



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 1, 2009
AGENDA DATE: October 8, 2009
PROJECT ADDRESS: 520 E. Yanonali Street (MST2009-00011)
 El Estero Wastewater Treatment Plant
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

The project consists of a proposal to convert an existing concrete storage enclosure to a new one-story, 180 square foot office at the El Estero Wastewater Treatment Plant.

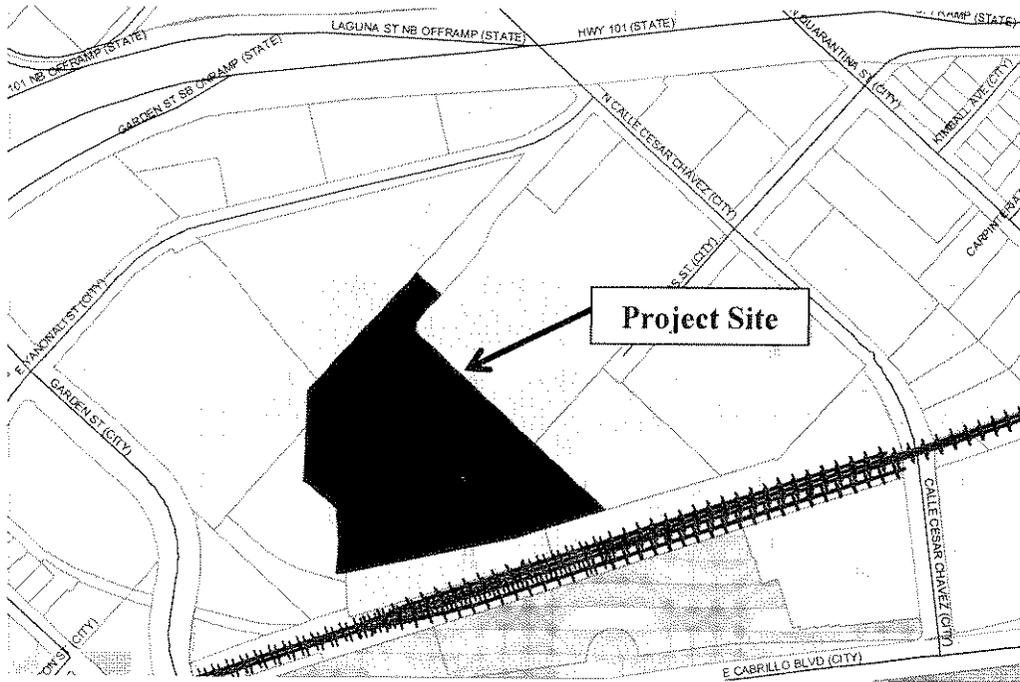
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Development Plan to allow 180 square feet of non-residential floor area (SBMC §28.87.300); and
2. A Coastal Development Permit (CDP2009-00011) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the size and massing of the project are consistent with the existing wastewater treatment facility. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map of 520 E. Yanonali Street

APPLICATION DEEMED COMPLETE: August 28, 2009
 DATE ACTION REQUIRED: November 28, 2009

IV. SITE INFORMATION AND PROJECT STATISTICS

Applicant:	Doug Reeves, Architect	Property Owner:	City of Santa Barbara
Parcel Number:	017-113-016	Lot Area:	7.99 acres
General Plan:	Major Public & Institutional	Zoning:	OM-1/SD-3, Ocean-Oriented Light Manufacturing, Coastal Overlay Zones
Existing Use:	Wastewater Treatment Plant	Topography:	Less than 6%
Adjacent Land Uses:			
North - Industrial		East - Industrial	
South - Southern Pacific Railroad		West - Laguna Channel/ Industrial	

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks	None	> 90 feet	> 90 feet
Building Height	4 stories, 60 feet	4 foot wall	1 story, approx. 12 feet
Parking	49 (1 per 250 sq. ft.)	68	68

The proposed project would meet the requirements of the OM-1/SD-3, Ocean-Oriented Light Manufacturing and Coastal Overlay Zones. The proposed office would be constructed within the existing footprint of the storage enclosure and would serve the existing water treatment facility, which is an allowed use in the zone. The 180 square feet of additional non-residential floor area would require one additional parking space; however, the facility currently has more parking spaces than are required.

