



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** February 28, 2013  
**AGENDA DATE:** March 6, 2013  
**PROJECT ADDRESS:** 531 E. Cota Street (MST2012-00491)  
**TO:** Bettie Weiss, City Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The 17,000 square-foot site is currently developed with an 8,720 square foot (net), one-story commercial warehouse. The proposed project involves a change of use from warehouse to a dance school. The proposal also includes exterior changes including: new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, and interior remodeling. The discretionary application required for this project is a Modification to allow 13 parking spaces to be provided for the project rather than the 35 spaces required. (SBMC § 28.90.100 and SBMC § 28.92.110).

Date Application Accepted: 1/3/2013

Date Action Required: 4/3/2013

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant:	Santa Barbara Dance Arts	Property Owner:	The Automation Group, Inc., David Beaver
Parcel Number:	031-171-014	Lot Area:	17,000 sq. ft.
General Plan:	Commercial Industrial	Zoning:	C-M
Existing Use:	Warehouse	Topography:	1 % slope

Adjacent Land Uses:

North - Commercial  
 South - Commercial

East - Park/Open Space  
 West - Commercial

**B. PROJECT STATISTICS**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Commercial Use	N/A	8,720 sq. ft.	No Change
Parking Spaces	35	13	13*

\* A modification is requested to allow 13 parking spaces to be provided for the project rather than the 35 spaces required.

**C. PROPOSED LOT AREA COVERAGE**

Building: 9,000 sf 53%      Hardscape: 7,585 sf 45.7%      Landscape: 415 sf 1.3%

**IV. BACKGROUND**

The Santa Barbara Dance Arts (Dance Arts) request and operations are described in detail in the applicant’s letter (Exhibit B) and a document titled “Our Story” (Exhibit C). The proposed operations at this site are summarized in this staff report.

Dance Arts currently operates at 1 N. Calle Cesar Chavez and provides classes to approximately 400 students through 75 classes taught over the course of 35 weeks, with ten annual performances occurring offsite at local theatres. Approximately 100 Dance Arts students attend school at either Santa Barbara Junior High or High Schools and approximately 25 of these students receive a grade in Independent PE at their schools for the dance classes. Other youth-focused programs located within one block of the proposed location include Girls Inc. and Transition House, who provide Dance Arts scholarships to students that are considered “at risk” and could not otherwise afford the program. The proximity of the proposed location to local schools and programs will allow students and teachers to walk, bike, or ride a bus to the dance facility. The applicant has provided a number of letters, attached as Exhibit D, from the public in support of the program and its relocation to the 531 East Cota Street location.

Dance Arts provides a number of classes for school aged children, both during the academic year and during summer sessions. The current facility has a maximum building occupancy of 150 persons but typical operations average 37%- 47% of the building capacity (approximately 50-70 people). The majority of the classes during the academic year are between noon and 7:00 p.m., Monday through Friday. The average class lasts one hour and accommodates between 5-12 dancers, depending on the size of the classroom and age of the students. The peak hours for student pick-up and drop off are from 3:30 p.m. to 5:30 p.m. After 5:30 p.m., the number of traffic trips diminishes with additional students that drive themselves during this time. During the summer months, Dance Arts provides week long summer sessions to approximately 300 students between the ages of 5-18, over the course of 10 weeks. Each session accommodates 20-50 dancers between the hours of 8:45 a.m. and 5:30 p.m., Monday through Thursday. Students generally arrive between by 8:45 and 9:15 a.m., younger students are typically picked up by noon, and final student pick up is between 5:00 and 5:30 p.m. The summer session operates at approximately 15-43% of the maximum building occupancy (approximately 23-65 people).

In addition to the above described operations, ancillary programs provided throughout the year include facility rental to other performing artist /groups, special event rental, and other classes offered during the off hours and weekends. The applicant describes these programs as monthly, annually, quarterly and one-off programs that represent approximately 36 functions or approximately 6% of the total annual income. Staff has recommend a condition to limit the total number of monthly, annually, quarterly and one-off programs to a maximum of 36 events per year.

V. **DISCUSSION**

The proposed project involves the conversion of a warehouse to a dance facility, to accommodate a relocation of the current Dance Arts operations from their approximately 9,000 square foot facility at the Vercal Building at 1 N. Calle Cesar Chavez. The Cota Street site is currently developed with an 8,720 square foot warehouse building and thirteen on-site parking spaces in two lots. The site is located at the corner of Salsipuedes and Cota Streets. Transportation staff initially had concerns with the main entrance to the building on Cota Street, as it would have resulted in Cota Street being the ideal pick up location and vehicle queuing would back up to the intersection. Due to this concern, staff required that the Cota Street entrance be removed or turned into an emergency exit only so that students would exit directly to either of the parking lots, reducing the opportunity for queuing issues on-street. This change has been incorporated into the project design.

