City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: March 8, 2012

AGENDA DATE: March 15, 2012

PROJECT ADDRESS: 1085 Coast Village Road (MST2010-00226)

TO: Montecito Planning Commission

FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner DK
Suzanne Riegle, Assistant Planner SMR

I. PROJECT DESCRIPTION

The project consists of alterations to an existing 2,317 sf automobile service station including: demolishing 344 sf of retail floor area; constructing a 607 sf addition of retail floor area; constructing a 1,667 sf covered car wash; installing two pay point kiosks; constructing a 135 sf equipment enclosure; revising driveway entrances to improve pedestrian circulation; converting an existing exploratory well to a non-potable production well; relocating the existing propane tank; constructing a shade trellis for car wash detailing operations; restriping parking for a total of 10 parking spaces on site; and remodeling the interior of the service station including the removal of service bays to be used as a mini-market. An existing Jacaranda tree will be relocated to allow an existing curb cut to be widened.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

A. Design Review by the Architectural Board of Review of additions and alteration to a non-residential development (SBMC §22.68.040(A.)).

B. A Modification to provide less than the 18 required parking spaces (SBMC §28.92.110.1).

C. A Modification to allow two pay point kiosks to be located within the required 10 foot front setback. (SBMC §28.92.110.2).

D. A Conditional Use Permit for the conversion of an existing automobile service station to automobile service station with mini-market (SBMC § 28.94.030.V.)

E. A Conditional Use Permit for the car wash in the C-1 Zone District (SBMC § 28.94.030.Q.)

F. A Coastal Development Permit for development including an automobile service station with mini-market and car wash and a new well in the Coastal Zone (SBMC §28.44.060).

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General and Local Coastal Plans. 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 X of this report, and subject to the conditions of approval in Exhibit A.

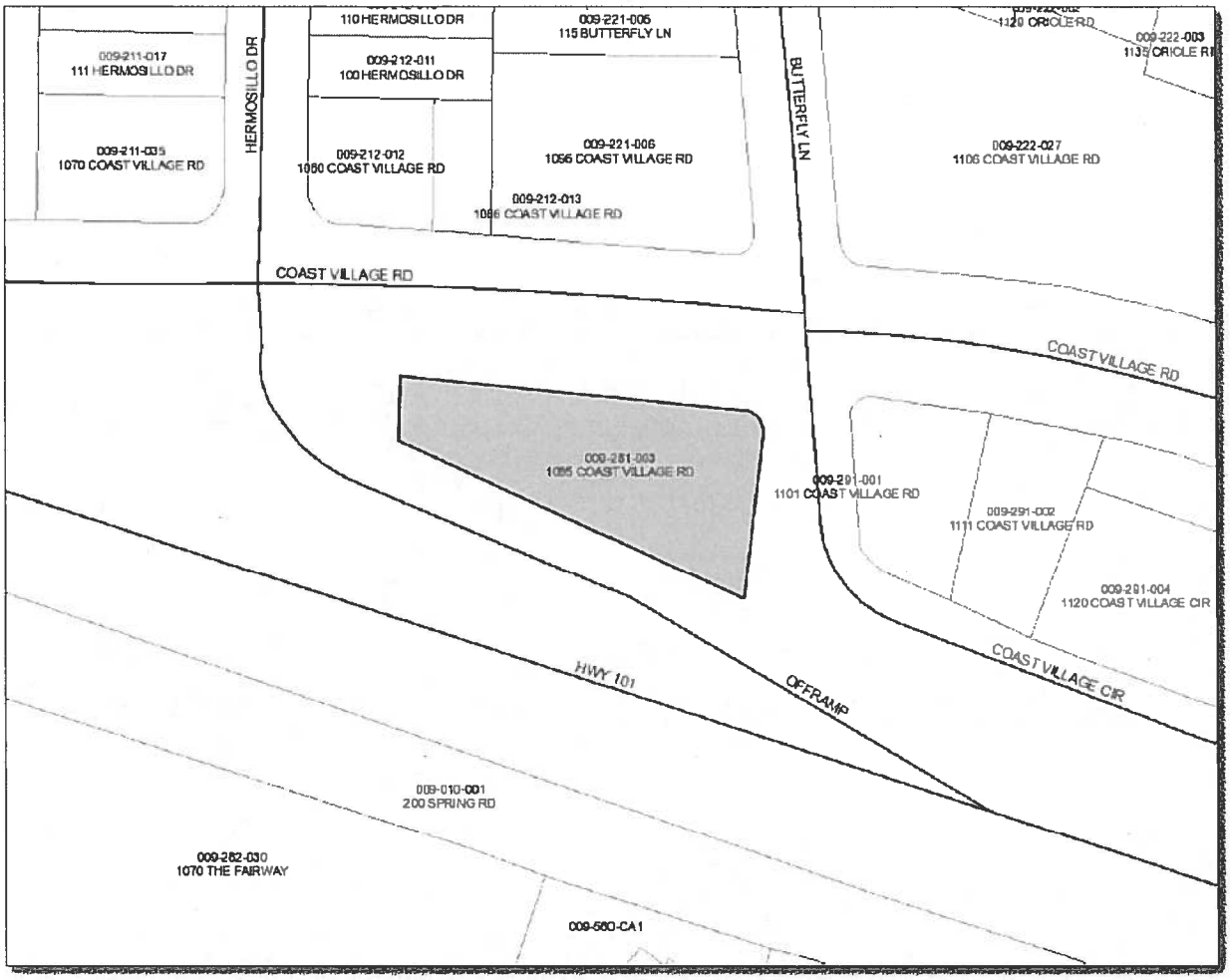

Fig.1: 1085 Coast Village Road, the subject site, is highlighted.

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Architect Kevin Dumain, DesignARC		
Property Owner:	Janda Partners LP (Bob and Linda Uellner)		
Site Information			
Parcel Number:	009-281-003	**Lot Area:**	24,893 sf / 0.57 acres
General Plan:	Commercial/ Medium-High Residential	**Zoning:**	C-1 Limited Commercial

Existing Use: Service Station	**Topography:** est. 4% slope
Adjacent Land Uses	
North - Commercial **South** – US Highway 101	**East** - Commercial **West** – US Highway 101 Off-Ramp

B. PROJECT STATISTICS

	Existing		Proposed	
	Net	Gross	Net	Gross
Retail	2,317	2,416	2,580	2,706
Carwash*	0	0	1,667	1,854
Equipment Enclosure*	0	0	135	135
* This square footage for lot coverage purposes only.				

V. ISSUES

Staff recommends that the Planning Commission focus the parking, which is described in detail in this Staff Report. Staff has identified this as important issues because the Commission must support the parking modification or the project would require redesign to address the Commission's concerns.

VI. ZONING CONSISTENCY ANALYSIS

Standard	Requirement/ Allowance	Existing		Proposed	
Setbacks **-Front**	10'	0'		0'*	
Building Height	3 stories and <45'	14'		23' 6"	
Parking **-Retail** **-Car Wash** **-Employees**	1 space/250 sf = 9 4 spaces/1 wash unit = 4 1 space/employee = 5	3		10*	
Lot Coverage **-Building** **-Paving/Driveway** **-Landscaping**	 N/A N/A N/A	 2,416 19,863 2,704	 9.7% 79.5% 10.8%	 4,695 16,900 3,388	 18.8% 67.6% 13.6%

*Modification requested

The proposed project is located in the C-1 Limited Commercial and S-D-3 Special District 3 Coastal Overlay Zones. With the exception of the requested modifications for encroachments into the front setback for two pay point kiosks, and to reduce the required parking, the project appears to meet all zoning requirements.

1. MODIFICATIONS

a. Front Setback Modification

The property has two property lines adjacent to public streets (Coast Village Road and Coast Village Circle) that require a front setback of ten feet. Due to site constraints and internal circulation, the car wash enclosure is proposed to be located at the south side of the existing service station. Cars will enter the queue from the north side of service station, and follow the drive aisle down the easterly property line. The applicant has proposed two pay-point kiosk locations to allow two drivers to pay while remaining seated in their car. The new kiosks are proposed to be located in the front setback along the Coast Village Circle frontage. A previously permitted air and water dispenser is located within the front setback along Coast Village Road, and is proposed to remain. Staff supports the two pay point kiosk locations because they cannot be used by the vehicle operator if they are located on the opposite side of the drive aisle and are minimal encroachments.

b. Parking

The applicant is proposing to provide 10 of 18 required parking spaces. The plans show 12 striped parking spaces; however, two of these spaces are being used by a hand detail operation for the car wash and are not counted as required parking. A parking study was prepared by Associated Transportation Engineers (ATE) on June 27, 2011 (Exhibit D) which determined that 10 spaces would meet the demand of the proposed gas station with mini-market and car wash/ auto detailing service. The report further states that up to 90% of the mini-market customers park at the gas pumps, and not in the striped parking spaces provided. The station has a total of eight pumps effectively providing eight additional parking spaces for a combined theoretical total of 18 spaces.

