PLANNING COMMISSION
STAFF REPORT

REPORT DATE: June 4, 2015
AGENDA DATE: June 11, 2015
PROJECT ADDRESS: 4 S. Calle Cesar Chavez Street (MST2014-00554)
Fire Training Facility
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4558
Beatriz Gularte, Senior Planner
Steve Greer, Project Planner/Environmental Analyst

I. PROJECT DESCRIPTION
The project consists of the installation of two pre-fabricated steel structures totaling 1,170 square feet at the existing City Fire Training Facility, located on a two-acre parcel within the City’s El Estero Wastewater Treatment Facility property. One structure would be a one-story, 240 square-foot structure with a maximum height of 8½ feet, and the second structure would be a two-story, 930 square-foot structure with a maximum height of 17 feet. The structures would be utilized for fire observation and fire training purposes, and would replace use of the existing four-story concrete tower that can no longer be utilized for “hot” fire training due to structural integrity concerns. The existing four-story training tower would remain and would function for other training uses such as ladder drills. The project also includes the legalization of several “as-built” structures that were previously developed on site and total approximately 3,476 square feet. These as-built structures are shown on the project plans and a complete description, including use, size and year installed, is provided in the Applicant’s Letter (Exhibit C). The project includes on-site drainage improvements, consistent with the City’s Tier 3 Storm Water Management Plan requirements.

II. REQUIRED APPLICATIONS
The discretionary applications required for this project are:

A. A Development Plan to allow the construction of 4,646 square feet of nonresidential development (SBMC Chapter 28.85);

B. A Conditional Use Permit to allow the construction of 4,646 square feet of nonresidential development for use as a Fire Training Facility in the OM-1/SD-3 zone (SBMC §28.94.030(x)); and

C. A Coastal Development Permit (CDP2015-00006) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: March 26, 2015
DATE ACTION REQUIRED: June 24, 2015
III. RECOMMENDATION

If approved, the project would conform to the City’s Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. The project would be a benefit to both fire service personnel and the community by facilitating a more efficient and safe fire training operation. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, subject to the conditions of approval in Exhibit A.

IV. BACKGROUND

The project site at 4 S. Calle Cesar Chavez Street (also known, unofficially, as 30 S. Olive Street) has been used as a Fire Training Facility since 1979. The subject parcel is just over two acres; however, the area used for the Fire Training Facility is approximately one acre. The remainder of the site is part of El Estero Wastewater Treatment Facility and the Charles Meyer Desalination Plant. The site is accessed by an easement from Calle Cesar Chavez.
V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Brad Klinzing, Public Works Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner</td>
<td>City of Santa Barbara</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number</td>
<td>017-113-023</td>
</tr>
<tr>
<td>Lot Area</td>
<td>2.06 acres (1 acre devoted to Fire Training Facility)</td>
</tr>
<tr>
<td>General Plan</td>
<td>Institutional</td>
</tr>
<tr>
<td>Zoning</td>
<td>OM-1/SD-3</td>
</tr>
<tr>
<td>Local Coastal Plan</td>
<td>Major Public and Institutional</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Fire Training Facility</td>
</tr>
<tr>
<td>Topography</td>
<td>relatively flat (1-5%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent Land Uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>commercial/industrial uses</td>
</tr>
<tr>
<td>South</td>
<td>drainage and UPRR</td>
</tr>
<tr>
<td>East</td>
<td>commercial/industrial uses</td>
</tr>
<tr>
<td>West</td>
<td>El Estero Wastewater Treatment Facility</td>
</tr>
</tbody>
</table>
VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

With the approval of the Conditional Use Permit (CUP) described below, the project would comply with the requirements of the Zoning Ordinance. The project complies with all height and setback requirements, as identified below.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement/Allowance</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Front</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>-Interior</td>
<td>None</td>
<td>5’-6” minimum</td>
<td>No change</td>
</tr>
<tr>
<td>Building Height</td>
<td>60 feet, 4 stories</td>
<td>40 feet, 4 stories</td>
<td>No change</td>
</tr>
<tr>
<td>Parking</td>
<td>13 spaces</td>
<td>0</td>
<td>1 space (see discussion below)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Building</td>
<td>N/A</td>
<td>5,624 sf</td>
<td>6,794 sf</td>
</tr>
<tr>
<td>-Paving/Driveway</td>
<td>N/A</td>
<td>21,382 sf</td>
<td>21,382 sf</td>
</tr>
<tr>
<td>-Landscape/Open</td>
<td>N/A</td>
<td>16,661 sf</td>
<td>15,491 sf</td>
</tr>
</tbody>
</table>

Parking

The use of the site is not a typical manufacturing or industrial-type use. The majority of the structures on site are not intended to be occupied. Nevertheless, parking requirements were calculated based on the overall square footage of all structures on site, excluding Structure J, which is not counted as floor area. The site contains 6,304 square feet of floor area. The parking requirement was based on the general industrial parking rate of one space per 500 square feet (SBMC §28.90.100.1), resulting in a requirement for 13 parking spaces. There is adequate paved area on-site to accommodate this parking; however, the project plans only identify one van accessible parking stall, as required by the Building & Safety Division. Staff recommends, as a condition of approval, that the applicant provide striping for an additional twelve vehicles in the paved area west of the van accessible stall to formalize the parking on-site.

1. OM-1 OCEAN-ORIENTED LIGHT MANUFACTURING ZONE

Pursuant to SBMC §28.73.030.B, uses that are allowed in the M-1 Zone can be permitted in the OM-1 Zone subject to the issuance of a CUP. The use as a Fire Training Facility has been deemed an allowed use in the M-1 Zone pursuant to SBMC §28.72.030.B.88 because it is substantially similar to the permitted uses identified in the M-1 Zone.

2. CONDITIONAL USE PERMIT

As noted above, the project requires a CUP in the OM-1 Zone. As outlined in the Findings Section below, the use as a fire training facility is appropriate for the site and would not adversely affect the neighborhood or surrounding development. Conditions of approval are proposed to ensure consistency with the General Plan and Local Coastal Plan (refer to Exhibit A).
3. DEVELOPMENT PLAN

The project involves the addition of 4,646 square feet of new nonresidential floor area, comprised of new and as-built structures. The structures qualify as government buildings, as that term is defined in SBMC §28.85.020, because they would be owned by the City of Santa Barbara and would be used for governmental activities. Therefore, the proposed square footage does not require an allocation of floor area from any of the development categories outlined in Chapter 28.85 (Nonresidential Growth Management Program).

B. GENERAL PLAN CONSISTENCY

In order to approve the Conditional Use Permit, the Planning Commission must find that the project is harmonious with the City’s General Plan. A list of applicable City General Plan Goals, Policies is attached as Exhibit E.