The parking ordinance requires a total of 35 parking spaces for the proposed 8,720 square-foot dance facility. The applicant is requesting a parking modification to provide 13 parking spaces for the project. A Parking and Circulation Analysis, prepared by Scott Schell of Associated Transportation Engineers (ATE) (Exhibit E), was submitted for the project. The analysis concludes that, based on current operations at the Vercal building, the Dance Arts operation has a parking demand of 11 spaces. The report further states that the pick-up and drop-off loading requirements can be adequately accommodated in the two on-site parking lots; therefore, the project will not create an increased demand for loading in the immediate project vicinity.

The proposed location is located near local bus lines, adjacent to local schools and youth-focused programs, and in a walkable community allowing for alternative modes of transportation to the facility. Dance Arts hopes that with a more accessible sitethat the enrollment at the facility may increase. Due to the limited amount of on-site parking and loading areas, Staff has recommended several operational conditions including limiting the number and size of special events other than Dance Arts classes to be held on-site, and requiring that all annual performances exceeding 100 people to be held off-site at a location consistent with current operational procedures.

This project was reviewed by the Architectural Board of Review (ABR) on February 4, 2013; meeting minutes are attached as Exhibit F. The Board found that the requested parking modification did not have an adverse aesthetic impact. The Board commented that bike parking should be provided and asked for additional landscaping. Two bicycle hitching posts have been located adjacent to the Cota Street exit, exceeding the ordinance requirement of one bicycle parking space per every seven vehicle parking spaces.

**VI. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification to reduce the required parking to a total of 13 spaces for the proposed project is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. The proposed parking modification is appropriate because the parking demand is being met on-site; the location is located near local bus lines, adjacent to local schools and youth-focused programs, and in a walkable community allowing for alternative modes of transportation to the facility.

Said approval is subject to a condition that

1. The Cota Street entrance/exit door shall be removed or remain closed and used only as an emergency exit so that students will exit directly to either of the parking lots, thereby, reducing the opportunity for queuing issues on-street.
2. All special events including recitals, dance productions, and rentals with more than 100 people (e.g. students and parents) shall be held at off-site location consistent with current operational practice.
3. Monthly, Annually, Quarterly and one-off programs held on-site shall be limited to 36 events per calendar year.
4. Use Limitations. Due to potential parking impacts, uses other than a dance facility are not permitted without further environmental and/or Staff Hearing Officer review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Owner.

**Exhibits:**

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 11, 2013
- C. Our Story, received February 25, 2013
- D. Public letters submitted by the applicant
- E. Parking and Circulation Analysis, prepared by Scott Schell of Associated Transportation Engineers (ATE), dated February 11, 2013
- F. ABR Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner  
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February 11, 2013

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City of Santa Barbara  
Community Development, Planning Division  
630 Garden Street  
Santa Barbara, CA 93102

Attn: Susie Reardon, Staff Hearing Officer

**Subject: SANTA BARBARA DANCE ARTS APN 031-171-014  
531 E. COTA STREET, SANTA BARBARA, CA  
REQUEST FOR A MODIFICATION OF THE PARKING REQUIREMENT  
(FIRST RESUBMITTAL)**

Dear Mrs. Reardon:

Pursuant to the City's Transportation Division recent comments and meeting, the the ABR's design comment on February 4<sup>th</sup>, please accept this resubmittal letter and the enclosed revised materials herewith to further assist Dance Arts seeking approval for a Parking Modification. The Modification is necessary to allow an existing Dance Facility (Dance Arts) to occupy the existing building on Cota Street in the City of Santa Barbara. We enclose:

- One (1) copy of this Revised Request Letter;
- Four (4) copies of a Revised Site Plan, Elevations and Floor Plan (1-24"x36" and 3-12"x18");
- One (1) copy of 8½ x 11" reduction of the plan set;
- One (1) copy of a required Cover Sheet;
- Two (2) copies of a Revised Parking and Circulation Analysis for the SB Dance Arts project, prepared by Scott Schell, ATE, dated February 11, 2013; and
- Various additional Community Support Letters

**RECEIVED**

**FEB 11 2013**

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

**EXHIBIT B**

## **I. PURPOSE OF REQUEST**

The purpose of our application is to seek a Modification to allow less than the required amount of on-site parking spaces per the City Zoning Ordinance §28.90.100.I. The Ordinance required parking spaces for the existing building amount to 35 spaces. Pursuant to §28.92.110A.1. (Parking Modification) we are proposing to provide 13 parking spaces on site.

## **II. PROJECT SETTING**

This section will disclose project setting information relevant to location; site land use and zoning designations; surrounding land use and zoning designations; parcel validity; and site access:

### **Project Site Location**

The project site is a 17,000 square foot lot (0.39 ac) located at the northwest corner of the East Cota / Salsipuedes Street intersection, on the east side of the City of Santa Barbara. The property is bounded to the east by Ortega Park, commercial manufacturing operations to the north, a private alley to the west and additional commercial manufacturing uses to the south.