VI. ISSUES

A. DESIGN REVIEW

The project was reviewed by the Architectural Board of Review (ABR) on September 28, 2009 and received favorable comments.

B. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN

General Plan: The project site is located in the East Beach neighborhood, which is bounded on the north by Highway 101, on the south by Cabrillo Boulevard, on the east by the City limits, and on the west by Santa Barbara Street. The Land Use Element describes the neighborhood as having a diverse mix of industrial, hotel-motel, residential, and public facility uses and states that the existing wastewater treatment plant would remain at its present location. Therefore, the proposal to convert an existing storage enclosure to office space to serve the wastewater treatment plant would be in compliance with the General Plan.

Local Coastal Plan: The project site is located in Component Five of the Local Coastal Plan (LCP). The primary coastal issues related to new development in this area relate to seismic hazards, recreation, and adequate public services such as circulation, traffic and parking. The proposal to convert an existing storage enclosure to office space would not conflict with these coastal issues because the proposal would be within the footprint of the existing storage enclosure, would serve the existing wastewater treatment plant, and would not require additional parking. In addition, given the location of the proposal, it would not affect public access to coastal resources.

C. DEVELOPMENT PLAN (SQUARE FOOTAGE ALLOCATION)

The El Estero Wastewater Treatment Plant comprises a number of separate parcels. The proposed project is located on a parcel that was allocated 2,700 square feet of non-residential floor area under the City's Measure E non-residential growth management program in 1996. There is currently 300 square feet of non-residential floor area available for the subject parcel; therefore, Staff supports the request for 180 square feet from the Small Addition Development Plan category.

D. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

VII. FINDINGS

The Planning Commission finds the following:

A. **DEVELOPMENT PLAN APPROVAL (SBMC§28.87.300)**

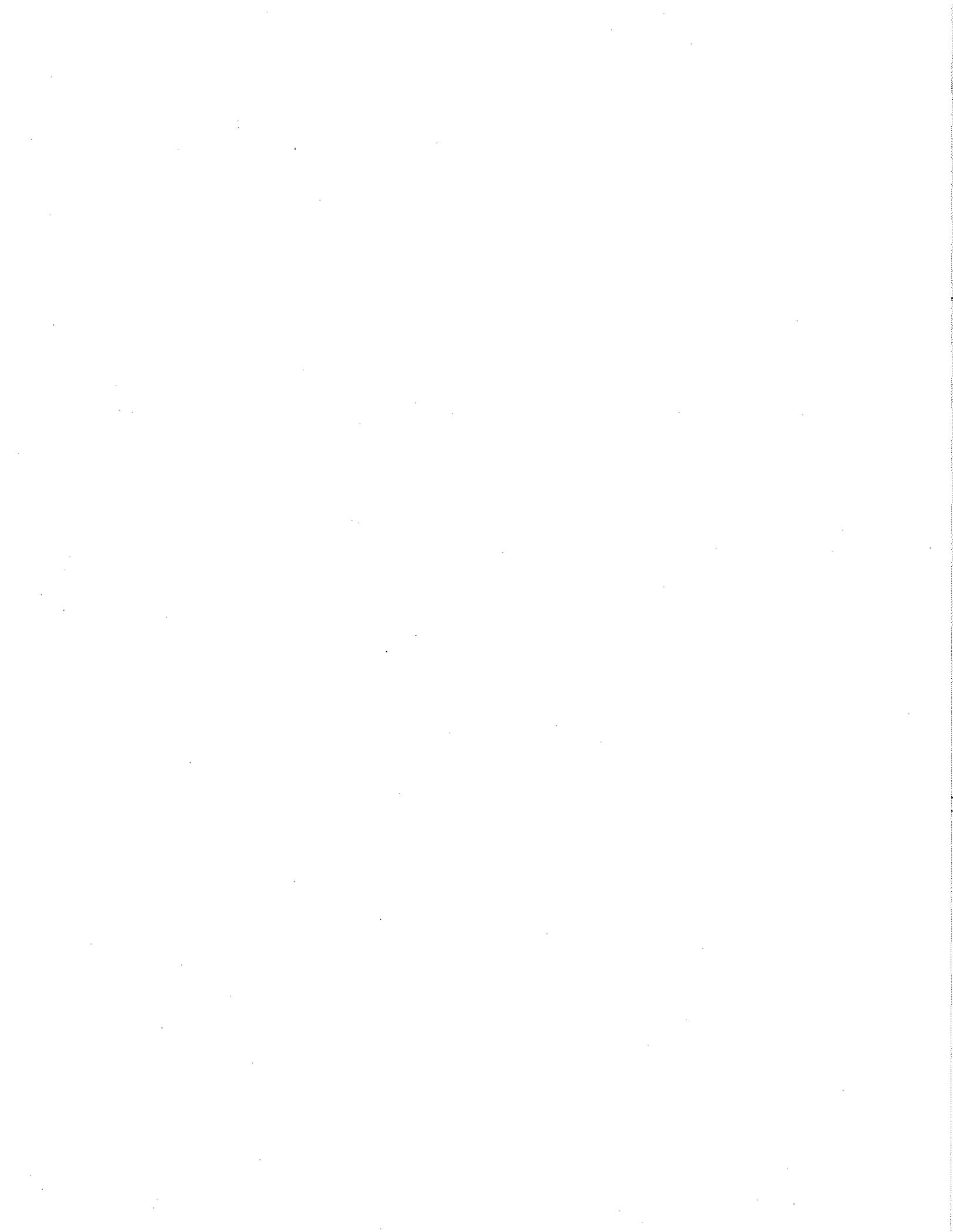
1. The proposed development complies with all provisions of the Zoning Ordinance. *The proposed addition will comply with the OM-1/SD-3 Zone standards, as described in Section V of the Staff Report.*
2. The proposed development is consistent with the principles of sound community planning. *The proposed project is consistent with the principles of sound community planning because the new office space would be compatible with the current use of the property as a wastewater treatment plant, which is an allowed use in the OM-1 Zone, and is consistent with the General Plan and Local Coastal Plan.*
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. *All exterior alterations onsite require review and approval by the Architectural Board of Review (ABR). The ABR has conceptually reviewed the project and has found it to be compatible with the existing wastewater treatment facility and surrounding neighborhood.*
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock. *The 180 square foot office is not expected to have a potential adverse impact upon City and South Coast affordable housing stock because it will provide a small office space to serve existing employees of the El Estero Wastewater Treatment Plant, and it would not generate housing demand in and of itself.*
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources. *Adequate City services are currently available to the project site. Water resource impacts are not anticipated with the construction of the proposed 180 square foot office space.*
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic. *Traffic impacts are not anticipated with the construction of the proposed development because no additional employees are required. Existing employees would use the proposed office space.*
7. Resources will be available and traffic improvements will be in place at the time of project occupancy. *Adequate City services are currently available to the project site, and traffic improvements are not required.*

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44)

The project is consistent with the policies of the California Coastal Act, all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the proposal is a conversion of an existing storage enclosure to office space which would be compatible with the existing wastewater treatment facility, and would not impact public access and public recreation, as described in Section VI of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Reduced Project Plans



PLANNING COMMISSION CONDITIONS OF APPROVAL

520 E. YANONALI STREET, EL ESTERO WASTEWATER TREATMENT PLANT
COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PLAN
OCTOBER 8, 2009

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. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 8, 2009 is limited to approximately 180 square feet of building area and the improvements shown on the project plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
- B. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
 - 1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review.
 - 2. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

<hr/>		
Property Owner		Date
<hr/>		
Contractor	Date	License No.
<hr/>		
Architect	Date	License No.
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Engineer	Date	License No.

- C. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.
 - 1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and

containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below: (look at longer or shorter hours and Saturday construction, depending on project location)

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Cesar Chavez Day	March 31st*
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

4. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the

approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.

- b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
5. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
 6. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- D. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090.