The project site is located in the East Beach neighborhood, as defined in the General Plan. The General Plan describes the East Beach Neighborhood as “one of the more diverse neighborhoods in the City from a land use perspective. The East Beach neighborhood between Santa Barbara Street and Milpas Street is currently developed with a diverse mix of industrial, manufacturing, hotel-motel, residential and public facility uses. The General Plan densities for the commercial, ocean related and residential areas are Medium High Density that allows a range of between 12-27 du/acre. The entire neighborhood is in the City’s coastal zone.”

The existing and proposed use as a fire training facility would be consistent with the site’s Institutional land use designation. The most applicable General Plan policies relate to visual and biological resources, as well as drainage and flooding. These issues are discussed in more detail in the Local Coastal Plan Consistency and Environmental Review sections below.

C. LOCAL COASTAL PLAN CONSISTENCY

The Local Coastal Plan Land Use Designation for this parcel is Major Public and Institutional. A Coastal Development Permit is required for the project, which must be found consistent with both the City’s Local Coastal Plan and the California Coastal Act. The project is located in Component 5 of the Local Coastal Plan (LCP), which is located between Santa Barbara Street and Punta Gorda Street. The LCP states that the primary land use of this area is light industrial and limited commercial, as well as the City’s Wastewater Treatment Plant.

The major coastal issues identified for Component 5 include potential seismic hazards related to liquefaction; recreational opportunities in the waterfront; visitor-serving commercial possibilities; ocean-oriented industry related to the harbor area; and adequate public services related to circulation, transit, and parking facilities. The project would not reduce convenience of access to or along the coast during or after construction because the site does not currently provide any public access. Similarly, the availability of recreational or visitor-serving uses would not be affected by the project. LCP policies most applicable to this project are discussed below and attached as Exhibit F.

1. BIOLOGICAL RESOURCES

LCP Policies 6.8, 6.9 and 6.10 serve to protect biological productivity and water quality of the City’s riparian resources. The biological resource adjacent to the project site (El Estero Drainage Ditch) would not be impacted, with the implementation of standard
BMPs and minimization measures included in the project description. Redesign of the plant's on-site storm water drainage system, as described in Section VIII - Environmental Review, will further reduce potential impacts to this resource, consistent with policies of the LCP.)

2. **VISUAL RESOURCES**

LCP Policy 9.1 protects views to, from, and along the ocean and scenic coastal areas. The project would not alter any views available from public viewpoints because the structures would not be visible from a public viewpoint. Proposed improvements would be within the existing fire training complex and shielded from public views by the existing facilities.

3. **PARKING**

LCP Policy 11.5 states that new development shall provide adequate parking to meet its needs. As discussed above, the project provides a paved area that meets the unique parking needs of the use. However, in order to be more compliant with this policy and Zoning Ordinance requirements, staff is recommending that the project formally stripe 13 parking spaces within the paved area, and this is included in the conditions of approval.

**D. CALIFORNIA COASTAL ACT**

The Coastal Act defines land within the Coastal Zone as part of a valuable natural resource of vital and enduring interest to all the people. The Coastal Act prescribes policies for protecting the Coast through environmental protection and land-use restrictions. The project as described would be consistent with the applicable policies of the California Coastal Act.

1. **ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

The California Coastal Act requires that environmentally sensitive habitat areas (ESHA) be protected (Public Resources Code [PRC] §30240). The project site is adjacent to the El Estero Drainage Ditch, which has previously been identified as ESHA. No significant development is proposed within the identified ESHA, or within 50 feet of the identified ESHA. Implementation of standard BMPs and minimization measures included as part of the project description would further assure that the project would have no direct or indirect impacts to the adjacent resource. Therefore, the proposed project would be consistent with this policy.

2. **FLOODING**

California Coastal Act (PRC §30236) states that substantial alterations to rivers or streams are only allowed for flood control or water supply projects necessary to protect public safety and existing development. It further states that alterations must incorporate the best mitigation measures feasible. The proposed project would not alter the El Estero Drainage Ditch. Therefore, the project would be consistent with this policy.
3. **Coastal Visual Resources**

California Coastal Act states that coastal scenic visual resources shall be protected (PRC §30251). The proposed project would not obstruct scenic views afforded to the waterfront or surrounding area. Therefore, the project would be consistent with this policy.

**VII. Environmental Review**

The proposed project is subject to California Environmental Quality Act (CEQA) review. Based on City staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit G). The City Council environmental findings adopted for the 2011 General Plan apply to this project. A Planning Commission finding that the project qualifies for the §15183 CEQA determination is required.

Review of the Santa Barbara Master Environmental Assessment (MEA) identified the following categories for specific evaluation.

1. **Cultural Resources**

   The project site is within the boundaries of the American Period and the Early 20th Century Period. An archaeological survey report (ASR) was recently completed for the Charles Meyer Desalination Plant Reactivation project. The project area evaluated included the parcel on which the Fire Training facility is located. The survey concluded that due to the extensive ground disturbance that has previously occurred on the site (i.e. grading, excavation, construction, underground piping and imported fill) there was very low potential to impact cultural resources (Dudek, December 2014).

2. **Biological Resources**

   The project footprint is not in a sensitive resource area. The project is located adjacent to El Estero Drainage Ditch. A reconnaissance level site survey was conducted by Ted Mullens, biologist for MRS environmental services, on July 30, 2014. The survey stated that the habitat in this area is characterized by weedy perennials that are typical of disturbed areas, are commonly found along roadsides and dry fields, and are often associated with areas that are repeatedly disturbed. In general, this area showed evidence of repeated disturbance which includes homeless activities, including possible camping sites and worn trails along the edge of the drainage channel. Vegetation between the channel’s relatively well-defined Top of Bank (TOB) and the Training Center’s fence-line was dominated by non-native acacia (*Acacia* sp.) shrubs and trees, castor bean (*Ricinus communis*), ragweed (*Ambrosia* sp.), and kikuyu grass (*Pennisetum clandestine*). The TOB was estimated to be between approximately 15 to 25 feet to the south of the Training Center’s fence-line. The drainage below the TOB contained both native and non-native vegetation and included cattail (*Typha* sp.) and bulrush (*Schoenoplectus californicus*) and coyote brush (*Baccharis pilularis*). Cattail and bulrush are both native species that provide important, although limited in this area, habitat for wildlife, and also aid in slope and sediment control and water quality issues. The project does not propose any significant construction or other ground disturbance
within fifty feet of TOB. Therefore, staff has determined that, with implementation of applicable City standard RMPs and minimization measures included as part of the project description, potential impacts to this resource would be minimized to a less than significant level.

3. Storm Water Run-off

The project includes modifications to the existing drainage system, including infiltration basins and trenches, permeable pavers, curb notches and abandoning existing storm drain pipes, in order to retain and treat the runoff prior to conveying it to the adjacent drainage ditch.