2. CONDITIONAL USE PERMIT REQUIREMENTS (CUP)

a. Car Wash (SBMC §28.94.030.Q)

Car wash, auto polishing and auto steam cleaning establishments may be permitted in the C-1, C-P and C-2 Zones upon the granting of a CUP, provided that such installation shall be subject to the noise restrictions established in SBMC §28.60. The operating standards described in SBMC §28.60.40(4) refers to SBMC §9.16 for noise standards. The noise ordinance states all mechanical equipment other than vehicles shall be insulated and sound at the property line of any adjacent parcel used or zoned for residential, institutional or park purposes shall not exceed 60 A-weighted decibels using the Community Noise Equivalent Level (60 dB(A) CNEL). Plan Santa Barbara states that the potential future use of adjacent properties should be considered when reviewing a project for compliance with the Environmental Resource Elements noise standards; however the project site is surrounded by US Highway 101, an off ramp, Coast Village Road, and Coast Village Circle. The applicant has demonstrated that the sound measured at the nearest property will not exceed 60 dBA CNEL. The parking required for a car wash is four parking spaces per wash unit. In this project, only one car wash unit is proposed; therefore, four (4)

spaces are required for the car wash use. The car wash operations as designed will include the car wash enclosure where cars will be washed, an auto polishing (detailing) area under a shade trellis, and an outdoor waiting area with tables and chairs. The hours of operation are defined in the applicant's letter attached as Exhibit C. The project appears to comply with the CUP requirements for a car wash and detailing operation.

b. Automobile Station with Mini-Market (SBMC §28.94.030.V)

The C-1 Zone identifies that an automobile service station/mini-market can be determined to be an allowed use with a CUP and that the use shall be subject to a number of conditions, standards and limitations outlined in SBMC§28.94.030.V. The project as designed and conditioned will meet the requirements as follows:

(1) Conditions. Specific conditions may be imposed to carry out the purposes of this Code.

(2) Lot Area. The minimum area of the parcel shall not be less than 8,000 sf. *The subject parcel is 24,983 sf and exceeds the minimum lot area required.*

(3) Street Frontage. Each lot shall have a minimum frontage of not less than one hundred (100) feet on one abutting street. *The project site has two public street frontages - along Coast Village Circle it is 131.33 linear feet and along Coast Village Road it is over 256 linear feet. Both frontages exceed the required minimum frontage of 100 feet.*

(4) Architecture. The architecture of the service station structures and landscaping shall be reviewed and approved by the Architectural Board of Review. The architectural theme shall be integrated into the design of all improvements of the site including canopies and fencing. *The project has incorporated a single architectural theme into the design of all proposed improvements and has been reviewed by the City's ABR as described in Section VIII of the staff report.*

(5) Driveways for existing Service Stations. For driveway entrances of service stations that have been constructed prior to the effective date of this Subsection, relocation of driveway entrances may be required to minimize interference with the movement and safety of vehicular and pedestrian traffic. *The proposal includes revisions to driveway approaches and sidewalks to improve circulation and achieve a Title 24 compliant sidewalk for pedestrian traffic.*

(6) Internal Circulation. Where access from an internal circulation system of a shopping center or public parking area is available, direct street access to a service station may be prohibited or restricted. *This standard is not applicable to the project site because it is bordered by public streets on the north and east, US Highway 101 on the south and an off-ramp on the west.*

(7) Parking. Parking shall conform to the greater of the minimum parking as follows:

(a) requirements as outlined in Section 28.90.100 or

(b) a minimum of five (5) parking spaces shall be provided or

(c) one (1) parking space for each two hundred fifty (250) square feet of gross floor area used for mini-market use and one (1) space for each employee shall be provided; whichever is greater.

	Retail	Employees	Car Wash	Total Spaces Required
Option a:	9	0	4	13
Option b:	0	5	4	9
Option c:	**9**	**5**	**4**	**18**

Option c would require the greatest amount of parking; therefore 18 spaces are required for the automobile service station with mini-market portion of the project.

(8) Lighting. Any perimeter flood lighting shall be hooded or shielded so that no direct beams fall upon adjacent residential property. Indirect soft lights and low garden lights shall be used wherever possible, and shall be required as necessary to assure compatibility with adjacent and surrounding properties. *All lighting proposed must comply with the Outdoor Lighting Ordinance (SBMC §22.75) and the Outdoor Lighting Design Guidelines for the use, which would ensure that this condition is adhered to.*

(9) Landscaping. All landscaped areas shall be as follows:

(a) A planter shall be provided along all street-side property lines except for driveway openings. *The project as designed has incorporated planters along all street frontages except for the three driveway openings.*

(b) On corner lots, a minimum of one hundred fifty (150) square feet of planter area shall be provided on the property adjacent to the corner intersection. *The planter at the intersection of Coast Village Road and Coast Village Circle exceeds 150 sf.*

(c) At least ten percent (10%) of the area not covered by buildings on the parcel shall be landscaped. *The applicant is proposing 13.5%.*

(10) Restrooms. The entrance to all restrooms shall be screened from abutting properties by a decorative screen. *The proposed restrooms are within the expanded retail spaces and are therefore adequately screened from abutting properties.*

(11) Fencing. A decorative fence six (6) feet in height from finished grade shall be provided on all property lines that do not abut a street, alley or parking area, with the exception that a fence may not be required for a service station that is an integral part of a commercial, industrial or office center or where combined landscaping will be achieved with such adjacent properties. *The project site is surrounded by to public streets and US Highway 101. A six-foot tall chain*

link fence covered with vines is proposed along the property line that abuts US Highway 101.

(12) Operations and Storage.

(a) Repair of vehicles is only permitted within an enclosed building. *The project is not proposing any vehicle repair operations.*

(b) All servicing of vehicles other than minor servicing shall be conducted within an enclosed building. *The project is not proposing any vehicle repair operations.*

(c) All materials, products and merchandise shall be stored and displayed only within an enclosed building. *A condition of approval (B.3) has been added to require that all displays of materials, products, and merchandise must occur within the building.*

(d) No used or discarded automotive parts or equipment or visible junk or wrecked vehicles shall be located or stored outside the service station building. *The project is not proposing any vehicle repair operations. All car wash detailing supplies and equipment will be stored within the building or enclosures after hours of operation.*

(e) Trash shall be stored in areas screened from public view by a fence with a minimum height of six (6) feet. Trash shall not be stored or piled above the height of the fence. *The project has proposed a trash enclosure within the footprint of the main building.*

(13) Fire Department Approval. Prior to the issuance of any building permit for a service station or any portion thereof, the Fire Department shall review the plans and approve said plans if they comply with applicable Fire Department ordinances and regulations. *The City's Fire Department has reviewed the proposed project and determined that the project will comply with all applicable Fire Department ordinances and regulations.*

B. GENERAL PLAN CONSISTENCY

1. LAND USE ELEMENT

The property has a land use designation of Commercial/Medium-High Density Residential. This land use designation generally applies to commercial neighborhood serving centers historically located within residential areas.

The General Plan designation of Commercial/Medium High Density would allow a range of between 12-27 du/acre for future residential or mixed-use development. The zoning designation for properties along Coast Village Road is C-1, Limited Commercial, which allows commercial and residential uses.

Many of the businesses existing in the area of the project provide easy access to goods and services and help to improve the livability and sustainability of the area.

a. LG2: Limit Non-Residential Development

With the adoption of Plan SB, the overall non-residential development potential will be limited to 1.35 million net new sf until 2030. In order to implement the policy change, the development plan ordinance must be revised. Once the Development Plan Ordinance is amended, the total new square footage will be allocated among Vacant Property, Small Additions, and Community Benefit Development Categories. Projects that are approved, pending, receive minor additions, government buildings and replacement of existing square footage would be exempt from the 1.35 million sf.

Until implementing ordinances are adopted and become effective, projects must comply with SBMC §28.87.300, and are allowed to propose up to 3,000 sf of additional non-residential square footage on any commercially zoned lot. The 3,000 sf is made up of 1,000 sf from the Minor Additions category and 2,000 sf from the Small Additions category. The property has not had any previous additions proposed under §28.87.300, which became effective in 1989; and therefore, the property has its full allowance of 3,000 sf of new non-residential development potential.

2. ENVIRONMENTAL RESOURCES ELEMENT

The project will use non-potable well water for the car wash and landscaping. The extraction of water for the non-potable well will require a permit for completion of the well that is subject to a number of requirements, which are outlined in a letter from the Water Resources Manager (Exhibit F). The car wash water will be recycled as described in section VI.C.2. of this staff report and is consistent with the GP Policy PS6 which states that water conservation shall be both encourage and required, as appropriate for all projects. The project's potable water needs will be supplied by the Montecito Water District and is consistent with the objectives of GP Policy PS7, which states that the City should work with other jurisdictions and water purveyors to assure long-term water reliability. The expansion of the mini-market use will eliminate the service station's garage and therefore will eliminate the hazardous materials that would be stored and discarded in association with a commercial garage

C. LOCAL COASTAL PLAN CONSISTENCY

Staff has reviewed the project for consistency with all applicable Local Coastal Plan Policies. The goals and policies relevant to the project development are attached as Exhibit E. The project does not block views to or from the ocean or mountains, screens parking facilities from view from Highway 101, and pedestrian circulation has been addressed to be consistent with the City's Pedestrian Master Plan and applicable Local Coastal Plan policies.

1. GAS STATION WITH MINI-MARKET AND CARWASH

The property is developed with an automobile service station with a small retail area. The proposed project will convert the auto repair bays to a mini-market use and includes a car wash/auto detailing service. The use is similar to other automobile

stations within the City. The development is one-story in height and parking for the project is screened by a fence with plantings as viewed from Highway 101.

Policy 3.3 states that "New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development." A modification has been requested to reduce the required parking from 18 spaces to 10 spaces as described in Sections VI.1.b. and VI.2.b.(7). The parking demand study prepared by ATE states that the site has adequate parking to meet the demand of the site.

2. NEW NON-POTABLE PRODUCTION WATER WELL.

The applicant permitted an exploratory well under PBW2010-00981 pursuant to the requirements of SBMC §14.32 and subject to conditions outlined in a letter dated August 6, 2010 (Exhibit F) from the City's Water Resource Supervisor. The letter states that the well is exploratory only, and outlines several conditions to permit the well as a production well, which include but are not limited to the requirements that the well be metered, the owner read the meter annually and report the usage within 30 days of the reading, and that the well must be in compliance with all applicable provisions of the Water Well Standards as published by the California Department of Water Resources, Southern District, except as otherwise approved by the Public Works Director.

