



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

**RESOLUTION NO. 013-21
500 JAMES FOWLER ROAD
COASTAL DEVELOPMENT PERMIT
DECEMBER 2, 2021**

**ZONE: A-F AVIATION FACILITIES/ S-D-3 COASTAL OVERLAY, LAND USE DESIGNATION:
MAJOR PUBLIC & INSTITUTIONAL APN: 073-450-003, PLN 2021-00114, APPLICANT/OWNER:
BRADLEY KLINZING/CITY OF SANTA BARBARA, DATE FILED: MARCH 9, 2021**

Reconfiguration of the rental car parking area at the Santa Barbara Airport to accommodate three new Remain-Over-Night parking spaces for large commercial aircraft. The project includes expansion of the existing rental car parking area south of the main terminal building, demolition of an existing hangar, demolition and replacement of existing paving, new parking lot landscape planter islands, enhanced landscaping with additional trees, relocation of parking lot lighting, and new perimeter security fence. The discretionary application required for this project is a Coastal Development Permit (CDP2021-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 24, 2021
2. Project Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application, making the following findings and determinations:

A. **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act because it proposes reconfiguration of existing airport operations located in an already developed and largely paved area and proposes improvements in the visual quality of the site as described in Section V.B.1 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 because it would not present any change to public access, recreation, environmentally sensitive habitat, or public services, and it would result in improvements to airport operations and visual quality of the site, as described in Section V of the Staff Report.

II. Said approval is subject to the following conditions:

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) for construction of approved development and complete said development.

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

- B. **Approved Development.** The development of the Real Property approved by the Planning Commission on December 2, 2021 is limited to the reconfiguration of the rental car parking area and Airport Operations Area to accommodate three new Remain-Over-Night (RON) parking spaces for large commercial aircraft. The existing rental car ready/return parking area would be expanded toward the east and south. An existing 10,500 square foot hangar (determined not to be a historic resource) would be demolished. A portion of the paving is proposed to be demolished and re-paved with permeable concrete. New parking lot landscape planter islands, a new driveway from the passenger drop-off lanes to the rental car parking lot, and new storm water control measures will be constructed associated with the new parking lot. Existing pavement will remain in the RON parking area, as it was originally designed to handle aircraft loads. The existing parking lot lighting in the rental car parking lot will be relocated to the proposed rental car area. A new perimeter security fence will be constructed between the rental car parking lot and the Airport Operations Area as described in the Applicant Letter dated November 15, 2021 and shown on the plans signed by the chairperson of the Planning Commission on TBD and on file at the City of Santa Barbara.
- C. **Storm Water Pollution Control and Drainage Systems Maintenance.** Airport shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Airport 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 Airport 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 Airport 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.
- D. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR).
- E. **Requirements Prior to Permit Issuance.** The Airport shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Community Development Department.**
 - a. **Contractor and Subcontractor Notification.** The Airport shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.

- b. **Letter of Commitment for Pre-Construction Conference.** The Airport shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition E.1 “Pre-Construction Conference” prior to disturbing any part of the project site for any reason.
- c. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review (ABR) and as outlined in Section D “Design Review,” and all elements/specifications shall be implemented on-site.
- d. **Native American Monitoring Contract.** A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal, and ground clearance in the project area. The contract shall be subject to the review and approval of the Environmental Analyst and must be executed prior to issuance of a building permit.
- e. **Archaeological Monitoring Contract.** Submit a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal, and ground clearance in the project area. The contract shall be subject to the review and approval of the Environmental Analyst and must be executed prior to issuance of a building permit.

The archaeologist’s monitoring contract shall include the provisions identified in condition D.1.d “Requirement for Archaeological Resources” below.

- f. **Requirement for Archaeological Resources.** The following information shall be printed on the demolition, grading, and site plans:

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 Airport 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. 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.

- g. **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:

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| Airport Director | Date |
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| Contractor | Date | License No. |
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| Architect | Date | License No. |
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| Engineer | Date | License No. |
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- F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Airport and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and the Construction Contingency Plan shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Community Development Department Building and Planning Divisions, Contractor, and each Subcontractor.
2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

3. **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.
4. **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. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
 - b. 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 pollutant 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.
 - c. 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.
 - d. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - e. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - f. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
 - g. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - h. All construction equipment shall be maintained in tune per the manufacturer's specifications.
 - i. The engine size of construction equipment shall be the minimum practical size.
 - j. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
5. **Asbestos & Lead-Containing Materials.** Pursuant to Air Pollution Control District (APCD) Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County

APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Disposal of material containing asbestos and/or lead shall be sent to appropriate landfills that are certified to accept this material.

6. **Native American Monitoring.** A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall monitor all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal, and ground clearance in the project area.
7. **Archaeological Monitoring.** An archaeologist from the most current City Qualified Archaeologists List shall monitor all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal, and ground clearance in the project area.

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.

III. Said approval is subject to the following time Limit:

- A. The Planning Commission action approving the Coastal Development Permit shall expire two years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:
 1. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
 2. The Community Development Director grants an extension of the coastal development permit and 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 a one-year extension of the approval, and such an extension may be granted no more than three times.

This motion was passed and adopted on the 2nd day of December, 2021 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Gillian Fennessy
Gillian Fennessy, Commission Secretary

12/16/2021
Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.