The Creeks Division supports the approach of draining existing storm water runoff from the project site to the existing storm water drainage system on-site with modifications. The intent of the State/City storm water requirements is to appropriately manage storm water runoff volumes and rates and protect surface water quality by capturing and treating storm water run-off. The existing on site drainage system will be modified as described in the Storm Water Quality Report (Penfield & Smith, February 17, 2015). Eliminating direct, unimpeded conveyance of storm water run-off from this area of the site into the adjacent drainage will further reduce potential impacts to biological resources identified within/along the drainage corridor.

4. Potential Tsunami Impacts

The training facility is identified in the City’s MEA as within the tsunami “run-up” area. Available data indicates that the probability of a significant tsunami event in the Santa Barbara coastal area is low. In 2009, the California Emergency Management Agency (CalEMA) and the California Geological Survey completed inundation maps for all the at-risk portions of the California coastline. These maps show the maximum inundation predicted from an event, either historical or based on a scenario, from many different sources. Assumptions included credible source scenarios for both distant and local events, at mean high tide, to produce a worst case scenario inundation line. Run-ups go to about 10 feet in elevation onshore for the maximum distance event, and up to 20+ feet from a potential local off-shore earthquake/landslide source. Based on these projections and review of local mapping, a tsunami generated from a distant event (significant earthquake) would not reach the training facility, with exception being the basement/sump component of the existing tower. In the unlikely case of a significant local off-shore event (earthquake triggering undersea landslide), in addition to the inundation of the basement/sump component of existing tower, the training facilities could be surrounded by sea water at a depth of about five feet, but because the new facilities are steel structures, potential impacts would be less than significant.

5. Sea Level Rise Potential Impacts

While not currently addressed in the City’s MEA, sea level rise (SLR) has been a growing concern at both a global and local level. The most recent available data indicates that during the estimated 30 - 35 year life expectancy of the proposed project, a rise in sea level would range from a minimum of 5 inches to a maximum of 24 inches (National Resource Council 2012 & Ocean Protection Council 2013, Sea Level Rise
Projections for Year 2050). Based on these projections and review of local SLR mapping, although there would likely be an increase in occurrences of storm events, and potential sea level rise affecting the adjacent El Estero Drainage Ditch and surrounding properties over the next 35 years, the training facilities would not be significantly impacted.

VIII. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on December 8, 2014 (meeting minutes are attached as Exhibit D). The ABR continued the project to the Planning Commission with positive comments, noting that the structures would not be readily visible to the public, and requested additional information on proposed colors and landscaping.

IX. FINDINGS

The Planning Commission finds the following:

A. ENVIRONMENTAL REVIEW

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. DEVELOPMENT PLAN (SBMC §28.85.040)

1. The proposed development complies with all provisions of the Zoning Ordinance.

   As identified in Section VI.A of the staff report, with approval of a Conditional Use Permit for the use and striping of parking as required by the conditions of approval, the project complies with all provisions of the Zoning Ordinance.

2. The proposed development is consistent with the principles of sound community planning.

   The proposed development would not be visible to the public and is a use that has been existing at the site for more than 30 years. The use is an important aspect of public safety training and helps to ensure public safety, an integral component of sound community planning.

3. The proposed development will not have a significant adverse impact upon the community’s aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of the Municipal Code.

   The proposed development is not visible from public vantage points. The development has been reviewed by the City’s Architectural Board of Review who found the project to be appropriate for the site in terms of size, bulk and scale.

4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC §28.85.050.
The proposed development is located within the Downtown Area, as identified in the Traffic Management Strategy and is an allowed category of development. The project is not anticipated to significantly increase traffic compared to the existing development because the additional buildings serve as fire training structures and not occupied space.

C. CONDITIONAL USE PERMIT FINDINGS (SBMC §28.94.020 & SBMC §28.73.030)

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan.

   The use as a Fire Training Facility was established more than 30 years ago and provides an essential use relative to public welfare and safety. This facility is used by the City Fire Department and other area fire departments for valuable training opportunities, and will enhance the emergency response and life-saving skills and abilities of local firefighting personnel. The project is in harmony with applicable policies of the Santa Barbara General Plan, as discussed in Section VI.B of the staff report.

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

   The use as a Fire Training Facility has been operational in this location for more than 30 years and will not be detrimental to or affect property values in the neighborhood. Surrounding parcels are zoned for ocean-oriented light manufacturing use and are developed primarily with industrial-type uses, including the City's wastewater treatment facility.

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

   The one-acre project site is located within a two-acre parcel that is not adjacent to any streets and is screened from public view. Existing and proposed structures are low-scale and set back from the drainage to avoid detrimental impacts on surrounding properties.

4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.

   Access to the site is via an easement from Calle Cesar Chavez. Adequate space is available on-site for required parking, as identified in Section VI.A of the staff report, as well as the less formal parking for fire vehicles that occurs during fire training. Therefore, parking demands for the development are adequately met on-site. The project site is not adjacent to any public streets and therefore, the project will not negatively alter the character of the public streets.
5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purposes set forth in this title.

The site is not visible from public areas. The scale of building on-site is modest and consistent with adjacent development. The project has been reviewed by the Architectural Board of Review to ensure consistency with applicable design and landscape guidelines.

6. Compliance with any additional specific requirements for a conditional use permit.

The project is also consistent with the specific requirements/findings for a conditional use permit to allow an M-1 Use in the OM-1 Zone (SBMC §28.73.030), as identified below.

a. The use is compatible with ocean-dependent or ocean-related uses.

The site has been used as a fire training facility for more than 30 years, prior to adoption of the OM-1 Zone. The use would not conflict with or impact existing or future ocean-dependent or ocean-related uses as it is an intermittent use and does not generate significant noise, smoke or traffic. Due to design and operational characteristics of the Draeger training structures, the generation of smoke will be greatly reduced from the previous use of training tower for similar uses.

b. The property would have no feasible economic value if limited to ocean-dependent or ocean-related uses. This finding shall be substantiated by competent evidence determined by the Planning Commission to be objective which includes no present or future demand for ocean-dependent or ocean-related uses.

The subject property is owned by the City of Santa Barbara, and the City’s wastewater treatment facility occupies the majority of the site. The portion of the site currently used as a fire training facility currently has no economic value because the City has no intention of leasing this portion of the site to any private entity due to potential conflicts with the existing wastewater treatment facility. There is currently no demand from any City enterprises for an ocean-related or ocean-dependent use of the remaining one-acre portion of the site.

D. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it protects environmentally sensitive habitat areas, does not alter the existing drainage ditch and protects visual resources, as described in Section VI.D of the Staff Report.

2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, as
described in Section VI.C of the Staff Report. This includes, but is not limited to, consistency with LCP Policies 6.8, 6.9 and 6.10 which serve to protect biological productivity and water quality of the City's riparian resources and LCP Policy 9.1, which protects views to, from, and along the ocean and scenic coastal areas.