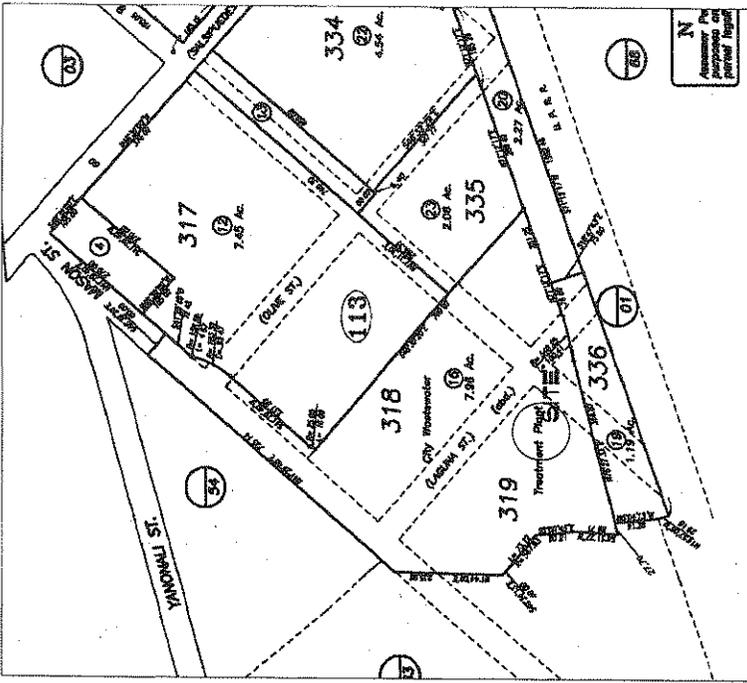
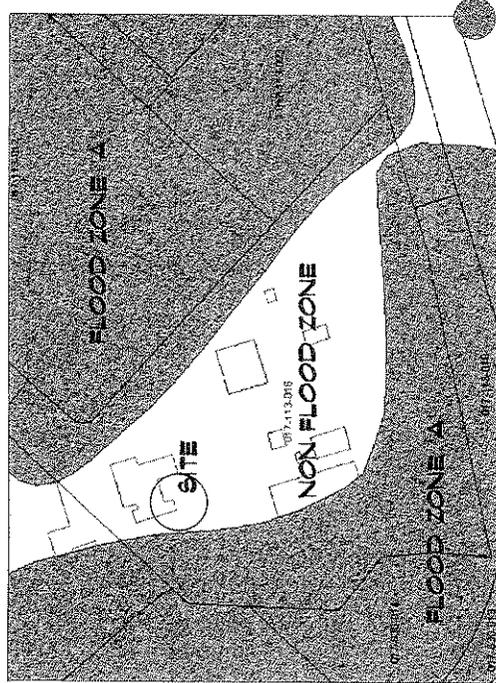
NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.