### **Project Site Land Use and Zoning**

The property has a land use designation of Commercial Industrial/Medium High Residential (15-27 du/acre), and a zoning designation of C-M, Commercial Manufacturing. The C-M Zone also allows for any C-2 (Commercial Zone) uses. The C-2 Zone allows for an Educational Facility use, and the educational attributes of Santa Barbara Dance Arts allow for a derivative of this C-2 use, Dance Facility, to be an allowed use on this property.

### **Surrounding Land Use and Zoning**

Land uses surrounding the property include Park/Open Space to the east; Commercial Industrial/Medium High Residential (15-27 du/acre) to the west and south, and Medium High Residential (15-27 du/acre) to the north. Zoning Designations surrounding the subject property include P-R (Parks and Recreation) to the east, and C-M (Commercial Manufacturing) on the remaining three sides.

531 E. Cota Street  
SHO, Planning Division  
Parking Modification  
February 11, 2013  
Page 3 of 7

### **Parcel Validity**

This property obtained a building permit that was issued in 1961 for the structure that exists today on the property. Pursuant to the Subdivision Map Act the issuance of a permit ...shall constitute "real property which has been approved for development" validating the legality of the lot. This building served as an office and distribution center for a local business.

### **Project Site Access and Utility Service**

Access to the property is via Salsipuedes Street on the east, a fully improved public road, and a private alley on the west side of the building. Both of these access ways provide a route to on-site parking. The property benefits from existing electric, telephone, natural gas, City water and sewer services. Trash service is provided by Marborg Industries.

### **III. PROJECT DESCRIPTION**

The project consists of an application for a Modification to allow less than the required amount of on-site parking spaces per the City Zoning Ordinance. For all office and commercial buildings, the Ordinance requires parking spaces at a ratio of one (1) space per 250 square feet of net building floor area. The existing building includes 8,720 net square feet, which amounts to 35 required spaces for the Dance Facility use. The property is fully improved with the existing building, and on-site parking on both the east and west sides contiguous to the building. The existing configuration potentially allows for a maximum of 13 parking spaces on-site (Please see Site Plan).

**Parking and Circulation Analysis:** In anticipation of this Modification application Scott Schell of ATE has been engaged to produce an analysis of the existing use, (located at 1 N. Calle Cesar Chavez, #100, Santa Barbara) quantify the existing parking demand and review circulation patterns. The analysis has been provided to assist the applicant in the development of the E. Cota Street property site access, circulation and parking plan. The suggestions that ATE have presented have been translated graphically on the site plan. The plan includes 13 on-site parking spaces, six (6) on the east side of the building (one handicapped), and seven (7) on the west side. The east side would benefit from a one-way circulation pattern with ingress from Salsipuedes Street, and egress with a right-turn-only to E.Cota Street, appropriate directional paint and signage would be provided. The west side access would continue to function as a two-way alley, with ingress and egress provided from E.Cota Street.

The ATE analysis of parking demand was performed over two (2) separate days and had similar results. The parking data collected on Wednesday, November 7, 2012 found that parking demands ranged from a low of 1 to 2 vehicles to a high of 10 vehicles. The peak demand of 10 vehicles occurred for a short period of time (less than 5 minutes) during the period with overlapping class start and end times (4:30 P.M.). During the peak demand period, all 6 of the reserved spaces were occupied and 4 vehicles parked on Calle Cesar Chavez. The peak demand observed at the site during other periods was 9 spaces.

The parking data collected on Thursday, November 8, 2012 found that parking demands ranged from a low of 1 to 2 vehicles to a high of 10 to 11 vehicles. The peak demand of 10 vehicles occurred for a short period of time (less than 5 minutes) during the 4:30 class start period, and the peak demand of 11 vehicles occurred at the times 5:30 P.M. start period. During the peak demand period, all 6 of the reserved spaces were occupied and 5 vehicles parked on Calle Cesar Chavez. The peak demand observed at the site during other times was 7 to 9 spaces.

Vehicle queuing was also analyzed by ATE as they observed the queues that formed during the peak pick-up and drop-off periods. The vehicle queues ranged from 1 to 5 vehicles on-site at any one time. The vehicle queues lasted for short periods of time (less than 5 minutes) during the pick-up and drop-off overlap period that occurs between classes at 4:30 P.M. Vehicles queues were observed in the existing drive aisle adjacent to the main entrance of the dance studio as well as in front of the main door that serves the entire building.