Exhibits:
A. Conditions of Approval
B. Site Plan
C. Applicant's letter, dated November 5, 2014
D. ABR Minutes, dated December 8, 2014
E. Applicable General Plan Policies
F. Applicable Local Coastal Plan Policies
G. CEQA Certificate of Determination
PLANNING COMMISSION CONDITIONS OF APPROVAL

4 S. CALLE CESAR CHAVEZ
DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT
JUNE 11, 2015

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. Order of Development. In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.

2. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E “Construction Implementation Requirements.”

3. Prepare and execute any required documents (see Written Conditions Document section).

4. Permits.
   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
   b. Submit an application for and obtain a Building Permit (BLD) for as-built construction previously developed on-site.

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

B. Written Conditions Document. The Owner shall execute a written instrument, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, and shall include the following:

1. Approved Development. The development of the Real Property approved by the Planning Commission on June 4, 2015 is limited to approximately 4,646 square feet of building area, consisting of two new pre-fabricated structures and several as-built structures for use as a Fire Training Facility, and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara. The plans shall be revised to incorporate formal parking lot striping for 13 parking spaces.

2. Uninterrupted Water Flow. The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

3. Recreational Vehicle Storage Prohibition. No recreational vehicles, boats, or trailers shall be stored on the Real Property.

EXHIBIT A
4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.

5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project’s surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the 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 Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

6. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Parking.** Parking for a total of thirteen vehicles, including one van accessible space, shall be delineated on the project plans.

2. **Screened Backflow Device.** The backflow devices for fire sprinklers and/or irrigation systems shall be provided in a location screened from public view, as approved by the ABR.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Community Development Department 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. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal
Code Chapter 22.87. The Owner shall submit drainage calculations prepared by a
registered civil engineer or licensed architect demonstrating that the new
development will comply with the City’s Storm Water BMP Guidance Manual.
Project plans for grading, drainage, stormwater facilities and treatment methods,
and project development, shall be subject to review and approval by the City
Building Division and Public Works Department. Sufficient engineered design and
adequate measures shall be employed to ensure that no unpermitted construction-
related or long-term effects from increased runoff, erosion and sedimentation,
urban water pollutants, or groundwater pollutants would result from the project.

After certificate of occupancy is granted, any proprietary treatment devices
installed will be subject to water quality testing by City Staff to ensure they are
performing as designed and are operating in compliance with the City’s Storm
Water MS4 Permit.

b. **Design Review Requirements.** Plans shall show all parking, design and landscape
   elements, as approved by the ABR and as outlined in Section C “Design Review,”
   and all elements/specifications shall be implemented on-site.

c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full
   size drawing sheet as part of the drawing sets. A statement shall also be placed on
   the sheet as follows: The undersigned have read and understand the required
   conditions, and agree to abide by any and all conditions which are their usual and
   customary responsibility to perform, and which are within their authority to
   perform.

Signed:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
<td>Date</td>
</tr>
<tr>
<td>Architect</td>
<td>Date</td>
</tr>
<tr>
<td>Engineer</td>
<td>Date</td>
</tr>
</tbody>
</table>

E. **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, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage
shall be posted at the points of entry to the site that list the contractor(s) name and
telephone number(s), to assist Building Inspectors and Police Officers in the
enforcement of the conditions of approval. The font size shall be a minimum of 0.5
inches in height. Said sign shall not exceed six feet in height from the ground if it
is free-standing or placed on a fence. It shall not exceed 24 square feet if in a
multi-family or commercial zone or six square feet if in a single family zone.

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 Public Works
Director with a Public Works permit.

3. Air Quality and Dust Control. The following measures shall be shown on
grading and building plans and shall be adhered to throughout grading, hauling, and
construction activities:

   a. During construction, use water trucks or sprinkler systems to keep all areas
      of vehicle movement damp enough to prevent dust from leaving the site. At
      a minimum, this should include wetting down such areas in the late morning
      and after work is completed for the day. Increased watering frequency
      should be required whenever the wind speed exceeds 15 mph. Reclaimed
      water should be used whenever possible. However, reclaimed water should
      not be used in or around crops for human consumption.

   b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15
      miles per hour or less.

   c. If importation, exportation and stockpiling of fill material is involved, soil
      stockpiled for more than two days shall be covered, kept moist, or treated
      with soil binders to prevent dust generation. Trucks transporting fill
      material to and from the site shall be tarped from the point of origin.

   d. Gravel pads shall be installed at all access points to prevent tracking of mud
      onto public roads.

   e. After clearing, grading, earth moving or excavation is completed, treat the
      disturbed area by watering, or revegetating, or by spreading soil binders
      until the area is paved or otherwise developed so that dust generation will
      not occur.

   f. The contractor or builder shall designate a person or persons to monitor the
dust control program and to order increased watering, as necessary, to
prevent transport of dust offsite. Their duties shall include holiday and
weekend periods when work may not be in progress. The name and
telephone number of such persons shall be provided to the Air Pollution
Control District prior to land use clearance for map recordation and land use
clearance for finish grading of the structure.

   g. All portable diesel-powered construction equipment shall be registered with
the state’s portable equipment registration program OR shall obtain an
APCD permit.

   h. Fleet owners of mobile construction equipment are subject to the California
Air Resource Board (CARB) Regulation for In-use Off-road Diesel
Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutants emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

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 Owner 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.
F. **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 public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the City of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.

   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

**NOTICE OF CONDITIONAL USE PERMIT APPROVAL TIME LIMITS:**

The Planning Commission action approving the Conditional Use Permit shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or

2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

**NOTICE OF DEVELOPMENT PLAN TIME LIMITS:**

The Planning Commission action approving the Development Plan shall expire four (4) years from the date of approval per Santa Barbara Municipal Code §28.85.090, unless:
1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.

2. The Community Development Director grants an extension of the development plan approval upon finding that the applicant has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the development plan approval.

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.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.
Exhibit B: The site plan, elevations, and photos for 4 S. Calle Cesar Chavez have been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Subject: Submittal of a Coastal Development Permit for new structures
City of Santa Barbara Fire Training Facility
30 South Olive Street, APN 017-113-023

Dear Commissioners,

On behalf of the Santa Barbara City Fire Department, Public Works is pleased to submit a Coastal Development Permit application for your consideration. Your review authority stems from 28.44.110.A.1 since the project occurs in an appealable area.

Proposed Project Description

The proposed project includes one (1) two-story “Phase V Multi Story” Dräger prefabricated building and one (1) single-story split level ”Phase I Flashover Observation” Dräger prefabricated building, together referred to as “training props” for the Santa Barbara Fire Training Facility to be located on city-owned property at 30 S. Olive St, APN 017-113-023. In addition to these training props, improvements will be made to the site to enhance stormwater collection and treatment.