A Summary of well completion was prepared by Michael F. Hoover dated September 17, 2010, which stated that the well was capable of producing at least 30 gallons per minute (gpm) could be developed on the site, yielding approximately 43,200 gallons per day. As a result of the investigation, the applicant is proposing to permit the conversion of the exploratory well to a production well for non-potable water to be used as the principal source of water for the new car wash and landscape irrigation. A remedial action completion certification letter was issued by County Fire Department in May 2011. Staff requested that the applicant confirm that there was no concern with the use of the well water for non-potable uses to due to the proximity to the previous remediation. Tom Rejzek of County Fire Department stated that the sanitary seal for the new well should be placed at 83 feet below grade to prevent the migration of the previously impact first groundwater aquifer into the lower aquifer.

Further assessment of the effects of the new production well on other wells in the vicinity was analyzed by Adam Simmons, Flowers & Associates, and the County Fire Department LUFT Program (see Water Well Analysis attached as Exhibit G). Mr. Simmons' letter states that the estimated demand of 5,000 gallons per day at a discharge rate of 3.5 gpm is well below the well's capability. Furthermore, the closest known production well is 350 feet from the new well, and the new well should not cause a substantial degradation of the water quality for other wells in the area. Flowers & Associates, Inc prepared a letter dated December 7, 2011 which further explained the use of well water, and the operations of the car wash units including discharge and recycling of water. The car wash system is projected to average 100 cars/day at a rate of 127 gallons per car, of which 30 gallons of the water would be new water from the well, 97 gallons would come from the recycled water storage tank, and 25 gallons

would be required to be discharged after being processed through clarifiers to the sewer. An average of 3,250 gallons of well water would be used on site per day for the landscaping and car wash uses. Approximately 2,500 gallons per day would be discharged to the sewer. Staff has reviewed the impacts to the City's sewer system and determined that there is adequate capacity for the development's discharge.

The existing automobile service station use is and will remain served by Montecito Water District (MWD). The project has been reviewed by MWD, and a Certificate of Water Availability (Exhibit H) has been issued stating that the maximum quantity of water available for the site of 1.1 acre-feet per year will be available for the proposed service station with mini-market.

The California Code of Regulations Section §13253(b)(3) states that a project proposing to expand or construct a water well requires a Coastal Development Permit. Staff has reviewed the City's Local Coastal Plan and determined that although there are no policies guiding the decision makers with respect to water wells, the well does not interfere with Coastal Access or processes and is consistent with the Local Coastal Plan and the Coastal Act.

VII. ENVIRONMENTAL REVIEW

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

VIII. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on November 14, 2011 (meeting minutes are attached as Exhibit I). The ABR found the site planning, massing and landscaping acceptable and looked forward to refinements in the project design and materials.

IX. MONTECITIO PLANNING COMMISSION

The project was reviewed by the Montecito Planning Commission on February 22, 2012. The Montecito Planning Commission (MPC) had the following comments: 1) The MPC expressed concerns with adequacy of parking and circulation. Specifically, the project parking should not impact on-street parking. Employees should be required to park onsite, on-street parking should be left available for business customers, and the project parking and/or circulation should not impact circulation on the public street; 2) Consideration should be give to impacts on proposed project created by 101 in Motion projects proposed changes to Hermosillo off ramp; and 3) The signage should be considerate of and reflective of neighboring community.

X. FINDINGS

The Planning Commission finds the following:

A. FRONT SETBACK MODIFICATION (SBMC §28.92.110)

As discussed in Section VI.1.a. of this staff report, the requested front setback modification for the two pay point kiosks to be located in the front setback off of Coast Village Circle is consistent with the purposes and intent of the Zoning Ordinance and is necessary to allow the driver to pay for the car wash without exiting the vehicle.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act, as described in Section VI.C. 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. of the Staff Report.

C. CONDITIONAL USE PERMIT (SBMC §28.94.020)

The Planning Commission approves a Conditional Use Permit to allow an automobile repair business at 401 Old Coast Highway as provided in Section 28.94.030 making the following findings:

1. The project 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 because it provides for desirable updated amenities of a mini-market and car wash to visitors (residents and tourists) at a service station that has existed in this location since 1948 and is consistent with the use outlined in the land use element of the General Plan, as described in Is VI.B. and VI.C. 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 proposed use has been operating as a service station for 64 years at the current location with the complaints received being focused on signage violations and not the land use impacts on adjacent neighbors.
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, because the development observes the required setbacks with the exception of the legally non-conforming air/water dispenser and the proposed pay point kiosks the project conforms to all required setbacks. The proposed use is in keeping with the pattern of development and the desire for neighborhood shopping areas described in Sections VI.B. and VI.C. of the staff report.
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 because the project provides sufficient access to the property for ingress and egress and the on-site parking meets the required parking demand for the use, as discussed in Sections VI.1.b. and VI.2.b.(7). of the staff report.
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 as determined by the ABR, and discussed in Section VIII. above.
6. The project meets the required conditions, standards and limitations of the CUP, as outlined in SBMC § 28.94.030.V., and as discussed in Section VII. of the staff report..

D. CONDITIONAL USE PERMIT FINDINGS SPECIFIC TO AUTOMOBILE SERVICE STATION STANDARDS AND LIMITATIONS SBMC§28.94.030(V):

The Planning Commission finds that the automobile service station meets the conditions, standards, and limitations as specified in SBMC§28.94.030.V. as discussed in Section VI.2.b. of the staff report.

Exhibits:

A. Conditions of Approval
B. Site Plan and Elevations
C. Applicant's letter, dated February 6, 2012
D. ATE Traffic Report dated June 27, 2011
E. Applicable Local Coastal Plan Policies
F. Water Resources Manager letter dated August 6, 2010
G. Water Well Analysis (Adam Simmons, Flowers & Associates, and the County Fire Department LUFT Program)
H. MWD Certificate of Water Availability dated June 24, 2011
I. ABR Minutes

PLANNING COMMISSION DRAFT CONDITIONS OF APPROVAL

1085 COAST VILLAGE ROAD
MODIFICATIONS, CONDITIONAL USE PERMITS AND COASTAL DEVELOPMENT PERMIT
MARCH 15, 2012

I. In consideration of the project approval granted by the Planning Commission / Staff Hearing Officer 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. Pay Land Development Team Recovery Fee.
3. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition G "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
   a. Apply for and obtain a Building Permit (BLD) for construction of approved development.
   b. Apply for and obtain a Public Works Permit (PBW) for all required public improvements.
   c. Apply for and obtain a Public Works Permit (PBW) for the private water well.

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

B. **Recorded Conditions Agreement.** 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, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on March 15, 2012 is limited to a 2,580 square foot service station with attached 1,667 square foot car wash tunnel, and 135 square foot equipment storage enclosure and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Car Wash and Well Production.** In the event that the water well ceases to produce adequate water supply for the nonpotable water uses (e.g. car wash and landscaping), the owner will be required to provide evidence to the City that an

alternate water source can be provided. If the necessary approvals and/or permits cannot be provided for an alternate water source the car wash and auto detailing operations must cease to operate.

3. **Exterior Displays.** All materials, products and merchandise shall be stored and displayed only within an enclosed building.

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

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

6. **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.

7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner 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 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.

8. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by the property owner/management in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.

9. **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. **Tree Relocation.** The existing Jacaranda tree shall be relocated within the public right-of-way and shall be fenced and protected during construction.

   a. **During Construction.**

      (1) All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.

      (2) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

      (3) Any root pruning and trimming shall be done under the direction of a qualified Arborist.

      (4) No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s).

2. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas, solar panels and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.

3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

   Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

4. **Lighting.**Any perimeter flood lighting shall be hooded or shielded so that no direct beams fall upon adjacent residential property. Indirect soft lights and low garden lights shall be used wherever possible, and shall be required as necessary to assure compatibility with adjacent and surrounding properties.

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 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. **Public Works Department.**

a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition E.1.f and g. "Coast Village Road and Coast Village Circle Public Improvements" shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed an *Agreement to Construct and Install Improvements (Not a Subdivision)*, or has been issued a Public Works Permit concurrently with the Building plans.

b. **Well Permit.** Applicant shall apply to the Public Works Counter to have the exploratory well converted to a production well under a new permit, subject to the requirements outlined in the August 6, 2010 letter prepared by the Water Resources Manger and payment of related sewer buy-in fee. The safety seal shall be placed at 83 feet below grade.

c. **Dedication(s).** Dedicate Easements, as shown on the approved site plan and described as follows, subject to approval of the easement scope and location by the Public Works Department:

   (1) An easement for all street purposes along Coast Village Road in order to establish an additional four-foot wide public right-of-way at the back of the existing westerly driveway as shown on the approved public improvement plans.

d. **Can and Will Serve Letters.** Obtain a "can and will serve" letter from Montecito Water District.

e. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. 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 significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

   The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved consistent with the Storm Water Management Plan BMP Guidance Manual. The proposed bio-filter shall be

placed on private property for filtering runoff before it discharges to the public rights-of-way.

f. **Coast Village Road Public Improvements.** The Owner shall submit public improvement plans for construction of improvements along the property frontage on Coast Village Road directly to the Public Works counter. As determined by the Public Works Department, the improvements shall include to City standards, the following: Relocate (E) MTD bus stop, construct (N) City standard bus pad, construct one (N) commercial driveway apron modified to meet Title 24 requirements with a maximum width of 30-feet, construct +/- forty (40) LF sidewalk behind (N) commercial driveway, construct +/- forty-three (43) LF of sidewalk at the back of the most westerly (E) driveway approach to widen the (E) sidewalk, saw-cut and replace any damaged curb and gutter subject to determination by Public Works Inspector, slurry seal a minimum of 20 feet beyond the limits of all trenching (if any), protect and relocate existing contractor stamps to parkway (if any), relocate the newspaper racks adjacent to the planter and closer to the proposed building, (N) 4-inch sewer lateral connected to City sewer main, relocate or adjust the existing stop sign at the exit of the on-street parking lane with Coast Village Road. Any work in the public right-of-way requires a Public Works Permit.

g. **Coast Village Circle Public Improvements.** The Owner shall submit public improvement plans directly to the Public Works counter for construction of improvements along the property frontage on Coast Village Circle. As determined by the Public Works Department, the improvements shall include to City standards, the following: Construct one (N) commercial driveway apron modified to meet Title 24 requirements with a maximum width of 20-feet, construct +/- twenty-two (22) LF sidewalk behind (N) commercial driveway, relocate the MTD bus stop, construct (N) Type B or A470 Curb Drain Outlet, connect to City sewermain with (N) 4-inch sewer lateral, and connect to Montecito Water main. Any work in the public right-of-way requires a Public Works Permit.

h. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.

i. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed *Agreement to Construct and Install Improvements*, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the Agreement.

j. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the

construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

2. **Community Development Department.**

a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board 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. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

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, 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.

2. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be carefully salvaged and delivered to the City Corporation Annex Yard on Yanonali Street.

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

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

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

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. No construction work or construction staging is to take place within the City's right of way in commercial areas during the holiday season, from the Monday prior to Thanksgiving through and including New Year's Day.

   a. No new permits may be issued for work in these areas during this period, except for emergency reasons that are approved by the City Engineer.

   b. All Public Works projects in the specified areas, with an existing Public Works Permit, must be halted until AFTER the New Year.

   c. No permits for dumpsters or other traffic obstructions may be issued for this period. Permitted construction staging must be removed from the City right of way during the holiday season.

COMPLIANCE IS MANDATORY. Please ensure that all appropriate employees are aware of this policy.

5. **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.

6. **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 §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, including utility service undergrounding and installation of street trees and street lights, shall be completed.

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 / Staff Hearing Officer.

   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.

3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.

4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

   Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These

commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission action approving the Modifications 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 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.

City of Santa Barbara
California

Exhibit B: The site plan and elevations for 1085 Coast Village Road 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 our website under City Calendar to verify closure dates.

February 6, 2012

Planning Commission
City of Santa Barbara
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: DART / Planning Commission Resubmittal for 1085 Coast Village Road
MST2010-00026

Members of the Commission:

My clients, Bob and Linda Uellner, are interested in expanding the operations of their existing Chevron service station at 1085 Coast Village Road to include a drive through car wash, hand detailing operation, and an expanded convenience store.

The proposal involves renovating the existing 2,317 net sq.ft. (2,376 sq. ft. per 1971 Building Permit) service station structure by removing 344 net sq.ft. from the rear and adding 607 net sq.ft. to the front of the current building, as well as constructing a new car wash tunnel of 1,667 net sq.ft., and an equipment enclosure of 135 net sq. ft. Site improvements will include revisions to the driveway entrances, construction of an access drive to the car wash enclosure, providing 10 parking spaces, relocating the propane tank, and constructing a trellis shade structure to cover 2 additional parking spaces for the auto detailing operation. There will also be a water well to provided a nonpotable source for the car wash and landscape irrigation.

This project was submitted for a PRT review last year by Ahmad Ghaderi of A&S Engineering and assigned MST2010-00026. This past Spring, the project was initially submitted for a DART review.

Discretionary Approvals Being Requested:

1. Design Review: request review by the Architectural Board of Review of the additional commercial development along with architectural and site improvements per SBMC §22.68.040A.

2. Conditional Use Permit: requesting a CUP for the conversion of an existing automobile service station to an automobile service station with mini-market per SBMC §28.94.030V.

3. Conditional Use Permit: requesting a CUP in order to expand the existing service station to include a car wash, auto detailing operation, and propane sales in C-1 Zone District per SBMC §28.94.030Q.

4. Coastal Development Permit: requesting a Coastal Development Permit for the proposed development including structures, site improvements and well per SBMC §28.44.060

EXHIBIT C

5. Parking Modification: requesting a modification to allow for (10) parking spaces to meet the parking demand rather than the (18) required per SBMC §28.92.110.A.1.

6. Setback Modification: requesting an encroachment into the front yard setback requirement to accommodate for the car wash "pay-point" stations per SBMC §28.92.110.B.1.

Existing Service Station:

The existing service station consists of a 2,317 sq.ft. structure currently used for retail sales and a hand car wash operation, and a canopy with two service islands and a total of eight vehicle fueling stations. Current site conditions include 19,683 sq.ft. of paving/parking area; 2,705 sq.ft. of landscape; and a building with a 2,416 sq.ft. footprint.

Project Description:

Improvements to the existing service station include renovations to the existing building, a new automated car wash, a covered equipment area, a covered shade structure, plus enhancements to the site amenities and services. There will be 607 net sq. ft. of new space added to the front and west end of the existing 2,317 net sq.ft. structure. There will also be 344 sq.ft. of space removed from the rear of the existing structure in order to accommodate the construction of the new car wash structure, which will be 1,667 net sq.ft. In addition there will be a 135 net sq. ft. equipment enclosure, and a trellis shade structure over the 2 car auto detailing area.

The car wash structure is open at both ends with no doors or windows that would allow it to be enclosed space. Therefore, City policy as demonstrated in multiple precedent projects, is to not include the area of the car wash structure towards the allowable commercial square footage allocation as permitted by Measure "E." The covered equipment area is also unenclosed by definition. The net increase of the Commercial square footage would therefore be 263 square feet, which is well under the 1,000 square foot allowance for minor additions and not subject to the Development Plan requirement.

Other changes to the site include adding a new trellis shade structure for the hand detailing operation; relocating the propane tank; adding a new access driveway to the covered car wash; and providing 12 parking spaces, including 1 handicapped accessible space.

The gas station and retail market will be open 24 hours a days due to its adjacency to the highway. The new automated car wash will operate during standard daytime business hours. Car wash customers will remain in their cars and pay at an automated "pay-point". An attendant will be at the entrance of the car wash tunnel to help guide the cars onto the tracks. The car wash tunnel length has been sized to allow adequate drying time for the cars, which will not require any additional hand drying by attendants. Most of the water used in the car wash operation will be recovered, filtered, and reused on site per City requirements. The remaining water will be treated then discharged into the sanitary sewer system. Self serve vacuuming stations are not being proposed. The car detailing services would be done at the west end of the property.

Site improvements will include adding a new on-site driveway for the car wash entrance, and enlarged landscaped areas. Current trees in the front yard setback will remain; however, we are proposing to replace the Jacaranda tree in the front parkway with a new Jacaranda tree in a

location closer to the street corner, in order to relocate the center driveway. Proposed site conditions contain 15,929 sq.ft. of paving/parking area, 3,388 sq.f.t of landscape, and 4,695 sq.ft. of building footprint.

This site has undergone cleanup operations under the supervision of the Santa Barbara County Fire Department (SBCFD) and the California Regional Water Quality Board. Test results have confirmed that the cleanup has been successful.

The current historical water allocation from the Montecito Water District will be sufficient for providing water for the proposed retail building. Water for the automated car wash and site irrigation requirements will be provided by a water well located on the property.

Modifications:

Parking: A reduction in the required parking from 18 to 10 spaces is being requested. Half of the 18 required spaces are for the customers of the retail store, but the overwhelming majority of these customers park in the 8 spaces at the pump islands, which aren't included in the 10 spaces provided. Associated Traffic Engineers has provided a Parking Demand Study that supports the proposed design.

Front Yard Setback: A modification has been requested to permit the installation of two "Pay-Point" pedestals in the front yard setback along Coast Village Circle. In the proposed design, one pedestal will be installed along the access drive leading to the car wash, surrounded by landscaping. A second future pedestal location along the drive would be permitted in the event that high usage of the car wash warranted it.

DART Responses:

A. Planning Division

1. County of Santa Barbara Fire Department, Hazardous Materials Divsion
   a. Santa Barbara County Fire issued a "Remedial Action Completion Certification" letter on May 10, 2011. This letter confirmed the completion of the remediation operations. A copy of this letter has been attached.
   b. Following the DART meeting, Tom Rejzek was asked to review the data on the site in reagards to the potential impacts of the underground contamination on the proposed nonpotable water well. In his email to Vern Williams of Flowers Associates, dated May 24, 2011 he confirmed that the depth of the proposed well would be acceptable. A copy of this email has been attached.
2. Coast Development Permit: Nonpotable Water Well
   a. Please refer to the letter by Vern Williams of Flowers & Associates, dated December 5, 2011. Per Vern's letter, the water in the underground storage tanks "should see daily turnover and the water is continuously circulated through an ozone disinfection system." The proposed water well will have an underground water storage tank sized to meet the water demand. This constant process of replenishment and dilution will prevent the accumulation of stagnant water. This water will then be mixed with water reclaimed from the car wash and purified in underground 3 basin clarifier tanks.
   b. Please refer to the letter by Vern Williams of Flowers & Associates, dated December 5, 2011. The reclaimed water will be discharged to three compartment clarifier

tanks. The sediment settles to the bottom of the clarifier then the water gets cleaned as it passes thru each compartment. Using equipment currently deployed in similar facilities ≈75% of the water can be reclaimed for washing cars. The remaining 25% will be discharged to the sewer system as it is displaced by new inflows. Per Vern's letter, this will amount to "approximately 25 gallons per car washed or approximately 2500 gallons per day." Sediments in the clarifier tank will be pumped out once a year by the operator and hauled away as nonhazardous waste.

c. DesignARC has reviewed County Health & MWD records to identify known well locations within 1200 feet of the project site. Adam Simmons, our project hydrologist, has noted in his attached letter that "the new well will not cause undesirable interference with any nearby water wells or lower their production capacity."

d. Tom Rejzek confirmed in his email dated May 24, 2011 that the proposed depth of the well would be acceptable and not pose a risk of contamination due to the presence of known underground contaminants. This position was further supported by Adam Simmons letter.

e. Same answer as 2c.

f. Per the well report prepared by Michael Hoover and submitted to Bill Ferguson on September 17, 2010, the "well produced 50 gallons per minute (gpm)" during field testing. In his conclusions, Michael Hoover wrote the well is "capable of pumping at least 30 gallons per minute (gpm) on an extended basis, yielding approximately 43,200 gallons per day. Adam Simmons has confirmed that the well will be adequate to meet the needs of the proposed project and that "the new well will not cause undesirable interference with any nearby water wells or lower their production capacity."

g. Please refer to the letter by Vern Williams of Flowers & Associates, dated December 5, 2011. It is anticipated that the car wash will serve up to 100 cars per day based on the area of service. At a projected rate of 30 gallons per car (the additional 5 gallons lost to spillage), this would create a demand of approximately 3,000 gallons per day, significantly less than the production capacity of the well.

h. The applicant requests that the requirement for detailed plans illustrating the potable and non-potable water lines be made a condition of approval that will be provided in the Construction Documents phase of the project and submitted to the City for review prior to issuance of a Building Permit.