ATE has concluded that based on the parking demand surveys conducted at the existing site, it is recommended that 11 parking spaces be provided on-site. This parking supply would accommodate the peak demands observed at existing site on the two parking survey days, including the short-term parking that occurs at the peak overlapping drop-off and pick-up period. The parking study results should adequately cover the 11 space demand.



531 E. Cota Street  
SHO, Planning Division  
Parking Modification  
February 11, 2013  
Page 5 of 7

**Existing Dance Facility Use Description:** It is also helpful to understand how Dance Arts operates and when they are open on a daily, school year, and annual basis. The Dance Arts program began in 1997. By 2004 they had 300 students, needed a larger space, and signed a long-term lease at the Calle Cesar Chavez site. In 2011 the Vercal Building landlord was transitioning the property into a more traditional business building, and asked Dance Arts to end their lease early and relocate their facility. The need for relocating has brought Dance Arts to the subject property. And with the size of the building (essential the same as current building) and the site benefiting from the new proximity to their users (student dancers), Dance Arts signed a lease to pursue a new home for the facility.

It should be mentioned that Dance Arts, and a sub-set of their operation, Arts Mentorship Program [AMP] which is a non-profit program, is fully integrated into Dance Arts. All analysis and reporting's herein are of Dance Arts as a whole. And of further interest is the community support and previous Redevelopment grants that have been bestowed to Dance Arts and AMP over the years, which has served to keep this Facility in business and grow the company for the benefit of the children they serve, and the community.

Dance Arts believes that they can also benefit from existing bus lines that are located as close as the same block; the proximity to Santa Barbara Junior High and Santa Barbara High School, Girls Inc. and Tradition House among others. With the Dance Facility this close, more of the student will be able to walk, bike or bus their way to the new building, thereby potentially reducing car trip to the facility.

Dance Arts work schedule revolves around the academic school year. They begin there year in September and run through May (closed most of December). During the school year Dance Arts are typically open from 12:00 noon - 7:00 pm. Dance classes typically begin at 3:30 (after school hours) and run until 5:30pm. A second round of classes is held at 5:30 and lasts until 7:00pm. Overall, approximately 400 students are served through 75 classes taught over 35 weeks of instruction.

They also have a summer session that begins the third week of June and runs through August. During the summer Dance Arts are typically open from 8:45am - 5:30 pm. Dance classes typically begin at between 8:45 - 9:15am. Pick-up for younger dancers is noon, for others final pick up is 5:00pm. Overall, approximately 300 students are served in 10 weeks of summer camp classes.

531 E. Cota Street  
SHO, Planning Division  
Parking Modification  
February 11, 2013  
Page 6 of 7

**Master Environmental Assessment: Archeological Sensitive Area**

At the Modification Consultation meeting with City staff, Mrs. Riegler had determined that the subject property was located at the eastern extent of an Archeological Sensitive Area (Old Town). Furthermore, she suggested we contact an Archeologist to determine if there would be any impacts from the project.

A local Archeologist, David Stone, was consulted about the project, and explained that in the event that proposed project improvements do not encroach into previously undisturbed soils, there is no potential for impacts on unknown archaeological resources, and no further assessment is required.

Based on the anticipated project activities of an adapted reuse of the existing commercial structure, the archaeologist could not anticipate excavations that would extend below the existing depth of structural foundations and utility corridors. For example, no new weight-bearing walls requiring excavation below 12 inches measured from existing grade would be required within the existing structural footprint. Utility upgrades, such as electrical conduit, would be placed within existing corridors, rather than new trenching in previously undisturbed soils.

In circumstances such as these, the *Santa Barbara City Master Environmental Assessment (MEA) Guidelines for Archaeological Resources and Historic Structures and Sites* (January 2002) indicates that no Letter Report or Phase 1 Archaeological Resources Report are required.

531 E. Cota Street  
SHO, Planning Division  
Parking Modification  
February 11, 2013  
Page 7 of 7

#### **IV. CONCLUSION**

We are requesting a Modification of the required parking on a property that is entirely improved. We have conducted a Parking and Circulation Analysis of the current Dance Arts operations to understand parking and loading/unloading needs. More parking spaces than the current demand have been proposed. Synergies of the proposed operation at E.Cota Street have been identified that appear to assist with the new parking and circulation functions. This Dance Facility has been discussed as beneficial to children, students and the community. We believe that all of the above communicates sound reasoning to approve this Modification of parking.

#### **V. SUMMARY**

We believe that the requested Modification is appropriate, and further that the proposal meets the necessary City Zoning Ordinance findings in Chapter 28, §28.92.110A.1 (Parking Modifications). We believe that an objective analysis and review will confirm this perspective, and look forward to hearing from you on this matter.

Thank you for your consideration, and if you have any questions or wish to discuss this proposal further, please do not hesitate to contact me.