Background and Project Justification

The site is currently developed with a four-story training structure, training classroom, storage buildings and other training props. The City intends to add two new training props to improve the Santa Barbara Fire Department’s training capabilities (see locations on Exhibit A). The new training props will also be used by other area fire departments. The additional training opportunities will enhance the emergency response and life-saving skills and abilities of local firefighting personnel.

Project Site

The parcel upon which the Fire Training Facility is located is 2.06 acres. The portion of the site fenced off and used for the Facility is approximately 1 acre (43,667sf). Therefore, the statistics shown on the accompanying plans use 43,667sf as the site size. The rest of the site is used for the El Estero Wastewater Treatment Plant. The site is addressed 30 South Olive Street. The Coastal Land Use Designation is Major Public and Institutional

EXHIBIT C
with a zone district of SD-3 / OM-1. The site occurs in Appealable Jurisdiction II of the City’s Local Coastal Plan.

Riparian habitat has been identified on a drainage course that runs parallel to the southern property line between the property and the Union Pacific Railroad ROW. As part of the proposal development, Fire and Public Works met with the Creeks Division and determined that the proposed stormwater treatment and the location of the new containers is acceptable.

Zoning and land use surrounding the site are as follows:

North of the project site
Zone: Ocean-Oriented Industrial
General Plan Designation: Industrial

West of the project site (El Estero Wastewater Treatment Plant)
Zone: Major Public and Institutional
General Plan Designation: Ocean related industrial/Institutional

South of the project site
Zone: Recreation/Open Space (South of UPRR)
General Plan Designation: Park/Open Space and Ocean Related Commercial/Medium High Residential (south of UPRR)

East of the project site
Zone: Ocean-Oriented Industrial
General Plan Designation: Industrial

Existing structure sizes and uses

The site is currently developed with a four-story training structure permitted and built in 1979 and 1984, a training classroom permitted and built in 1981, five previously unpermitted storage and training accessory structures, and shipping containers. These structures would be permitted ‘as built’ through this request. No structures are proposed to be demolished or removed from the site. Specifically, the existing structures are as follows:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Square Footage</th>
<th>Max Height</th>
<th>Year Installed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage “A”</td>
<td>8x40</td>
<td>320SF</td>
<td>8’</td>
</tr>
<tr>
<td>Storage “B”</td>
<td>8x40</td>
<td>320SF</td>
<td>8’</td>
</tr>
<tr>
<td>Towers “C”</td>
<td>13x26</td>
<td>388SF</td>
<td>40’</td>
</tr>
<tr>
<td>Shipping Container D</td>
<td>8x20</td>
<td>160SF</td>
<td>8’</td>
</tr>
<tr>
<td>Shipping Container E</td>
<td>8x26</td>
<td>208SF</td>
<td>10’</td>
</tr>
<tr>
<td>Training Prop “F”</td>
<td>~50x42</td>
<td>2,120SF</td>
<td>14’4” + 3’6” rail</td>
</tr>
<tr>
<td>Accessory Structure “G”</td>
<td>12x33</td>
<td>396SF</td>
<td>10’6”</td>
</tr>
<tr>
<td>Classroom “H”</td>
<td>28x34</td>
<td>952SF</td>
<td>12’6”</td>
</tr>
<tr>
<td>Shipping Container “I”</td>
<td>8’x40’</td>
<td>320SF</td>
<td>8’0”</td>
</tr>
<tr>
<td>Pitched Roof Prop “J”</td>
<td>22’x20’</td>
<td>440SF</td>
<td>5’4”</td>
</tr>
</tbody>
</table>
Existing stormwater facilities on site include four existing catch basins located in the existing concrete pad that drain untreated runoff to a drainage ditch which occurs off property to the south in the Railroad Right of Way.

No known existing or proposed recreation trails or easements occur on the site. Water and sewer service to the site is provided by the City.

Proposed Structures, Sizes and Uses

Structures

The proposed project includes one (1) two-story “Phase V Multi Story” Drager prefabricated building and one (1) single-story split level “Phase I Flashover Observation” Drager prefabricated building, together referred to as “training props” for the Santa Barbara Fire Training Facility.

The “Phase V Multi Story” training prop consists of a complex of five connected containers totaling 930sf with an interior and exterior stairway component. This prop requires a level gravel pad of not less than 60’ wide by 50’ long. The containers are placed on top of each other for a maximum height of approximately 17 feet with a vent stack that reaches 19’.

The “Phase I Flashover Observation” training prop consists of two connected containers totalling: a “Burn container” of 10’ long by 8’ wide and 11 1/2’ in height, and a “Observation container” of 20’ long by 8’ wide and 8 1/2’ in height.

The props themselves will cover an area roughly 1,170 square feet. The props will be placed on a graded, prepared site consisting of stone bedding.

No vegetation removal is proposed. No exterior lighting is proposed. No grading is proposed except for installation of the infiltration trenches as described in the Stormwater Improvements Section.

Existing and Proposed Uses

The existing uses of the site for fire personnel training will continue as they do currently. The use of the site by multiple agencies is scheduled per the needs of each agency. The SBFD uses the tower quite frequently as a single company daily drill that may or may not be recorded on the calendar. Looking at the 2014 training calendar the following days were scheduled for training at the SBTFT.

a. SBFD with 47 organized training days
b. Santa Barbara County Fire with 13 organized training days
c. Carpinteria/Summerland Fire with 12 organized training days
d. Montecito Fire with 14 organized training days
e. SBPD with 9 organized training days
f. And non-fire usage was 9 scheduled days.
The training facility usage may increase with the new props but some of the training done on the new props will replace other scheduled training. If they schedule annual training on the props it would take 3-6 days per agency to get everyone through. With the addition of a recruit academy in 2015 the training calendar may increase another 3-5 days in regards to the new props.

Hours of operation are typically in the mornings, with personnel arriving on engines and ladders.

**Stormwater Improvements**

As shown in the accompanying plans, the project proposes a number of improvements to meet the current stormwater requirements as defined in the City’s SWMP through site design, and storm water runoff Best Management Practices (BMPs). The improvements for this purpose include:

These include the following:

- Removal of 1,244 sf of impervious pavement around the four existing drop inlets. This area will be replaced by 1,244 square feet of pervious pavers.
- A proposed trench drain at the project entrance. The drain will connect to a 80’ long and 18” wide proposed infiltration trench along the eastern property line.
- Use of an existing 9” deep local depression at the SE corner of the site, and another 5” deep local depression along the southern property line as proposed infiltration basins. These will be excavated to 30” deep and rocks added.
- A 90’ long, 18” wide, max 30” deep infiltration trench along the south property line behind an existing training prop.
- A 55’ long, 18” wide, max 30” deep infiltration trench at the northwest corner of the site.
- A proposed infiltration basin, max 30” deep at the SW corner of the property.