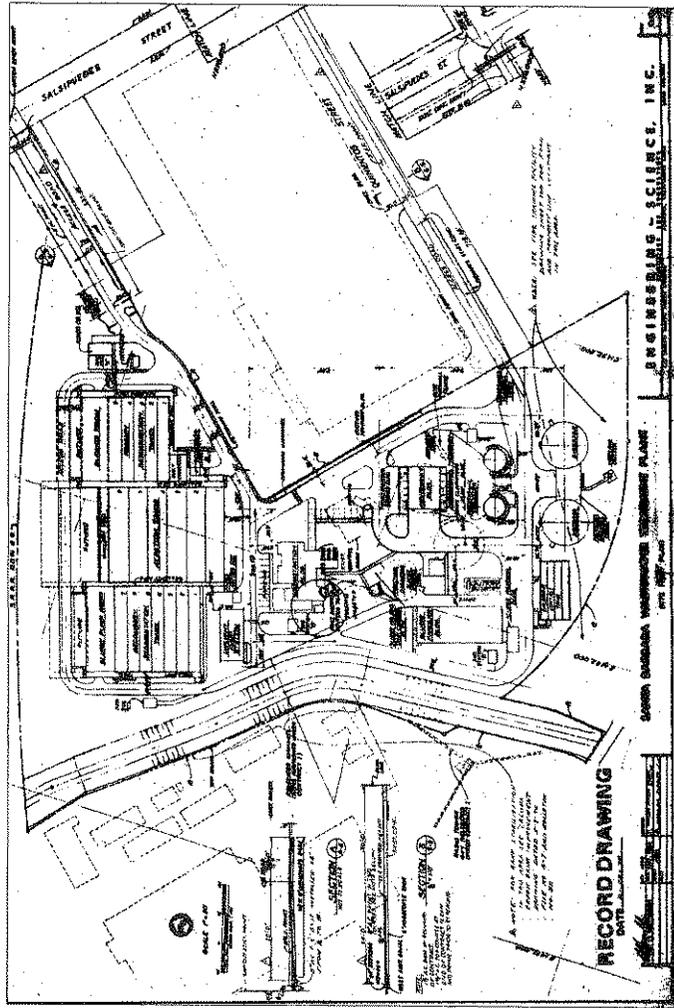
PUBLIC WORKS DEPARTMENT
 312 VANOWALL STREET
 SANTA BARBARA, CA 93103

D.W. REEVES & ASSOC. AIA
 ARCHITECTS
 SANTA BARBARA, CA
 3040 STATE STREET
 (805) 687-1590

SCALE
 DATE
 DRAWN BY
 SHEET
 C1

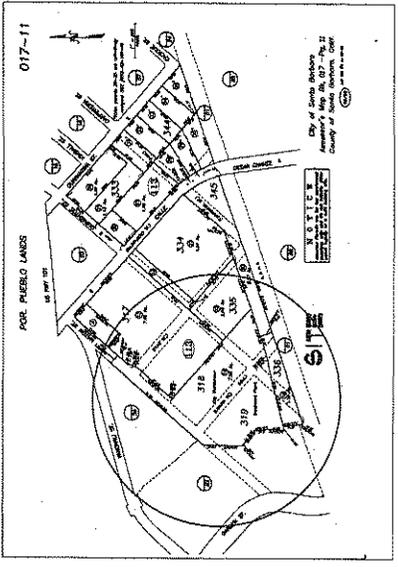


FLOOD ZONE MAP BY CITY



RECORD DRAWING
 DATE

ENGINEERING - SCIENCE, INC.
 SOUTH DAVENPORT VANDERBILT UNIVERSITY PLAZA
 1000 14TH AVENUE
 SOUTH DAVENPORT, IOWA 52803



REVISIONS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

D.W. REEVES & ASSOC. AIA.