Very truly yours,



Brent Daniels  
L & P Consultants  
Agent for Dance Arts

Cc: Dance Arts  
L & P File Copy

DanceArtsConsultation Request Resub Ltr.doc

FEB 25 2013

## Our Story

CITY OF SANTA BARBARA  
PLANNING DIVISION

Since 1997, **Santa Barbara Dance Arts (SBDA)** has provided quality dance education to our community. Directors **Alana Tillim** and **Steven Lovelace** have grown the program from small classes in a church basement into a comprehensive program focusing on the technical, physical and creative aspects of contemporary dance.

In the early years, the studio rented from various community halls and dance studios to accommodate its growing program. By 2004, 300 students needed a central home and Dance Arts signed a long-term lease in the Funk Zone at 1 N. Calle Cesar Chavez. Inspired by their own journey as short-term renters and the growing demand for affordable dance classes, Steven and Alana founded the non-profit **Arts Mentorship Program (AMP)** to grant rent subsidies to emerging arts groups and dance scholarships to low-income youth. Initially the Arts Mentorship Program operated under Community School Inc, a proud sponsor of many local organizations including Foodbank, Boxtales, and Summer Solstice.

The **City Of Santa Barbara's Redevelopment Agency** believed AMP's programs coupled with Santa Barbara Dance Arts' programs could help revitalize the neighborhood and therefore, awarded over \$150,000 in construction grants to support this vibrant non-profit/for-profit partnership. As Dance Arts benefitted from the non-profits' grants, it reimbursed AMP through vital in-kind donations of staff support, reduced rent, and general overhead. In turn, AMP was able to create and expand-the **Scholarship/ Mentor Program, Rent Subsidy Program, and Student Dance Companies.**

Together these programs annually serve thousands through instruction, mentorship, and performances that support local theatres. We continue these class and camp programs at the new building (details are attached). The facts and flow of our programs are laid out below:

### Academic Year (September-May – closed for most of December)

- Approximately 400 students served through 75 classes taught over the course of 35 weeks of instruction.
- Classes average 1 hour and are staggered for parking and administrative flow.
- Classes have between 5-12 dancers depending on the size of the room, and the age of the students.
- Classes serve ages 3-adult.
- Our ten annual performances are all offsite locations including the Lobero, Marjorie Luke, and Center Stage Theatres.
- Maximum capacity of new building 150 people. Capacity range for school year, 37 – 47 % of building.
- **Hours- Noon-7:00pm**
  - Noon-3:30pm – Three staff members and isolated customer visits and rentals
  - 3:30-5:30pm – PEAK HOURS for parking with younger students in these early afternoon hours – Five staff members maximum – still mostly drop off.
  - 5:30-7pm – More drop off and a few student drivers.

### Summer (June-August- closed first two weeks of June)

Approximately 300 students over the summer , ages 5-18, from all over the world are served in 10 weeks of summer camp that include a special intensive in July that brings in celebrity choreographers from LA and NYC.

- Each week starts a new session and approximately 20-50 dancers attend each week.
- While several attend our regular program during the year, we have faces that attend while visiting from other countries, or visiting their extended families in beautiful Santa Barbara.

- **Hours (June-August) – 8:45am – 5:30pm**
  - 8:45-9:15am - PEAK TIME on Monday mornings when more parents parking because it is the first day of each of the weekly sessions. However because of online pre-registration most parents drop off.
  - Noon – First pick up (younger dancers) 5:00pm – Final pick up
  - Capacity for Summer Sessions, 15 - 43 % of building.

There are also many Ancillary programs that we provide throughout the year. A summary is attach for your reference. It should be mention that while the variety of the Ancillary programs may appear somewhat robust, the practical reality is that these programs bring in about six (6) percent of the total income annually to SB DanceArts. However, we believe that these programs are a benefit to the community and need to continue. An average year of functions within these Monthly, Annually, Quarterly, and One-Off programs amounts to approximately 36 functions. Or, about three (3) a month.

Despite our success in helping to revitalize the neighborhood and successful programs, by 2011, the building attracted new tenants in the adjacent suites and it became clear over time that the landlord was transitioning the property into a traditional business building. Dance Arts and AMP were asked to end their lease early, and relocate their studios. Thousands of dancers, artists, and families now needed a new home, and the obvious and necessary choice was to **BUILD**.

After a careful year-long search, we secured a new home at 531 E Cota St, which will allow us to BUILD our dream space from the ground up. The Arts Mentorship Program and Santa Barbara Dance Arts have come together and codified their relationship to make this the **premiere performing arts facility** in our community. The new center will address challenges presented by our current Funk Zone location, while simultaneously bringing us an expanded audience to serve because of the following:

#### Bus Line

- Our current location is not on a bus line and is not a safe walk from the nearest bus line
- There is a bus line in the same block as the new facility.
- Many of our students and teachers do not have cars. They alternatively get rides from friends pr borrow cars. In very few cases families walk or bike, but this is infrequent due to safety concerns.
- The bus will open up a new mode of transport for these students and help increase the accessibility to our services to those who do not have a vehicle of their own or prefer green transportation in lieu of parking.