The infiltration trenches have been located to avoid the need to remove hedges or other vegetation. To establish these trenches, approximately 300cy of dirt will be excavated. Soil testing was performed to determine the percolation rates and design the stormwater protection features. As shown on the drainage exhibit, various drainage areas are each addressed by one or more proposed features in order to promote infiltration before leaving the site. The stormwater collected in each of the existing stormdrains will continue to drain to the drainage located off the property to the south.

**Biology**

A site visit was conducted in July 2014 by Ted Mullen, Marine Research Specialist. His findings were as follows:

*The purpose of my site visit was to inspect the habitat immediately south of the Training Center, between the fenced property and the drainage running parallel to the southern portion of the property; specifically, the survey was focused on identifying the Top of Bank and any potential riparian or wetland plant species growing in this area.*
The habitat in this area is characterized by weedy perennials that are typical of disturbed areas, are commonly found along roadsides and dry fields, and are often associated with areas that are repeatedly disturbed. In general, this area showed evidence of repeated disturbance which includes homeless activities including possible camping sites and worn trails along the edge of the drainage channel. Vegetation between the channel’s relatively well-defined Top of Bank (TOB) and Training Center’s fence-line was dominated by non-native acacia (Acacia sp.) shrubs and trees, castor bean (Ricinus communis), ragweed (Ambrosia sp.), and kikuyu grass (Pennisetum clandestine). The TOB was estimated to be between approximately 15 to 25 feet to the south of the Training Center’s fence-line. The drainage below the TOB contained both native and non-native vegetation and included cattail (Typha sp.) and bulrush (Schoenoplectus californicus) and coyote brush (Baccharis pilularis). Cattail and bulrush are both native species that provide important, although limited in this area, habitat for wildlife and also aid in slope and sediment control and water quality issues. This drainage is expected to be hydrologically connected to tributaries that eventually flow into the Mission Creek outflow and the Pacific Ocean.

Parking

The existing use of the site will continue with addition of the training props. While there are no designated parking spaces on site, the Fire Department reports to have plenty of parking on site inside the fence line. The majority of the training is with on duty crews, with the engine companies parking on the concrete in front of the roof prop. There is no need for designated parking stalls as personnel parks where needed depending on the training. Parking has never been an issue.

Construction & Staging

The manufacturer’s specification indicates that a large capacity fork-lift truck, with extended arms or crane will be required to install each of the props on site. They estimate less than 5 days, and 3 people (forklift operator +2) to deliver the props to the prepared gravel pads. Preparation of the gravel pad and installation of the trenches is anticipated to take less than five days.

The Training Facility has large paved areas around the Tower “C” which will be used for staging of materials needed for the stormwater improvements, props, and the necessary forklift or crane during installation.

Archeology

As referenced in the DART submittal cover letter provided for the El Estero project, the City performed an “intense archeological survey” on the adjacent property and no “previously unrecorded prehistoric or historic cultural resources were recorded.” The report is on file with the City Planning Office.
Other

No demolition is proposed with this project. No exterior lighting is proposed. No hazardous materials in any quantity are stored at the SBFTF.

Previous correspondence with City staff

On behalf of the Fire Department, City Facilities and the project Civil Engineer, Michael Hamilton have met with Creeks a number of times to discuss the project. Steve Greer has also been contacted and is aware of the proposed project.

Required findings to approve, explain goals, etc.

In order to approve the Coastal Development Permit, the Planning Commission must make findings in accordance with SBMC §28.44.150 Findings as follows:

A. The project is consistent with the policies of the California Coastal Act; and503-8 rev. 6/30/07
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.)

The LCP contains a number of policies that are applicable to this project.

Conservation Element

Adjacent to the southern edge of the property is an existing drainage course. The City’s Conservation element contains several goals related to creek corridors. The applicable goals include to “restore where feasible, maintain, enhance and manage the Creekside environments within the City as visual amenities, where consistent with flood control management and soil conservation techniques.”

Related to that is Policy 1 which requires that “Development adjacent to creeks shall not degrade the creeks or their riparian environments”

The project is consistent with these two policies in that it proposes no grading or vegetation removal. The proposed structures occur well outside the creek setback toward the north half of the site. Additionally, site improvements will improve the drainage and stormwater quality leaving the site through the slowing and infiltration opportunities provided via installation of a number of infiltration trenches and basins. It additionally will replace impervious area around the stormdrains with pervious pavers allowing for additional infiltration prior to directing stormwater to the creek.

Policy 3 under the same section, as well as LCP Policy 9.1 calls for new development to not obstruct scenic view corridors. The proposed structures are well below the maximum height allowed in the zone, and are lower than the existing structures to the north. No vegetation removal is proposed with the project, therefore existing screening provided by perimeter hedges will continue to screen views of the site.
Significant issues and problem areas as you understand them

The site will continue to be used in a similar fashion as it currently is used by the Fire Department. The stormwater leaving the site will be improved over the baseline condition. Therefore, no significant issues or problems would be created by the project.

The project site is located in the “Component 5” area of the Local Coastal Plan (LCP). According to the LCP, the major issues in this area include: “potential seismic hazards related to liquefaction; recreational opportunities in the waterfront; visitor-serving commercial possibilities; ocean-oriented industry related to the harbor area; and adequate public services related to circulation, transit, and parking facilities (see related policy discussion sections in Chapter 3).”

“Component 5 is also constrained by the circulation, transit, and parking problems within the waterfront area in conjunction with Components 3, 4, 5, 6, and 8.”

In response to these constraints identified in the LCP, it should be restated that the site will continue to be used in a similar fashion as it currently is used by the Fire Department. The location, which is cut off from the waterfront by the railroad ROW, would not be suitable for ocean-oriented industry or recreation given the parking and circulation challenges that the location at the end of two dead-end streets in an industrial area present.

Pre-Application Reviews

As we understand it, some of the as-built structures and proposed structures require design review with the Architectural Board of Review (ABR). Many of the structures on site are manufactured containers or container-like pre-fabricated structures. We look forward to your feedback on the need for ABR review.

Enclosed herewith, please find the following materials

- (1) Original wet signed Master Application
- (3) Copies of the signed Master App
- (1) Signed Coastal Development Permit Application
- (1) Development Application Review Team (DART) Submittal Packet
- (1) DART SWMP Checklist
- (1) Design Review Application and Checklist
- (1) Hazardous Waste and Substances Form
- (13) Sets of Plans (3) with color elevations for ABR and (10) in Black & White
  a. Preliminary Site Civil plans
  b. Elevations for ‘As-Built’ structures
  c. Elevation for proposed Phase V training prop
- (13) Proposed Training Prop Detail Sheets (from Manufacturer)
- (2) Site photos
- (1) Biological survey email
- (1) CD with all submitted items including plans
Thank you for your consideration of the project. Please feel free to contact me by phone at (805) 564-5456 or by email at bklinzing@SantaBarbaraCA.gov.