Follow up Questions:

1. The water discharged from the car wash will be run through the clarification tanks and an ozone disinfection system before being discharged into the sewer system as noted in Vern Williams letter.
2. The unused car wash water will be discharged to the sanitary sewer system as noted in Vern Williams letter.
3. The unused car wash water will be discharged continuously at a rate of approximately 2500 gallons per day as noted in Vern Williams letter.

3. Car Wash Conditional Use Permit:

In addition to the indoor activities previously documented, the project proposed will include the following outdoor uses.

- Existing air/water station to remain in the current location.
- Existing propane tank for propane sales to be relocated to a new location at the SW corner of the property.
- Current auto detailing operation to be reduced in scope (due to the automated car wash) and relocated to the new 2 car covered shade trellis. Customers in the current operation typically drop their cars off and coordinate with the manager in the store.

Employees move the cars as needed. For customers who chose to wait, 3 small "café" tables have been provided in front of the market. Detailing services include waxing, clay barring, interior cleaning, and wheel cleaning.

4. Parking:
   The Site Plan has been revised per the City's comments regarding the inclusion of the auto detailing spaces in the parking spaces provided. In the revised design there are only 2 spaces allocated for the auto detailing operation, and these have not been included in the total parking count. The revised site plan therefore provides 10 designated parking spaces. This reduced number has been supported by a parking study provided by ATE. A copy of this report has been attached.
5. DART Responses
   The responses to the DART comments have been reincorporated into this resubmittal letter.
6. Design Changes:
   The site and building design have been modified to reflect comments from the DART review and the ABR meeting. Notable changes to the site include the reduction of the shade trellis from 3 to 2 cars; and more landscape area in the western portions of the site. The entry tower is no longer rotated which has resulted in some minor changes to the building area. The equipment yard in the rear of the building has now been covered with a roof, but the perimeter is wrapped with a open fence. The tabulations and project description have been updated to reflect the revised area figures.

B. Engineering Division

1. Certificate of Water Availability:
   The Montecito Water District issued a Certificate of Water Availability on June 30, 2011. A copy of this document has been attached.

C. Environmental Services

1. Trash Enclosure:
   The building design has been modified to provide enough space in the trash room to accommodate separate 4 yard bins for trash and recycling. The doors have also been modified in order to make one door ADA accessible.

D. Fire Department

1. Fire Sprinklers:
   A note regarding the requirement for a required sprinkler system added to the Project Statistics on sheet A1, and to the Code Analysis on sheet A2.

E. Building & Safety Division

1. Code Analysis:
   1. The applicable codes have been changed to the 2010 versions.
   2. The Code Analysis submitted was incomplete. The errors noted have been corrected, and information deleted where the analysis has not been completed.

Project Statistics:

Owner: Bob & Linda Uellner
Property Info:
Address: 1085 Coast Village Road Santa Barbara, CA 93108
APN: 009-281-003
Zone: C-1 Limited Commercial / S-D-3 Coastal Overlay Zone

Site Breakdown Comparative Table:

	Existing	Proposed
Lot Size	24,983 sq.ft.	24,983 sq.ft.
Building Footprint	2,416 sq.ft. (9.7 %)	4,695 sq.ft. (18.2 %)
Surface Parking/Paving	19,863 sq.ft. (79.5 %)	15,929 sq.ft. (63.8 %)
Flatwork	N/A	971 sq.ft. (3.9 %)
Landscape	2,704 sq.ft. (10.8 %)	3,388 sq.ft. (13.5 %)

Parking Breakdown:

	Required	Proposed
Retail (2,304 sq.ft. @ 1space / 250 sq.ft.)	9 spaces	
Car Wash	4 spaces	
5 Employees (@1 space/ person)	5 spaces	
Total	18 spaces	10 spaces (incl. 1 H.C.)

Building Areas:

	Net	Gross
(E) Structure	2,317 sq. ft.	2,416 sq. ft.
(E) to be demolished	344 sq. ft.	361 sq. ft.
(E) to remain	1,973 sq. ft.	2,055 sq. ft.

(N) Retail / Trash / Equipment	607 sq. ft.	651 sq. ft.
Total Retail / Trash / Equipment	2,580 sq. ft.	2,706 sq. ft.
(N) Car Wash	1,667 sq. ft.	1,854 sq. ft.
(N) Covered Equipment	135 sq. ft.	135 sq. ft.
Total	4,382 sq. ft.	4,695 sq. ft.

Please feel free to give me a call should you have any questions regarding this project.

Sincerely,

Kevin Dumain AIA

DesignARC Inc.

29 West Calle Laureles Santa Barbara, CA 93105.3301 T. 805.687.1525 F. 805.687.8715
SANTA BARBARA LOS ANGELES

ASSOCIATED TRANSPORTATION ENGINEERS
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509
Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

June 27, 2011 10040L03.wpd

Robert and Linda Uellner
1085 Coast Village Road
Santa Barbara, CA 93108

PARKING STUDY FOR THE COAST VILLAGE ROAD CHEVRON SERVICE STATION PROJECT - CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following parking study for the Coast Village Road Chevron Service Station Project, located in the City of Santa Barbara. The study reviews the City of Santa Barbara Zoning Ordinance parking requirements for the project and evaluates the adequacy of the proposed parking supply based on the anticipated parking demands. The updated study also addresses comments issued by the City's DART team.

Project Description

The project is proposing to modify a portion of the existing Chevron Service Station building, located at 1085 Coast Village Road, in order to expand the existing convenience market area to 2,304 square feet (SF) and to add a new automated car wash facility. A limited auto detailing operation would also be housed on-site. The site currently contains 4 fueling islands with 8 fueling stations. The existing fueling islands and canopy would remain in their current location. The existing propane gas tank would be relocated to the western area of the site as part of the project.

Access to the site would continue to be provided via the two existing driveways on Coast Village Road. The existing driveway on Coast Village Circle would be relocated to the north. The project is proposing to provide 10 parking spaces on site for the gas station and convenience market and an additional 2 spaces reserved for the auto detailing operations (12 spaces total). The project site plan is shown on Figure 1 (attached).

EXHIBIT D

City of Santa Barbara Zoning Ordinance Parking Requirements

The City of Santa Barbara Zoning Ordinance parking requirements for the project are outlined below. For the gas station/mini-market component of the project, the Zoning Ordinance requires a minimum of 5 parking spaces or 1 space per every 250 SF of mini-market space and 1 space for every employee, whichever is greater. For the carwash component, the Zoning Ordinance requires 4 spaces for each washer unit. The Zoning Ordinance parking requirements for the project are presented in Table 1.

Table 1
City of Santa Barbara Zoning Ordinance Parking Requirements

Land-Use	Size	Parking Rate	Spaces Required
Retail (Mini-Market)	2,304 SF	1 space/250 SF	9 Spaces
Car Wash/Auto Detailing	1 Washer Unit	4 spaces/Unit	4 Spaces
Employees (a)	5 employees	1 space/employee	5 Spaces
Total			**18 Spaces**

(a) Assumes peak on-site employees. On site employees would be lower at other times of the day and evening.

The data presented in Table 1 show that the Zoning Ordinance parking requirement for the project is 18 spaces. The proposed parking supply of 10 spaces for the gas station/ convenience market and 2 spaces for the auto detailing does not meet the City's requirements for the project, thus a modification to the Zoning Ordinance requirements will be required.

Parking Operations

In order to evaluate the adequacy of the proposed parking supply, ATE reviewed data collected at similar gas station facilities with mini-marts. The data collected at these locations indicate that the majority of mini-mart customers (up to 90%) come directly from the gas pumps and do not park in the on-site spaces.[1] The 8 fueling stations would therefore serve as an additional 8 parking spaces for the convenience market, for a total effective parking supply of 18 spaces, which would meet the ordinance requirement.

The City's Zoning Ordinance requires that 4 spaces be provided for the car wash. This requirement is based on a self-service type of carwash operation where the car is first washed in a stall and is then moved to a drying and vacuuming station. The proposed car wash will

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1 Traffic Fee Appeal Information For The Arco Mini-Market Remodel Project, ATE, April 1989.

be a fully automated drive-through facility with an automatic dryer and will not contain vacuum stations. Customers of the carwash would therefore not park on site. The limited auto-detailing operation that is housed on-site would require 1 to 2 spaces to accommodate peak demands. As previously noted, the project proposes to provide two spaces to accommodate the parking demands associated with the auto detailing operation.

Given that the majority of convenience market customers would park at the pumps, the automated carwash would not generate on-site parking demands, and that adequate parking is provided for the auto detailing operations, the 10 parking spaces provided for the gas station/convenience market and 2 spaces for the auto detailing would accommodate the operational parking requirements of the project.