#### SB Junior High and High Schools

- In our current program we have approximately 100 enrolled in SBJH and SBHS who must find rides or drive to our current location.
- The proximity to these institutions makes the new location accessible by walking.
- This is perfect for a working parent who can drive their students to school in the AM and then pick them up after dance in the 5pm hour.
- In addition we have about 25 students on Independent Study PE that attend SBJH and SBHS. These students take dance as an alternative to regular PE classes. We have a contract with the schools and provide actual grades for

these students and it is a part of their curriculum. This number could increase substantially with the new location and build in another audience of pedestrians attending the studio.

### Girls Inc and Transition House

- Currently we are partners of Girls Inc and Transition House by providing scholarships to their most needy populations. Through referral programs, the Arts Mentorship Program and Dance Arts serve children who are homeless, at risk, and in grave financial need.
- Both programs will be in a one block radius from the new studio and we are already in dialogue with their leadership to expand these partnerships and create more inclusive programming to continue to bring the gift of dance and a safe after school place for Santa Barbara's underserved.

The possibilities in the new space are endless in convenience, accessibility, and as a safe haven for youth. Dave Asbell, Executive Director of the Lobero Theatre, stresses the importance of our programs and our presence in the community: "Countless studies confirm that involvement in the performing arts boosts test scores, improves grades and tardiness and truancy... Program such as AMP and SBDA address the deficit left by cuts in State and Federal education." With the support of the city, it can continue this legacy for generations to come.

# Dance Arts: Classes and Camp

All of these figures are based on our current setup with 5 studios of varying sizes. We will have the same amount of studios at the new space AND will have the added bonus of students being able to walk and take the bus (as stated in our narrative). This will help decrease the amount of parents that will come in and drop off.

## September-May

Posted office hours: noon-6pm

NOTE: As stated in the narrative, most parents drop off with few exceptions in the early afternoon with younger students.

Days	High Peak Times	Max Students	Avg Students	Avg Parents	Max Staff	Mid Peak time	Max Students	Avg Students	Avg Parents	Max Staff	Student Drivers/ Adult students	Max Staff
Monday	3:30-5:30	60	45	5	5	5:30-8:00	48	30	1	2	2	5
Tuesday	3:30-5:30	60	45	5	5	5:30-8:30	48	30	1	2	2	5
Wednesday	3:30-5:30	60	45	5	5	5:30-8:30	48	30	1	2	2	5
Thursday	3:30-5:30	60	45	5	5	5:30-8:00	48	30	1	2	2	5
Friday	3:45-6:45	60	35	2	4							
Saturday	9:00-noon	60	20	5	3							

## June-August

Posted office hours: 9am-6pm

NOTE: Monday mornings parents that have not pre-registered online will come into pay. None stay - all drop off

Days	High Peak Times	Max Students	Avg Students	Avg Parents	Max Staff	Adult Classes	Max Students	Avg Students	Avg Parents	Max Staff	Student Drivers/ Adult students	Max Staff
Monday	9am-5pm	60	45	0	5	5:30-7:00	15	10	N/A	2	N/A	2
Tuesday	9am-5pm	60	45	0	5	5:30-7:00	15	10	N/A	2	N/A	2
Wednesday	9am-5pm	60	45	0	5	5:30-7:00	15	10	N/A	2	N/A	2
Thursday	9am-5pm	60	45	0	5							

# Dance Arts: Ancillary Programs

Ancillary programs provide a specific function of monetizing our space in off peak times when children are unavailable to attend class. These programs are an industry standard and are a small but necessary part of our operating budget. While the impact of each entity is small on the space, it is cumulatively a vital part of our operations, PLUS many serve as partnerships that are of value to the community. All Ancillary programs occur in off peak hours, with one exception, The Dance Store. The Dance Store, which is a service to our staff and clientele and open during regular business hours and supported by our administrative staff and an occasional parent volunteer.