Sincerely,

Bradley Kinzing
Project Engineer

cc: Michael Hamilton, Project Engineer, Stantec 111 E. Victoria Street, Santa Barbara CA 93101
City of Santa Barbara
Planning Division

ARCHITECTURAL BOARD OF REVIEW
MINUTES

Monday, December 8, 2014  David Gebhard Public Meeting Room: 630 Garden Street  3:00 P.M.
BOARD MEMBERS:

PAUL ZINK, Chair
KIRK GRADIN, Vice-Chair (Consent Calendar Representative)
THIEP CUNG
SCOTT HOPKINS
COURTNEY JANE MILLER (Landscape Representative)
STEPHANIE POOLE (Consent Calendar Representative)
WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT
PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF:
JAIME LIMÓN, Design Review Supervisor
SUZAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/ABRVideos.

CALL TO ORDER:
The Full Board meeting was called to order at 3:01 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Cung, Gradin, Hopkins, Miller (present until 5:39 p.m.), Poole, and Wittausch.
Members absent: None.
Staff present: Gantz, Limón (present until 4:05 p.m.), and Goo.

GENERAL BUSINESS:

A. Public Comment:
No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of November 24, 2014, as amended.
Action: Hopkins/Poole, 7/0/0. Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of December 1, 2014. The Consent Calendar was reviewed by Paul Zink and Courtney Jane Miller.
Action: Hopkins/Miller, 7/0/0. Motion carried.

The Consent Review for December 8, 2014, was cancelled.

EXHIBIT D
6) Some Board members concurred with the HLC that the New Pebble (#3) design was not acceptable, and some members would prefer replacement with the Chase Palm (4) design for beaches and parks. It was observed that both designs are susceptible to graffiti tagging.

7) Some Board members found the Urban Renaissance design practical and appropriate. Some members suggested placement of the Urban Renaissance (#1) design in a location to ascertain if the proposed container is too small for certain areas of the City when placed next to a building or object (with the exception of unacceptable tubular steel in El Pueblo Viejo Landmark District).

8) And, the Board concurred with the Historic Landmarks Commission previous comments, as follows:
   a) The Chase Palm design where proposed, as well as in El Pueblo Viejo Landmark District, is acceptable. (Current receptacles located within the downtown area were specifically designed for El Pueblo Viejo Landmark District.)
   b) The new proposed pebble design is not supportable.
   c) The Wassau Split Unit design is preferred throughout, including where non-conforming containers are currently located, as replacement needs arise.
   d) The Wassau containers shall be a Malaga Green color (with blue lid for recycling). The Chase Palm containers shall be true terra cotta color.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 4S CALLE CESAR CHAVEZ (FIRE TRAINING) (3:45)  

(Proposal for two new pre-manufactured steel structures for training at an existing fire training facility on a two acre parcel. The structures of 240 square feet and 930 square feet will total 1,170 square feet. Planning Commission review is requested for a Conditional Use Permit and a Coastal Development Permit.)

OM-1/SD-3 Zone

Assessor's Parcel Number: 017-113-023  
Application Number: MST2014-00554  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara, Public Works/Facilities  
Engineer: Stantec

(Comments only; requires Environmental Assessment.)

Actual time: 4:05 p.m.

Present: Brad Klinzing, Project Engineer II; Pat McElroy, Fire Chief; Tony Pighetti, Fire Training Captain; and Mike Hamilton, Principle Engineer for Stantec.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission then to return to Consent Review with comments:

1) Provide a color chip of the proposed red color; preferably a darker, deeper primer (dried blood) color.
2) Plans are to show the proposed landscaping and details, and to note on the plans the current location and details of the existing hedges for screening from public view. Existing hedges are to be maintained at the required height.

Action: Cung/Wittausch, 7/0/0. Motion carried.
RELATED GENERAL PLAN POLICIES
4. S. Calle Cesar Chavez
Fire Training Facility

Environmental Resources (GPU 2011)

Biological Resources Policies

ER11. Native and Other Trees and Landscaping. Protect and maintain native and other
urban trees, and landscaped spaces, and promote the use of native or Mediterranean
drought-tolerant species in landscaping to save energy and water, incorporate habitat,
and provide shade.

ER12. Wildlife, Coastal and Native Plant Habitat Protection and Enhancement. Protect,
maintain, and to the extent reasonably possible, expand the City’s remaining diverse
native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and
urban-adapted habitats.

Hydrology, Water Quality and Flooding Policies

ER15. Creek Resources and Water Quality. Encourage development and infrastructure that
is consistent with City policies and programs for comprehensive watershed planning,
creeks restoration, water quality protection, open space enhancement, storm water
management, and public creek and water awareness programs.

ER16 Storm Water Management Policies. The City’s Storm Water Management Program’s
policies, standards and other requirements for low impact development to reduce storm
water run-off, volumes, rates, and water pollutants are hereby incorporated into the
General Plan Environmental Resources Element.

ER17. Creek Setbacks, Protection, and Restoration. Protection and restoration of creeks
and their riparian corridors is a priority for improving biological values, water quality,
open space and flood control in conjunction with adaptation planning for climate
change.

Aesthetics and Visual Resources Policies

ER24. Visual Resources Protection. New development or redevelopment shall preserve or
enhance important public views and viewpoints for public enjoyment, where such
protection would not preclude reasonable development of a property.

ER25. Enhance Visual Quality. Not only retain, but improve visual quality of the city
wherever practicable.

EXHIBIT E
VISUAL RESOURCES

Policies

1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environments.

3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

BIOLOGICAL RESOURCES

Policies

5.0 The habitats of rare and endangered species shall be preserved.

10.0 Programs shall be developed to maintain a productive urban biotic community.

11.0 Where Biological Resources policies conflict, the policy most protective of the natural environment shall prevail.

DRAINAGE AND FLOOD CONTROL

Policies

1.0 The City shall participate in the Federal Flood Insurance Program so that property owners may receive disaster assistance.  

2.0 Floodplain management programs shall be implemented through the Building Officer of the Division of Land Use Controls, and the Flood Control Division.

3.0 Hazard reduction programs shall be implemented in urban sections of the City already built in hazardous flood-prone areas.

4.0 Goals and policies of this Element are interrelated with those of the Safety and Open Space Elements and shall be considered together in land use planning decisions.
WATER RESOURCES

Policies

1.0 Provide for a continued supply of water to the City which meets all Regional, State, and Federal health standards.

2.0 Develop plans for implementation of water conservation regulations.

3.0 Implement monitoring program of groundwater resources in the Santa Barbara basin.

Noise Element (1979, prior amendment 1983)

Policies

1.0 Land use noise compatibility standards should be established for general planning and zoning purposes.

2.0 Provision should be made for the identification and evaluation of potential noise problem areas.

3.0 Existing and potential incompatible noise levels in problem areas should be reduced through land use planning, building and subdivision code enforcement, and other administrative means.

4.0 Existing and potential incompatible noise levels in problem areas should be reduced through operational or source controls where the City has responsibility for such controls.