ITE Parking Demand Analysis

The Institute of Transportation Engineers (ITE) Parking Generation Report[2] was recently updated with new parking demand data for Service Stations with convenience markets (attached for reference). It is noted that the ITE rates do not account for carwash facilities. Based on the operational data discussed above, the automated carwash would not generate on-site parking demands, and the parking demands for the auto detailing service would be accommodated by the 2 dedicated spaces. The peak parking demand for the project assuming the ITE rates is presented in Table 2.

Table 2
Peak Parking Demand

Land Use	Size	Peak Demand Rate	Peak Demand
Gas Station w/ Convenience Market	8 Fueling Stations	0.75 Spaces/Fueling Station (a)	6 Spaces
Auto Detailing Service (b)	2 Vehicles	1 space/Vehicle	2 Spaces
Total Demand			**8 Spaces**

(a) Demand based on average rate derived from ITE *Parking Generation*.
(b) Based on operational data provided by applicant.

The data presented in Table 2 show that the peak parking demand for the convenience market is 6 spaces and the demand for the auto detailing is 2 spaces. The proposed parking supply of 10 spaces for the gas station/convenience market and 2 spaces for the auto detailing would adequately accommodate the parking demands of the project assuming the ITE parking rates.

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2 Parking Generation, Institute of Transportation Engineers, 4th Edition, 2010.

Based on the information provided above, the proposed parking supply of 10 spaces for the gas station/convenience market, 2 spaces for the auto detailing service, and the additional 8 parking spaces provided at the fueling stations would satisfy the parking demands generated by the project.

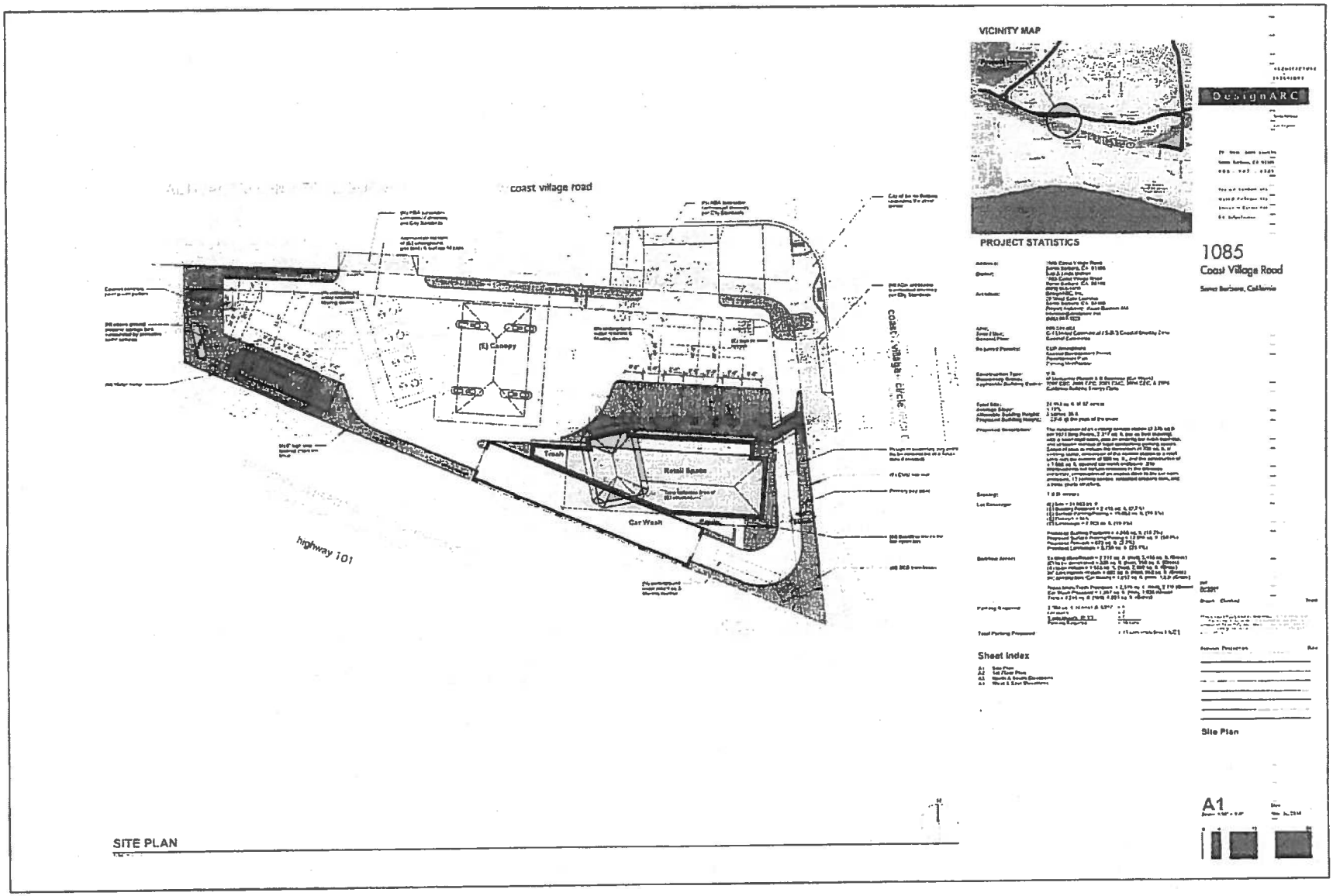
This concludes our parking study for the Coast Village Road Chevron Service Station Project.

Associated Transportation Engineers

Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/MMF

Attachments: Figure 1 - Project Site Plan
ITE Parking Demand Data



ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT SITE PLAN

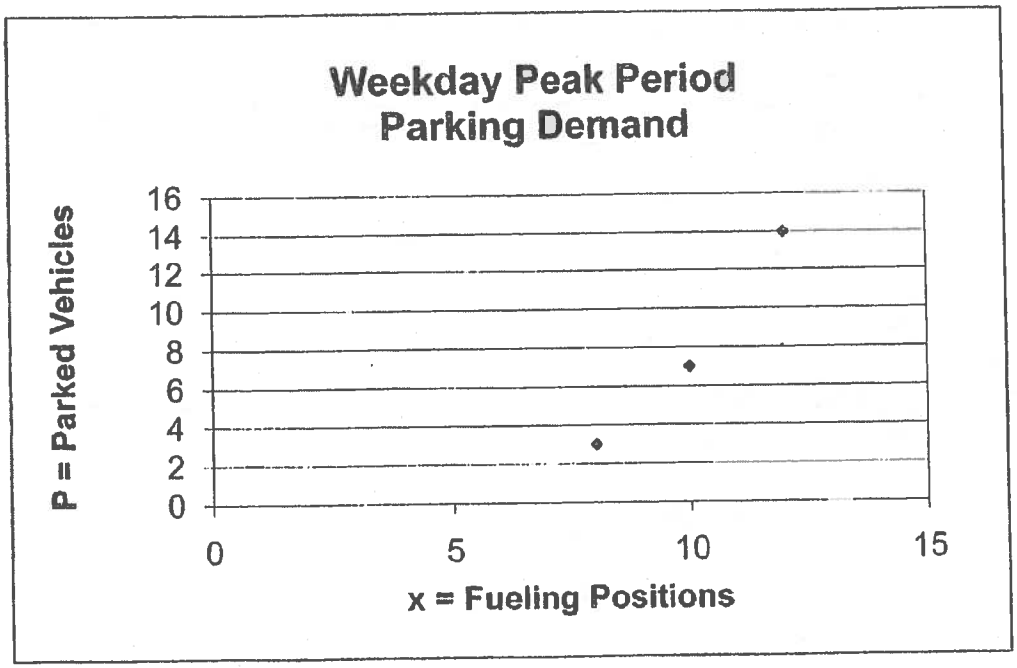
FIGURE 1

MMF - #10040

Land Use: 945
Gasoline/Service Station with Convenience Market

Average Peak Period Parking Demand vs. Fueling Positions
On a: Weekday

Statistic	Peak Period Demand
Peak Period	7:00–9:00 a.m.; 4:00–6:00 p.m.
Number of Study Sites	3
Average Size of Study Sites	10 fueling positions
Average Peak Period Parking Demand	0.75 vehicles per fueling position
Standard Deviation	0.40
Coefficient of Variation	53%
Range	0.38–1.17 vehicles per fueling position
85th Percentile	1.03 vehicles per fueling position
33rd Percentile	0.59 vehicles per fueling position



◆ Actual Data Points

APPLICABLE
LOCAL COASTAL PLAN 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 resources, i.e. land, 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.

Policy 3.3 New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.

Policy 3.4 New development in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation

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.

Policy 9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

(1) Acquisition of land for parks and open space;

(2) Requiring view easements or corridors in new developments;

(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.

Policy 9.8 The City shall seek to preserve the unique scenic and aesthetic quality of Highway 101.

EXHIBIT E

Policy 9.9 The City shall seek to protect views of the mountains and ocean from Highway 101 by minimizing view interruption by highway structures. The City shall also seek to minimize view interruption or blockage by the highway from surrounding public areas including roads, parks, and other open spaces.

Policy 9.10 The City shall work with the County, Caltrans, and the Santa Barbara County Association of Governments (SBCAG) to achieve common goals and interests with regard to community concerns and the design of new highway improvements and landscaping.

Policy 9.16 The use of sound barriers shall be minimized to the extent feasible. Sound barriers shall be placed in a manner which protects views of the ocean and mountains from Highway 101 and frontage streets where feasible. Where critical views may be impacted, alternatives to barriers (such as soundproofing structures or new sound control technologies) should be considered. Where sound barriers are necessary to reduce highway noise impacts to adjacent land uses, the barriers shall be attractively designed in a consistent manner that is compatible with the surrounding neighborhoods. Landscaping sufficient to fully screen the barrier shall be provided in a timely manner along both sides of the barrier where feasible.