## All Year

Entity	Examples	Description	Daily M-F	Weekend	Monthly	Annual	Quarterly	One off	General time frame	Max # per visit
Rentals	Lisa Beck Dancing Drum	2 classes weekly	x						8-10pm	10
	Boxtales	Rehearsal for productions quarterly. Will rehearse for 5-10 days straight and then return next quarter.					x		9am-2pm	5
	Dreamgirls cast (Granada)	Touring company needed rehearsal space						x	noon-3pm	5
	Teddy Bear Cancer	Special event for children with dance and arts- weekend						x	noon-3pm	40
	SB Neighborhood Clinics	class for anti-obesity program- weekend						x	noon-3pm	25
Parties	Kids parties	instructor provided, pizza, cake 1.5 hours or 'boy girl' dance parties for kids/teen		x					noon-3pm or 6-10pm	30
	Wedding	We have done small commitment ceremonies and wedding receptions for those who cannot afford large venues. Saturday/Sunday						x	5-10pm	35
	Quincieniera	We have done small quincieniera parties for those who cannot afford larger halls. Saturday						x	5-10pm	35
	Fundraisers	We have worked with foodbank, solstice, and fiesta to provide an artistic venue for fundraisers Friday/Saturday						x	5-10pm	40
SB Wedding Dance	Couples learning to dance for wedding with private instructor								off peak depending on season	3
The Dance Store	Sells supplies to customer base.	Open Mon-Friday during operating hours noon-6. Closed Fridays during the summer. The store is supported by the office staff and occasionally a parent volunteer which explains the potential 1 person per visit.	x							1



### September-May

Entity	Examples	Description	M-F	Weekend	Monthly	Annual	Quarterly	One off	General time frame	Max # per visit
Rentals	Ballet Santa Barbara	Regular renter: 3 classes per week in the am for adults.	x						9am-noon	10
	Monica Robles: Belly Dancing	Regular renter: 1 class per week							7p-8pm	10
	SB Dance Alliance	Kinesis runthrough - Saturday				x			noon-5pm	25
Master Classes	Alvin Ailey, Piobolous, and emmy award winning choreographers Tabitha and Napoleon	Partnership with UCSB Arts and Lectures, SB Dance Alliance offers master classes to the community with world famous companies and artists throughout the year. Attended by youth and adults.					x		Mondays after 7pm or Saturdays between noon-3pm	40
Performances	December Student Recital	Annual Saturday Open house with staggered performance times				x			noon-4pm	50
Performances	Annual Student Choreography Showcase	April showcase of student choreography - fundraiser for youth scholarships. Falls on a SUNDAY					x		4pm-5:30	40


### June-August

Entity	Examples	Description	M-F	Weekend	Monthly	Annual	Quarterly	One off	General time frame	Max # per visit
Rentals	Spirit of Fiesta/Fiesta performers	Spirits practice in March/July for Fiesta				x			after 5pm	10
	Solstice performers	Parade performers practice in May/June				x			after 5/weekend	15
Performances	Weekly showcase for camp	Thursday evening performance for 10 weeks of summer camp (total figure reflects kids are already on site and a handful of parents come each week to see their kids in action)							5:15-6pm	60
Performances	Showcase for Festival Ballet	Friday evening performance for Festival Ballet				x			6pm-8pm	40



**City of Santa Barbara**  
Community Development Department

**Memorandum**

**DATE:** February 28, 2013  
**TO:** Staff Hearing Officer  
**FROM:** Suzanne Riegle, Assistant Planner   
**SUBJECT:** Public Correspondence for 531 E Cota Street

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Letters in support of the Santa Barbara Dance Arts (SBDA) project were received at the time of submittal from the following:

1. David Beaver and Renee Courington, property owner, in support of the project.
2. Salud Carbajal, First District Supervisor, County of Santa Barbara
3. Ginny Brush, Executive Director, Santa Barbara County Arts Commission
4. David Asbell, Executive Director, Lobero Theatre Foundation
5. Matt Tavianni, Boxtales Theatre Company, in support of project
6. Jackie Rotman, Founder & President of Everybody Dance Now!
7. Shiela Caldwell, Executive Director, Santa Barbara Dance Alliance
8. Sean Apperson, Owner of Paragon Academy, adjacent business owner in the neighborhood.
9. Charles Romanus, owner of Wearable Graphics, a business owner in the neighborhood.
10. Carrie Towbes, Ph.D., a psychologist and parent in support of the program.
11. Jan Hahka, a parent in support of the program.
12. Nancy Grinstein, a parent in support of the program.



## The Automation Group

January 2, 2013

Mr. Brent Daniels  
L&P Consultants  
3 W. Carrillo Street, Suite 205  
Santa Barbara, CA 93101

Dear Brent:

Please convey to the City of Santa Barbara that as the owners of 531 E. Cota, we are very enthusiastic about having Santa Barbara Dance Arts as our tenant, and we're hopeful that the City will see them as a superb use of this property.

We bought the soon-to-be-vacant building last year as an investment, knowing that Santa Barbara has very low vacancy for warehouse/industrial property. However our attempts to find a tenant in the last year showed that the building is quite a "white elephant" in today's market. It's location near the center of town is appealing, yet its limited amount of parking (acceptable when the building was built in 1960 but not by today's standards) prevents tenants from having any more than a token amount of retail use. On the other hand, for purely-industrial tenants it is competing against much larger spaces in Carpinteria and Goleta.

