-3 Zone**

(4:10) Assessor's Parcel Number: 033-082-010
 Application Number: MST2011-00339
 Owner: GVC Seafoods, LLC
 Owner: 131-137 Anacapa LLC
 Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

(Second review. Project last reviewed on September 6, 2011.)

Actual time: 4:26

Present: Josh Blummer, and Anthon Ellis, AB Design Studios; Chris Gilliland, Landscape Architect.

Public comment was opened at 4:55 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval of the architecture and continued to Consent Calendar with the following comments:

- 1) Study enlarging the width of roof terrace perimeter planter to be at least 36 inches wide.

3) Mr. Gilliland announced that he will step down from item #3, 602 E. Sola Street.

E. Subcommittee Reports. No reports.

CONCEPT REVIEW - CONTINUED ITEM

1. 404 WILLIAM MOFFETT PL

A-F/SD-3 Zone

(3:10) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction

(Project is revised to install two, rather than three, portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 5,640 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Comments only; project requires environmental assessment and Planning Commission review. Project last reviewed on September 19, 2011.)

Actual time: 3:11

Present: Kim Lilly, Contractor; Roger Rondepierre, General Manager, Atlantic Aviation; Jon Love, Pacific Manufacturing.

Andrew Bermond, Project Planner, Santa Barbara Airport, was available to respond to questions from the Board.

Public comment was opened at 3:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) The Board is not comfortable with the location of the hangars, but understands there may be no other options for placement at this time. Continue to look for other locations.
- 2) If the buildings must be in the proposed location, return to the Full Board with scaled elevations of all buildings. Place the buildings as closely as possible to minimize the combined mass. Provide as much glazing as possible in the envelope to minimize the visual mass of the buildings.

Action: Gilliland, 0/0/0. Motion failed for lack of a second.

Substitute

Motion: Continued to the Planning Commission with the following comments

- 1) The Board is not comfortable with the location of the proposed hangars, but understands there may be no other location options at this time. Continue to look for other locations.
- 2) If the hangars must be in the proposed location, provide full scaled elevations of all buildings. Place the buildings as close together as possible to minimize the combined mass. Provide as much glazing as possible to minimize the visual mass of the buildings.
- 3) Provide tree and planter specifications.
- 4) Provide panoramic photographic documentation that includes views toward the ocean.

Action: Zink/Rivera, 4/0/2. Motion carried. (Sherry and Mosel abstained.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Limon reported a concern that a variety of Spanish tile is being installed throughout the City and requested clarity and consistency in roofing description and details.
 2. Mr. Gilliland announced that he will be absent from the March 5, 2012 meeting.
 3. Mr. Gradin announced that he will leave at 5:00 p.m.
- E. Subcommittee Reports. None.

CONCEPT REVIEW - CONTINUED ITEM

- 1. 404 WILLIAM MOFFETT PL** **A-F/SD-3 Zone**
(3:10) Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction
 Agent: Jon Love

(Project is revised to install two, rather than three, portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 5,640 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Fourth Concept Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review. Project last reviewed on October 3, 2011.)

Actual time: 3:13

Present: Kim Lilly, Agent; Roger Rondepierre, Atlantic Aviation; Andrew Bermond, Airport Case Planner.

Public comment was opened at 3:19 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to the Full Board with the following comments:
1. Restudy the exterior elevations, particularly those visible from the street to be more in keeping with the best hangers that currently exist at the airport.
 2. Study ways to integrate customized details into the proposed prefabricated building.
 3. Restudy proportions and locations of windows.
 4. Study options for alternative types of siding, rather than flat vertical panels.
 5. Study opportunities for new landscaping wherever possible.
 6. Provide composite elevations showing all three buildings together and a roof plan with roof slopes and gutters.
 7. Provide details for rakes, eaves, windows and other exterior elements.
 8. Provide an exterior lighting plan with cut sheets if exterior lighting is proposed.
- Action: Gradin/Mosel, 6/0/1. Motion carried. (Poole abstained.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of March 19, 2012. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Gilliland/Rivera, 5/0/0. Motion carried. (Gradin/Poole absent)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Mr. Boughman announced that Item 6, 2204 Parkway Drive is postponed indefinitely.
2. Mr. Boughman announced that Stephanie Poole is absent.
3. Mr. Mosel announced that he will be leaving at 5:30 p.m.
4. Mr. Gilliland announced that he will step down from Item 4, 131 Anacapa Street and item 5, 25 E. Mason Street.
5. Mr. Gradin announced that he will step down from Item 5, 25 E. Mason Street.