Policy 9.18 The amount of lighting provided along the highway shall be the minimum necessary for general safety. Lights shall be designed and placed in a manner that minimizes glare as seen from nearby residences and recreational areas.

Policy 11.6 The City shall locate and develop new public and private parking in larger, multi-use facilities wherever feasible in order to minimize street access points, reduce peak parking space requirements, and improve facility control.

Policy 11.9 The City shall investigate the posting of time limits or the imposition of parking fees for on-street parking in order to:

- Generate revenues to pay for local transportation related programs; and
- Divert drivers into peripheral parking facilities or alternative transportation modes.

Policy 11.11 The City shall encourage ride-sharing and car-pooling as a means of minimizing traffic demands in the waterfront.

Policy 11.12 The City shall, if feasible, implement the development of a shuttle bus system in the waterfront area as an alternative means of transportation.

Policy 11.13 The City shall cooperate with the Metropolitan Transit District in improving bus service to the waterfront area and coordinate this service with any future shuttle-bus program.

Policy 11.15 Pedestrian movement and safety should be encouraged and provided for throughout the area.

Policy 11.16 In order to encourage walking as an alternative to travel by automobile, the City shall protect existing pedestrian access to coastal areas from areas north of Highway 101 and strongly encourage the development of new pedestrian accessways.

Policy 11.17 The Highway 101 pedestrian undercrossing at Butterfly Lane shall be retained and if feasible, the utility and appearance of the undercrossing enhanced by provision of clearer signage, improved accessibility, and additional landscaping.

Policy 11.18 Where feasible, proposed improvements to Highway 101 shall include provisions for functional pedestrian access. The location of pedestrian access should be carefully considered in order to provide a functional, accessible, and comfortable path of travel. Sidewalks and walkways shall be wide enough to comfortably accommodate at least two persons walking side-by-side (a minimum of 4 feet), shall include shade and resting areas, and shall provide adequate protection from nearby automobile and bicycle traffic. Provision of new pedestrian access in the area of Milpas Street from Santa Barbara's East Side to East Beach and the Santa Barbara Zoo shall be the highest priority.

City of Santa Barbara

Public Works Department

www.SantaBarbaraCA.gov

Main Office
630 Garden Street
P.O. Box 1990
Santa Barbara, CA
93102-1990

Administration
Tel: 805.564.5377
Fax: 805.897.2613

Engineering
Tel: 805.564.5363
Fax: 805.564.5467

Facilities
Tel: 805.564.5415
Fax: 805.897.2577

Street Maintenance
Tel: 805.564.5413
Fax: 805.897.1991

Transportation
Tel: 805.564.5385
Fax: 805.564.5467

Water Resources
Tel: 805.564.5387
Fax: 805.897.2613

August 6, 2010

Michael F. Hoover, R.G.
P.O. Box 30860
Santa Barbara, CA 93130

SUBJECT: Well Permit Conditions – 1085 Coast Village Road (#PBW 2010-00981)

Dear Mr. Hoover:

This letter establishes supplemental conditions related to issuance of a City Public Works Permit (#PBW 2010-000981) for construction of an exploratory extraction well at 1085 Coast Village Road. The following conditions apply:

1. The well is permitted as an exploratory well only. Upon completion of construction and test pumping, owner shall apply for a follow-up permit to either abandon the well or finish off the well facility in accordance with all applicable codes and regulations.
2. In addition to other applicable codes, the well shall be constructed in compliance with all applicable provisions of the Water Well Standards as published by the California Department of Water Resources, Southern District, except as otherwise approved in writing by the Public Works Director (Director).
3. Owner shall provide the City inspector with 24 hours prior notice of well sealing operations.
4. The annular cement seal shall be installed to a minimum depth of 50 feet below ground surface.
5. The well shall be permanently equipped with a meter which is plumbed so as to measure all water taken from the well.
6. The owner shall be required to annually read said meter and report such reading to the Director within 30 days of the reading. Owner may defer such readings until notified by the Director in writing that readings are to commence.
7. Water extracted from the well is limited to beneficial uses on the property upon which the well is located.
8. Prior to permit issuance, owner shall post a deposit or security bonds with the Director in the amount of $10,000 for performance and $10,000 for labor and materials, in accordance with Public Works Department procedures, to be returned upon satisfactory completion of the well.
9. Prior to start of construction the owner shall obtain City approval of a plan for the construction and testing of the well, such plan to address staging area, scheduling of work, sound control, traffic

Originally SCANNED Document

EXHIBIT F

control, temporary power arrangements, control of discharge, and other relevant issues.

10. Inspection may be performed by the licensed professional that designed and the exploratory well and stamped the plans. The licensed professional shall prepare and submit "as-built" plans of the well as completed, along with a written summary of drilling operations.

Please feel free to contact me at (805) 654-5571 if you have any questions.

Thank you for your assistance.

Sincerely,

Bill Ferguson
Water Resources Supervisor

BF/bf

cc: Chris Hansen, Building Inspection Plan Check Supervisor
David Shoemaker, Senior Engineering Technician

Optically SCANNED Document

Adam Simmons -- Consulting Geologist
CERTIFIED ENGINEERING GEOLOGIST & HYDROGEOLOGIST -- CEG #2015 RG #6234 HG #509

December 2, 2011

City of Santa Barbara
Planning Division
P. O. Box 1990
Santa Barbara, California 93102

RECEIVED
DEC 08 2011
CITY OF SANTA BARBARA
PLANNING DIVISION

Attn: Ms. Suzanne Riegle

Re: ***Hydro-Geologic Review – New Water Well***
1085 Coast Village Road
Santa Barbara, California

Dear Ms. Riegle:

Pursuant to your request, I have reviewed the comments from the City of Santa Barbara staff (MST2010-00026) Letter dated, April 21, 2011) with regards to the recently completed water well located on the above described property. I have also reviewed the numerous documents and letters pertaining to the location, design, testing and water quality of the water well (i.e. Hoover Well Completion Report prepared for the Property; September 17, 2010). The responses to the comments by the City staff are outlined below.

The 6-inch-diameter, 210 foot deep, PVC-cased water well was drilled in the southwestern corner of the above described property, north of Highway 101. It is my understanding that the well was drilled in order to provide non-potable water for the proposed car wash and possible light landscape irrigation. The Well was drilled by Filipponi & Thompson Drilling Co. and completed on September 10, 2010 by the placement of the 64-foot-deep sanitary seal. The well appears to have penetrated the Older Alluvium and Casitas Formation. The well is reportedly capable of producing at least 30 gallons per minute (gpm) for extended periods of time.

The estimated water demand from the well is 5,000 gallons per day, based on the projected number of car washes and proposed light landscaping. This well production capacity is equivalent to average flow rate of approximately 3.5 gallons per minute, well below the projected long term capability of the well at 30 gpm. Given the proposed water production demand for the new water well and the known capacities (roughly 30 to 50 gpm) for the nearby existing water wells in the area, it is my opinion that the new well will not cause undesirable interference with any nearby water wells or lower their production capacity. The closest know production well is located approximately 350 feet from the new well. Likewise, continued use of the water well should not cause substantial degradation of the water quality for other wells in the area.

Please contact my office if there any questions or additional information is required.
Sincerely,

_____
Mr. Adam Simmons
Certified Engineering Geologist & Hydrogeologist
State of California PG #6234 EG #2015 HG #509

EXHIBIT G

Robert T. Flowers
RCE 18324
Stephen G. Flowers
RCE 26192
Vernon E. Williams
RCE 33690
Eric L. Flavell
RCE 33000
Alan H. Chierici

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 NORTH CALLE CESAR CHAVEZ, SUITE 100, SANTA BARBARA, CA 93103
PHONE: 805.966.2224 • FAX: 805.965.3372
www.flowersassoc.com

W. O. 1072

December 7, 2011

City of Santa Barbara
Planning Division
P. O. Box 1990
Santa Barbara, California 93102

Attn: Ms. Suzanne Riegle

Subject: 1085 Coast Village Road, Santa Barbara, California
MST2010-00026, APN 009-281-003

Dear Ms. Riegle:

We have been asked to provide input on responses to the DART Comments letter dated April 21, 2011 for the subject project. Specifically the following items in Paragraph "A. Planning Division" under "Section V. Additional information Required for Application Completeness. All car wash system information is from the proposed system supplier and the projected usage rate of 100 cars/day.

2a. How long will water be stored in each underground storage tank?

Based on the projected car wash system usage and irrigation needs from the landscape architect the average daily demand for well water is estimated at 3250 gallons which means the water in the proposed 6000 gallon well water storage tank should turn over every other day. The proposed car wash system buried tanks (2 @ 3000 gallons) should see daily turnover and water through the clarifiers (3 @ 1500 gallons) is continuously circulated through an ozone disinfection system.

2b. How often will the recycled water be discharged and where will it be discharged?

The car wash system design indicates that the unused portion of the recycled water is discharged to the sanitary sewer system at the rate of approximately 25 gallons per car washed or approximately 2500 gallons per day.

2g. Provide detailed information regarding how much water the proposed car wash and detailing use will require.

The car wash system design indicates that approximately 127 gallons of water is used for each car washed with most of that being recycled water resulting in new water usage of approximately 30 gallons of water per car washed. Again, the projected usage rate is 100 cars/day. Our understanding is that the detailing process does not use water.

Please contact the understanding with any questions or comments on this information.

Sincerely,
FLOWERS & ASSOCIATES, INC.