 ARCHITECTS
 SANTA BARBARA, CA
 3040 STATE STREET
 (805) 687-1590

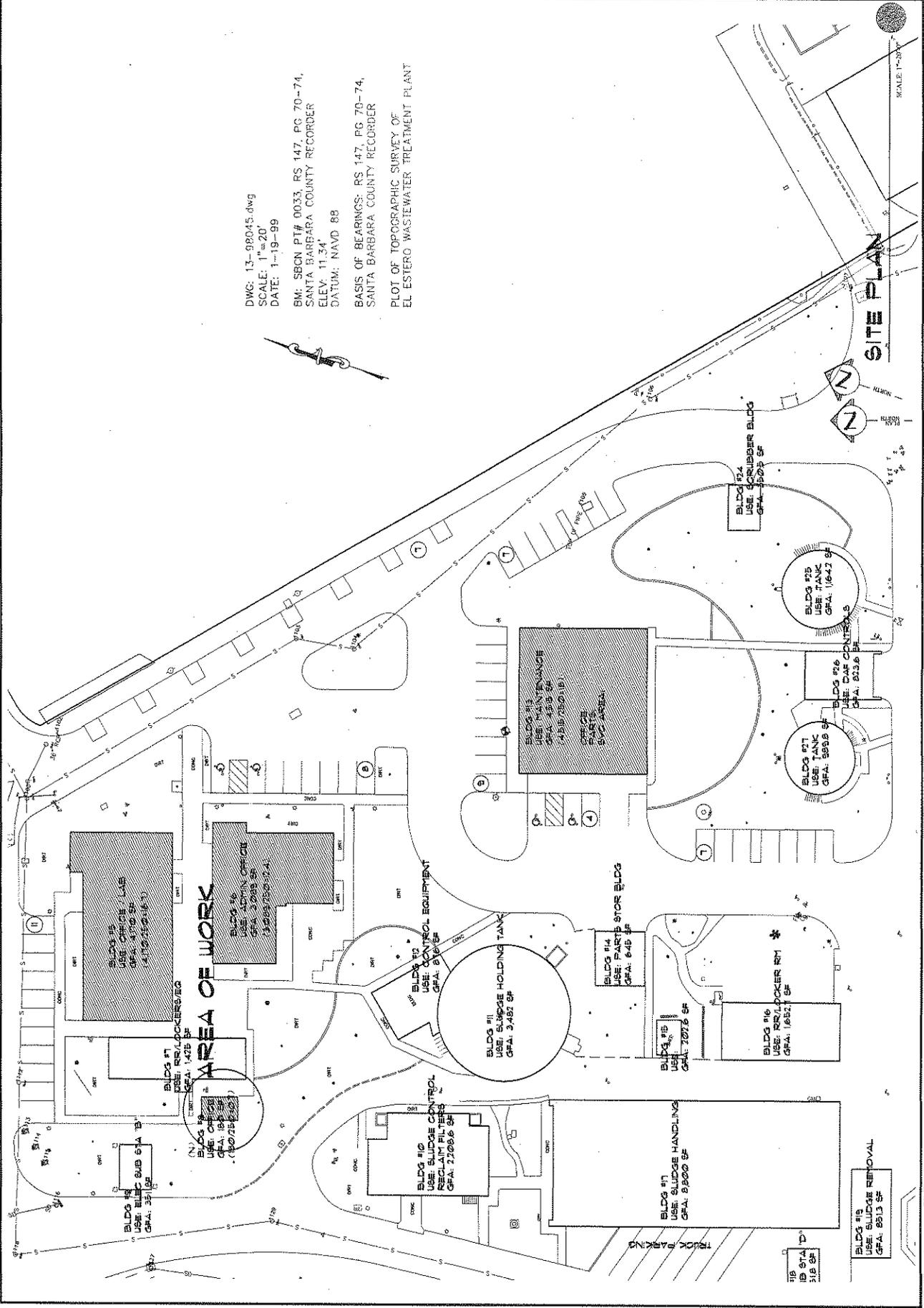
0' 1" = 1" = 1/2"

TUBLIC WORKS DESIGN CENTER
 520 YANONAL STREET
 SANTA BARBARA, CA 93103

SCALE	DATE	DRAWN BY
	07-21-00	

0' 1" = 1" = 1/2"

DWG: 13-08045.dwg
 SCALE: 1"=20'
 DATE: 1-19-99
 BM: SBEN PT# 0033, RS 147, PG 70-74,
 SANTA BARBARA COUNTY RECORDER
 ELEV: 11.34'
 DATUM: NAVD 88
 BASIS OF BEARINGS: RS 147, PG 70-74,
 SANTA BARBARA COUNTY RECORDER
 PLOT OF TOPOGRAPHIC SURVEY OF
 EL ESTERO WASTEWATER TREATMENT PLANT