E. Subcommittee Reports. No reports.

CONCEPT REVIEW - CONTINUED ITEM**1. 404 WILLIAM MOFFETT PL****A-F/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 073-450-003
 Application Number: MST2011-00270
 Owner: City of Santa Barbara
 Applicant: Atlantic Aviation
 Agent: Kim Lilly Construction
 Agent: Jon Love

(Proposal for three portable aircraft "T-hangar" metal buildings of 2,820 square feet each for a total of 8,460 square feet. The hangars will be located on the existing aircraft ramp. Planning Commission review of a Coastal Development Permit is requested.)

(Fifth Concept Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Planning Commission review. Project was last reviewed on February 21, 2011.)

Actual time: 3:13

Present: Roger Ronde Pierre, General Manager; John Love, Kim Lilly Construction; Kim Lilly, Kim Lilly Construction.

Public comment was opened at 3:23 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:

1. Project given positive comments for location which is out of view of the main terminal, reduction in size, building character matches similar airport buildings given the lower "wings" and higher central section; and colors match existing buildings on the site.
2. Return with the previously approved parking lot landscape plan, and incorporate additional landscape.
3. Maximize detailing opportunities.

4. Project compatibility analysis:

- a) The new location is appropriate as it protects the view from main terminal;
- b) Scale is appropriate given the lowered side “wings” of the hanger;
- c) Appearance and character match other airport buildings in character and color;
- d) Continue to study additional landscape opportunities;
- e) The project is sensitive to the adjacent historic terminal structure.

Action: Zink/Gilliland, 3/2/1. Motion carried. (Gradin/Mosel opposed, Rivera abstained, Poole absent)

CONCEPT REVIEW - CONTINUED ITEM

2. 901 OLIVE ST

C-2 Zone

(3:40) Assessor's Parcel Number: 029-302-018
 Application Number: MST2012-00048
 Owner: 433 ECP LP
 Architect: Design ARC

(Proposal to construct 9 one-story, studio apartment units, and 10 two-story, one-bedroom apartment units above a new two-level, 59 space parking structure. The 19 new apartment units and new parking structure will be added to an existing two-story, 18,276 office building. Project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new 474 square foot basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet on a 33,005 square foot lot. Seven existing parking spaces will remain for a total of 66 proposed parking spaces. Staff Hearing Officer review is requested for a zoning modification for a reduction of required parking spaces.)

(Second Review. Comments only; project requires environmental assessment, Compatibility Analysis, and Staff Hearing Officer review of a requested zoning modification. The project was last reviewed on March 5, 2012.)

Actual time: 3:49

Present: Mark Kirkhart, Architect, and Melisa Cinarly, Project Manager, DesignARC; Phil Suding, Landscape Architect.

Dan Gullett, Associate Planner, was available to respond to questions.

Public comment was opened at 4:12 p.m.

A letter from John C. Orr, representing the adjacent property, was acknowledged expressing concern for the required number of parking spaces and use of the easement.

Kellam De Forest: expressed concerned that the building was too modern when originally built and is now morphing into a larger project that is not compatible with the neighborhood nor with Santa Barbara.

Public comment was closed at 4:15 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:

1. The Board is generally comfortable with the overall massing but looks for reduction in height.