By: Vernon E. Williams
Vernon E. Williams, P.E.,
Vice-President

VW/vw

Cc: Linda Uellner via E-mail
Kevin Dumain, DesignARC via E-mail

Fire Department

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HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Michael W. Dyer
Fire Chief
County Fire Warden

Christian J. Hahn
Deputy Fire Chief

REMEDIAL ACTION COMPLETION CERTIFICATION

May 10, 2011

Mr. Rick O. Rittenberg
Chevron EMC
6111 Bollinger Canyon Road
San Ramon, CA 94583

Ms. Linda Uellner
Janda Partners LP
P.O. Box 61106
Santa Barbara, CA 93160

SUBJECT: **LUFT # 502291**
Chevron Service Station #9-1572
1085 Coast Village Road, Santa Barbara, California

Dear Mr. Rittenberg & Ms. Uellner:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

/FOR

Michael W. Dyer
Fire Chief

Completion Certification 502291

pc: Mr. Allan Patton, UST Cleanup Fund Manager
Mr. Mark Fahan, Holguin, Fahan, & Associates

Subject: RE: 1085 Coast Village Road
Date: Tuesday, May 24, 2011 8:01 AM
From: Rejzek, Tom <Tom.Rejzek@sbcfire.com>
To: 'Vern Williams' <vwilliams@flowersassoc.com>
Cc: Linda Uellner <lsuellner@gmail.com>, Kevin Dumain <kdumain@designarc.net>, Bruce Bartlett <bbartlett@designarc.net>, Douglas Fell <dfell@fmam.com>, Bendy White <harwood@harwoodwhite.com>, Suzanne Riegle <SRiegle@SantaBarbaraCA.gov>
Conversation: 1085 Coast Village Road

vern-

this email confirms our conversation on thursday, may 19 regarding the production well located at 1085 cost village road in santa barbara. based upon fpd's understanding of the hydrogeology at the site, it is our belief that extending the sanitary seal to a depth of 83 feet below grade will likely migration of the the previously impacted first groundwater into the lower aquifer. static water level in this production well (~64 feet bgs) is lower than the water level of the first water (~40 feet bgs), suggesting that the two aquifers have been successfully isolated from each other by the sanitary seal. fpd has no objection in using this well for the car wash and landscape irrigation water supply. feel free to contact me if you have any additional questions.

tom rejzek
professional geologist #6461
certified hydrogeologist #601
santa barbara county luft program
805-686-8176

From: Vern Williams [mailto:vwilliams@flowersassoc.com]
Sent: Thursday, May 19, 2011 10:31 AM
To: Rejzek, Tom
Cc: Linda Uellner; Kevin Dumain; Bruce Bartlett; Douglas Fell; Bendy White; Suzanne Riegle
Subject: 1085 Coast Village Road

Hi Tom,

Thanks for your time this morning.

Please confirm your statement that you have no concerns with the 83' depth of the concrete seal on the existing well to be used for car-wash and landscape irrigation water supply for this project.

I have attached a copy of Mike Hoover's report on the well completion for your files as discussed.
--
Vern

Vernon E. Williams, P.E.

Flowers & Associates, Inc.
201 North Calle Cesar Chavez, Suite 100
Santa Barbara, CA 93103
Phone (805)966-2224
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MONTECITO WATER DISTRICT

MONTECITO WATER DISTRICT
CERTIFICATE OF WATER SERVICE AVAILABILITY

To the City of Santa Barbara Planning & Development Department:

Montecito Water District has received the following application for water service availability:

Date of Application	06/24/11
City Project Application No.	MST2010-00026
Name of Applicant	Linda Uellner
MWD Account Holder	Coast Village, Inc.
MWD Account No.:	40-0425-02
Service address	1085 Coast Village Road
Assessor's Parcel Number(s) to be served	009-281-003
Brief Project description	An addition of approximately 260 sq. ft. to the existing gas station food mart and the building of a new 1,668 sq. ft. tunnel car wash facility.

Board of Directors

President
Samuel Fryo

Vice President
W. Douglas Morgan

Jan E. Abel
Darlene Bierig
Richard Shaikewitz

General Manager and Secretary

Thomas R. Mosby

Having reviewed the City of Santa Barbara application number MST2010-00026 for the proposed project and verification from the property owner that all non-potable water uses for the project will be provided by a new, recently developed water well, and having considered the District's available water supply the District hereby notifies your office that the District can and will serve the subject property in accordance with Montecito Water District Ordinance 89 and the following limitations:

1. Maximum Available Quantity of water shall be **1.1 acre-feet** per year, which is the historical average usage for the period of July 2003 through June 2006.

2. Service to be provided through an **existing 1 ½ inch water service.**

3. Property owner agrees to install the following facilities in connection with the proposed project:
   - A private non-potable water system, meeting all applicable building and plumbing codes utilizing the newly developed water well dedicated for the property non-potable water uses, including the proposed tunnel car wash .
   - Installation of an MWD approved backflow device at the District water meter in accordance with MWD Construction Standard 117.

4. Applicant shall be responsible for the following fees, payable immediately upon issuance of this Certificate: None

5. Applicant must provide the following additional documents for District records: Building permit sign off from the City of Santa Barbara or a letter from the project engineer/architect of record indicating non-potable water system has been installed, meeting all applicable codes and able to service the property non-potable water use(s).

583 San Ysidro Road
Santa Barbara, CA
93108-2124

Ph 805.969.2271
Fax 805.969.7261

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http://www.montecitowater.com

Acct No. 40-0425-02

EXHIBIT H

6. Applicant agrees to install state-of-the-art water-saving technologies for all new potable water and to use no more water than is authorized under this Certificate. Applicant acknowledges that the District may increase the rate for all water delivered in excess of the property's Maximum Available Quantity and/or limit service to the property to no more than the Maximum Available Quantity, but the District shall provide at all times a supply of water sufficient to meet the health and safety needs of the property's occupants.

7. The Maximum Available Quantity of water has been determined pursuant to District Ordinance 89. Ordinance 89 provides that, under certain circumstances, a property owner may request a redetermination of the Maximum Availability Quantity. Should such a redetermination result in an increase in the Maximum Available Quantity, the District will issue an Amended Certificate.

8. This Certificate represents a determination of water availability as of the date of the Application. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's ordinances and requirements.

	MONTECITO WATER DISTRICT	COAST VILLAGE, INC.
Dated June 30, 2011	By _____ Tom Mosby, General Manager	By _____ Linda Uellner, Vice President

Acct No. 40-0425-02

ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

1085 COAST VILLAGE RD **MST2010-00026**

C-ADDITIONS

Project Description:

Proposal for extensive exterior alterations to the existing service station including converting an existing lube bay and snack shop to a foodmart and constructing a new car wash structure. The project includes demolition of 344 square feet of the existing 2,317 square foot building on the south side to allow the addition of the car wash structure, the addition of 607 square feet of retail space on the north side for a total of 2,580 square feet of retail use. The unenclosed car wash "tunnel" structure is 1,667 square feet and 135 square feet for mechanical equipment, for a total combined development of 4,382 square feet on the 24,983 square foot site. A 510 square foot trellis will be located on the west side of the lot for car detailing. An existing driveway on Coast Village Road will be relocated further west. The existing gas pumps will remain. Planning Commission review is requested for an amendment to the Conditional Use Permit, a Coastal Development Permit, a zoning modification to allow an automated pay kiosk in the required front setback along Coast Village Circle, and a zoning modification to provide fewer than the required number of parking spaces.

Activities:

11/14/2011 ***ABR-Concept Review (Continued)***

(Second concept review; comments only; project requires environmental assessment and Planning Commission review of an amendment to the Conditional Use Permit, a Coastal Development Permit and zoning modifications. The project was last reviewed on July 25, 2011.)

Actual time: 3:14

Present: Kevin Dumain, Designarc, Architect; Erin Carroll, Arcadia Studio, Landscape Architect; Linda and Bob Uellner, Owners.

Public comment was opened at 3:26 p.m.

As no one wished to speak, public comment was closed.

Motion: Continued to Planning Commission with the following positive comments:
1) Site planning, massing, landscaping are fine.
2) Provide details about the roof tile material.
3) Consider adding faux corbel at the column supports to the existing canopy.
4) Study the landscaping at the fence along highway 101 for breaking up of the horizontal line of the fence.

Activities:

5) Provide building details to show design style.
Action: Zink/Sherry, 4/0/0. Motion carried. (Mosel/Rivera absent)

11/7/2011 ***ABR-Resubmittal Received***

7/25/2011 ***ABR-Mailed Notice Prepared***

7/25/2011 ***ABR-Concept Review (New) - PH***

(Comments only; project requires environmental assessment and Planning Commission review of an amendment to the Conditional Use Permit, a Coastal Development Permit, a modification for a front setback encroachment, and a modification for the number of parking spaces.)

Actual time: 4:27

Present: Kevin Dumain, Architect; Erin Carroll, Landscape Architect.

Public comment was opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with the following comments:
1) The site planning and revisions to parking entries from the street are acceptable.
2) Provide as much landscape as possible. Screen the propane tanks.
3) Provide photographs from the Highway 101 and off ramp and from across Highway 101 toward the site. Provide aerial photographs of the site.
4) Study the architecture and massing as they relate to each other and to the canopy for a cohesive style.
5) The requested zoning modifications are acceptable and pose no negative aesthetic impact. The additional parking is a benefit to the project.
6) Study the feasibility of moving the jacaranda tree at the relocated driveway.
7) Provide a landscape plan with low water use requirements.
Action: Aurell/Sherry, 5/0/0. Motion carried. (Rivera stepped down. Mosel absent)

The meeting adjourned at 5:13 p.m.

7/10/2011 ***ABR-Resubmittal Received***

Activities:

10/4/2010 ***ABR-Concept Review (New) - PH***

(Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and a Conditional Use Permit.)

Postponed indefinitely at the applicant's request.

10/4/2010 ***ABR-Mailed Notice Prepared***

9/13/2010 ***ABR-Resubmittal Received***

Three sets for first ABR review. Peter Lawson is aware of this PRT project that has been revised.

9/13/2010 ***ABR-Posting Sign Issued***

Posting sign issued and affadavit received.