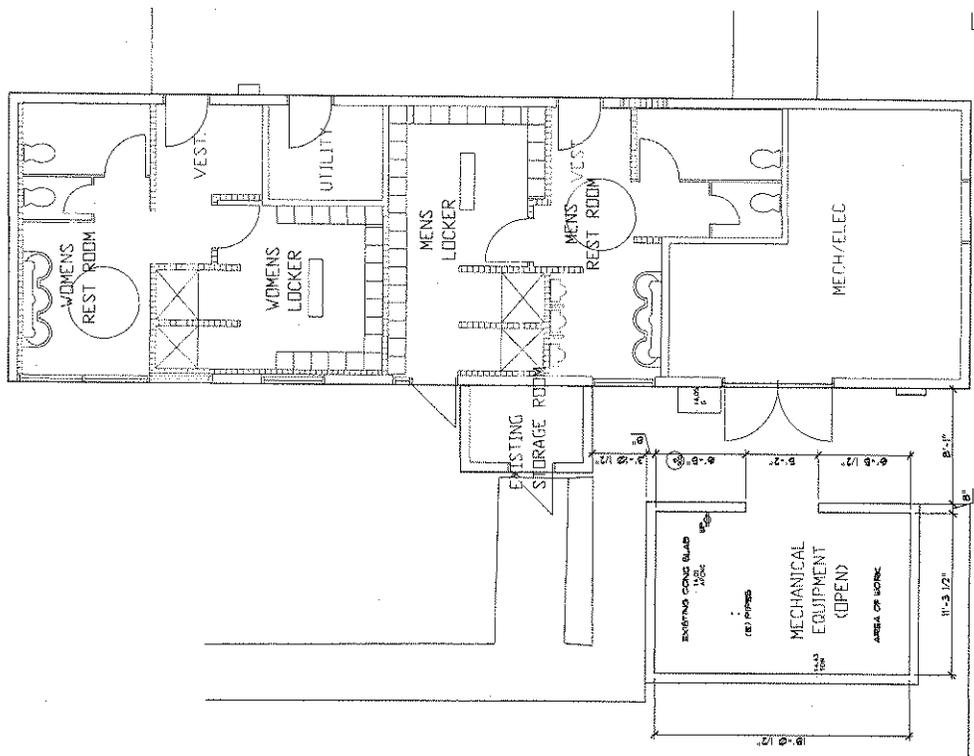


PUBLIC WORKS DEPARTMENT
 350 YANONALI STREET
 SANTA BARBARA, CA 93103

EXISTING
 FLOOR PLAN

D.W. REEVES & ASSOC. AIA.
 ARCHITECTS
 (805) 947-1500
 3040 STATE STREET
 SANTA BARBARA, CA

SCALE: 1/4" = 1'-0"
 DATE: 02.22.08
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 SHEET: A2



FLOOR PLAN (existing)



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

REVISIONS

NO.	DESCRIPTION

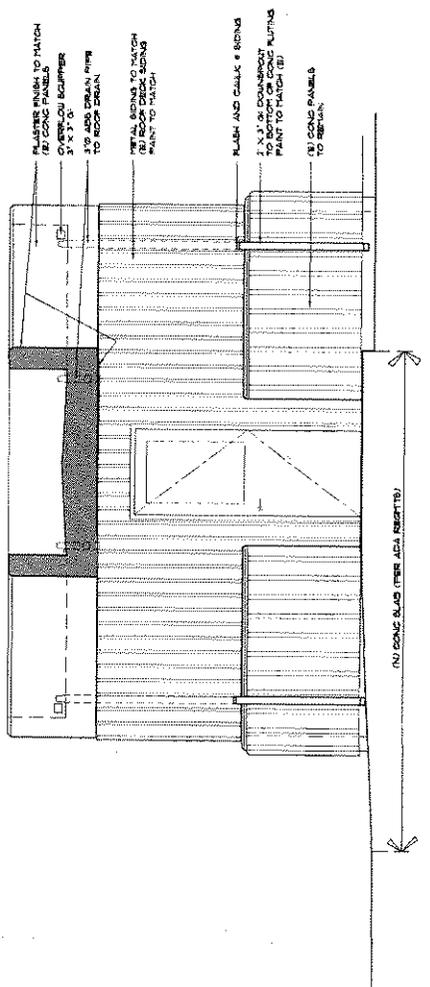
NO.	REVISIONS

D.W. REEVES & ASSOC. AIA.
 ARCHITECTS
 SANTA BARBARA, CA
 (805) 687-1190
 3040 STATE STREET

ELEVATIONS

MUNICIPAL COACH GARAGE
 510 YANONNE STREET
 SANTA BARBARA, CA 93103

SCALE:
 DATE: 07-24-2009
 DRAWN BY:
 SHEET: A81



EAST ELEV

SCALE: 1/2" = 1'-0"

(N) CONCRETE SLAB (PER ARCH. SHEETS)

City of Santa Barbara Building & Safety Division Cool Roofs & Reroofing

As of October 2005, the California Energy Commission requires that cool roofs are required to newly constructed buildings and to most reroof of existing buildings.