5.0 A program should be developed for the education of the community in the nature and extent of noise problems in the City.

6.0 Noise control activities should be coordinated with those of other responsible jurisdictions.

7.0 Provision should be made for periodic review and revision of the Noise Element.

Safety and Public Services (GPU 2011)

City Infrastructure Policies

PS1. City Services and Facilities. City services and facilities shall be built, maintained and operated in a manner to provide adequate services to all residents and coexist compatibly with surrounding land uses.

PS2. Financing Capital Improvements. The City shall pursue a variety of financing sources for the maintenance and enhancement of capital improvement projects.
PS3. Planning for Climate Change Adaptation. The City shall include in the Climate Action Plan an estimated timeline of anticipated potential climate changes over the next 100 years to the extent information is available. This timeline will be periodically updated as part of the Adaptive Management Program and will be considered in all City capital projects.

SEISMIC SAFETY/SAFETY ELEMENT (1979)

Policy

The specific policies listed below provide a general direction or more specific steps for achieving the stated goals through implementation and action programs. The following are recommended policy statements:

To maintain, revise (wherever necessary), and enforce existing standards and criteria to reduce or avoid all levels of seismic or other geologic risk.

To evaluate the compatibility of existing zoning as well as future land use allocation with known geologic risk zones, or those which may be identified in the future.

To recognize the need to provide greater safety for important or critical-use structures (such as hospitals, schools, public assembly facilities, dams, and utility corridors) through careful site selection, appropriately comprehensive site investigation, and enforcement of applicable codes and regulations.
RELATED LOCAL COASTAL PLAN POLICIES
4 S. Calle Cesar Chavez
Fire Training Facility

GENERAL POLICIES

Policy 1.1  The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Policy 1.2  Where policies within the land use plan overlap, the policy which is the most protective of the resources, i.e. water, air, etc. shall take precedence.

Policy 1.3  Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City’s existing General Plan or existing regulations, the policies of the land use plan take precedence.

WATER AND MARINE ENVIRONMENTS POLICIES

General Biotic Resources

Policy 6.1  The city, through ordinance, resolutions, and development controls, shall protect, preserve, and, where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC Section 30240.

Policy 6.2  The City will support and encourage the enforcement of all laws enacted for the purposes of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health.

Creek Environments

Policy 6.8  The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

Policy 6.9  The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

Policy 6.10  The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. This setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.

EXHIBIT F
OCEAN DEPENDENT ACTIVITIES POLICIES

Policy 7.5  Land area inland of the proposed easterly breakwater shall be designated to permit and encourage ocean-oriented industrial uses.

VISUAL QUALITY POLICIES

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:

(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;
(4)  Developing a system to evaluate view impairment of new development in the review process.

Policy 9.3  All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

Policy 9.5  All parking facilities shall be screened from public view in a method suggested in the City's Scenic Highways Element of the General Plan.

PUBLIC SERVICES POLICIES

Policy 11.5  All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.

LAND USE POLICIES

Policy 12.2  New developments within the City's Waterfront Area shall be evaluated as to a project's impact upon the area's:

(1)  Openness;
(2)  Lack of Congestion;
(3)  Naturalness; and
(4)  Rhythm.
City of Santa Barbara
CEQA CERTIFICATE OF DETERMINATION

To: File: MST 2014-00554
   Project Address (Name): 4 S Calle Cesar Chavez

From: Steven Greer, Project Planner, 805-564-5470 x 4558, SGreer@SantaBarbaraCA.gov.

Subject: Certificate of Determination for Exemption from Environmental Review under CEQA Guidelines Section 15183

Project Location: City of Santa Barbara, County of Santa Barbara

General Plan Designation(s): Institutional

Local Coastal Plan Designation(s): Major Public and Institutional

Assessor’s Parcel Number(s): 017-113-023 Zone(s): OM-1/SD-3

Project Applicant: Brad Klitzing / for City of Santa Barbara Facilities Division

Project Description: The project consists of the installation of two pre-fabricated steel structures totaling 1,170 square feet at the existing City Fire Training Facility, located on a two-acre parcel within the City’s El Estero Wastewater Treatment Facility property. One structure would be a one-story, 240 square-foot structure with a maximum height of 8½ feet, and the second structure would be a two-story, 930 square-foot structure with a maximum height of 17 feet. The structures would be utilized for fire observation and fire training purposes, and would replace use of the existing four-story concrete tower that can no longer be utilized for “hot” fire training due to structural integrity concerns. The existing four-story training tower would remain and would function for other training uses such as ladder drills. The project also includes the legalization of several “as-built” structures that were previously developed on site and total approximately 3,476 square feet. Access to the site is directly from Calle Cesar Chavez.

The discretionary applications required for this project are:

A. A Development Plan to allow the construction of 4,646 square feet of nonresidential development (SBMC Chapter 28.85);

B. A Conditional Use Permit to allow the construction of 4,646 square feet of nonresidential development for use as a Fire Training Facility in the OM-1/SD-3 zone (SBMC §28.94.030(x)); and

C. Coastal Development Permit (CDP2015-00006) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

Project Environmental Findings: The City of Santa Barbara evaluated the proposed project and made the following determinations:

1. The project is consistent with density established for the site in the City of Santa Barbara General Plan.

2. A Program Environmental Impact Report was certified for the 2011 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects.

3. Pursuant to CEQA and CEQA Guidelines (Public Resources Code Section 21083.3 and California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the prior Environmental Impact Report for the 2011 General Plan.

4. Project-specific impacts:
   - The project will not result in significant project-specific environmental effects.
   - Potentially significant project-specific environmental effects will be substantially mitigated by uniformly applied development standards, as described in Preliminary Review documentation. The project will not result in significant project-specific effects.

5. Environmental effects were previously analyzed in the Environmental Impact Report for the 2011 General Plan.
   - Relevant mitigation measures from the General Plan Program EIR have been made part of the project.
   - No mitigation measures from the General Plan Program EIR are relevant or have been made part of the project.

6. A mitigation monitoring and reporting plan [☐ was ☑ was not] adopted for this project.

EXHIBIT G
7. A Statement of Overriding Considerations was adopted by City Council for the 2011 General Plan (Resolution 11-079), finding that the significant environmental effects of citywide development under the 2011 General Plan were outweighed by the benefits of the Plan and therefore deemed acceptable. The Statement of Overriding Considerations remains applicable for the current project.

8. Findings were made pursuant to the provisions of CEQA.

Exempt Status: Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Projects Consistent with Community Plan or Zoning) and CEQA Statute (Section 21083.3 of California Public Resources Code)

The Program Environmental Impact Report for the 2011 General Plan and the record of current project permit review process may be viewed by the public at the City Planning Division office at 630 Garden Street, Santa Barbara.

Signature (City of Santa Barbara)  Project Planner/Environmental Analyst  5/26/2015

Title  Date