Cool roofs are white roofing systems that have been tested and rated by the Cool Roof Rating Council (CRRRC). See the following link for more detailed information:
<http://www.coolroofs.com>

The test applies to the reroofing of conventional, non-historic, new school roofs (2:12 pitch or less) if more than 20 squares or 57% of the building is being reroofed, reroofed or replaced, whichever is least.

Roof or gravel roofs have certain criteria in which they are exempt. See the above link for further.

Julia, Hospitals, Hotels, Motels and buildings that qualify as historic buildings, as defined in the State Historic Building Code, are also exempt from the Cool Roof provisions of the California Energy Code.

Reroof Cool Roof products may come in the form of modified bitumen, built up roofing, single ply, thermoplastic, fluid applied roofing, coatings, or other forms as the industry responds to demand.

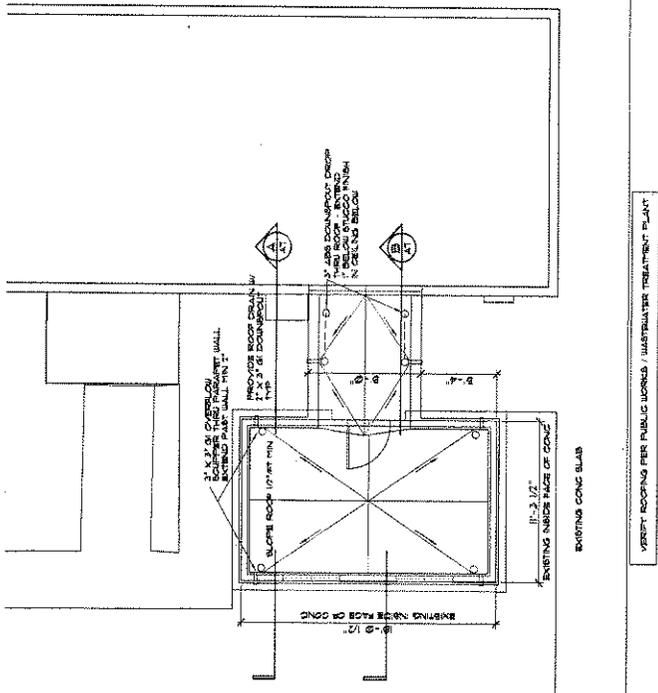
ALL PRODUCTS shall have at least a 0.70 initial reflectance and 0.75 solar emittance (SRI) and a CRRRC number and the product will be labeled to reflect these numbers. A listing of approved products may be viewed at the Cool Roof website listed above.

PERMITTING and INSPECTION PROCEDURES

- The approved Cool Roof product shall be specified by name and ID number on the application for the reroof permit.
- Permit reroof applications will require an informal roof plan (8.5' x 11.5') of the structure showing the area to be reroofed.
- An additional inspection may be required inform while the product has been/is being delivered to the job site, but before it has been installed.

Garita-Prime® WB

Garita-Prime® WB is a white, elastomeric, single-ply roofing membrane that is applied in liquid form over a variety of substrates. It is designed for use on roofs with a slope of 1/4" per foot or greater. The membrane is applied in two coats, with a total thickness of 0.080 inches. It is resistant to UV radiation, ozone, and weathering. It is also resistant to most acids, alkalis, and salts. It is a non-toxic, non-flammable, and non-hazardous material. It is available in white and light gray colors. It is applied with a brush, roller, or spray. It is a long-lasting, durable, and easy-to-maintain roofing system. It is ideal for use on flat, low-slope roofs. It is also suitable for use on curved roofs. It is a cost-effective and energy-efficient roofing solution. It is a proven, reliable, and long-lasting roofing system. It is a high-quality, professional-grade roofing product. It is a trusted, industry-standard roofing solution. It is a proven, reliable, and long-lasting roofing system. It is a high-quality, professional-grade roofing product. It is a trusted, industry-standard roofing solution.



ROOF PLAN

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