We marketed the building aggressively, and were having real trouble finding the right tenant. A local "retail warehouse" business wanted to expand into the building, but the parking wasn't sufficient. A Goleta printing firm considered moving, but found bigger space for less rent in Goleta. A local fish business looked at it for their warehouse and processing facility, but they also wanted a small restaurant, which meant... not enough parking. Two carpet warehouses were interested, but they too had retail components that would have been problematic. A nationwide auto parts store looked at it for their Tri-County distribution warehouse, but they also wanted some retail, and again, they could get better warehouse space outside of town.

When SB Dance approached us, we were excited by the potential for their "outside the box" use. They draw many of their clients from nearby schools and neighborhoods, and those kids will have a short walk or bike ride from school to their dance lessons... much safer and more convenient than the walk through the industrial area to their current location in the Vercal building. Their use will bring good energy to the neighborhood in the evenings and weekends. And their plans to spruce up the building will really improve the look of what we admit is an unattractive warehouse.

SB Dance is being forced to move and despaired of finding a large enough space close enough to the schools, and we were beginning to despair of finding an industrial tenant. We're very happy to have a long-term lease with them, and we and they both believe that they are a perfect use for this building.

David Beaver and Renee Courington

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FEB 11 2013

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

The Automation Group, Inc.  
3 Creek Park Dr.  
Portola Valley, CA 94028  
(650) 851-1496

**SALUD CARBAJAL**  
First District Supervisor

**JEREMY TITTLE**  
Executive Staff Assistant

**MARY ELLEN WYLIE**  
Administrative Assistant

**ERIC FRIEDMAN**  
Administrative Assistant



**BOARD OF SUPERVISORS**  
105 East Anapamu Street  
Santa Barbara, California 93101

TELEPHONE: (805) 568-2186  
FAX: (805) 568-2534

E-mail:  
supervisorcarbajal@sbcbos1.org

## COUNTY OF SANTA BARBARA

December 27, 2012

To Whom It May Concern,

I am writing to express my support of the Santa Barbara Dance Arts' program which has been a valuable resource for area residents and our local arts community for over 15 years.

Santa Barbara Dance Arts, along with their non-profit partner the Art Mentorship Program, reach many Santa Barbara residents each year. By specifically serving over 1,000 student dancers as young as 5 years old each year, this program also plays a vital role in giving many local underserved youth opportunities to participate in the performing arts which they may not otherwise have.

In addition to providing dance opportunities for youth, this unique partnership in Santa Barbara also provides scholarships to low income youth and rent subsidies to small, grassroots performing arts group that need affordable rehearsal space.

I strongly support Santa Barbara Dance Arts' programs and mission that provides youth with safe, creative and physical outlets, both after school and on the weekends. I look forward to seeing this program continue, and hope they are able to remain community partners in the First District for many years to come.

Sincerely,

  
Salud Carbajal

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JAN 3 3 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

SANTA BARBARA COUNTY  
**Arts Commission**

January 2, 2013

TO WHOM IT MAY CONCERN,

The Santa Barbara County Arts Commission has been a long-time supporter of the work of Santa Barbara Dance Arts and the Arts Mentorship Program. As recipients of City Cultural Arts Grants for we've witnessed the enormous impact their programs have had on Santa Barbara area youth for the last 15 years. Thanks to their talented and inspirational staff, they have enriched the lives and empowered literally thousands of youth ranging in age from 4-20. Because of their dedicated and ongoing commitment to increase access to the arts for youth, Santa Barbara Dance Arts/Arts Mentorship Program provide approximately 125 scholarships each year to low-income and at-risk youth with an interest in dance and self-expression.

I am writing with enthusiastic support of the Dance Arts and Arts Mentorship Program's planned move to 531 E. Cota Street on Santa Barbara's Eastside. This new location is ideally located within walking distance of Santa Barbara High School, Santa Barbara Junior High, Girls Inc., Transition House, Noah's Anchorage and several Housing Authority facilities. Plans for the leased space to 5 state-of-the-art studios, dressing rooms, a costume room, offices, dance store and homework lounge will add a significant and much needed resource of Eastside youth for weekend and after-school programs.

It is my understanding that the secured lease of the 531 E. Cota St. space would require a parking modification to allow this valuable program and resource to operate with fewer that the required parking spaces. This program would have a very modest parking impact as the majority of students either walk after school or are dropped off for classes. Most classes take place near the end of the business day and on the weekends. This location of a cultural facility and resource within walking distance for students and youth on the Eastside is greatly needed and would have significant neighborhood benefit.

For 34 years the Santa Barbara County Arts Commission has served as an advocate and catalyst for community arts and culture providing valuable technical assistance and support for artists, arts and cultural organizations, art education and outreach programs that increase access to the arts for communities throughout the County—from Carpinteria to Cuyama.

Regards,



Ginny Brush  
Executive Director

OFFICE LOCATION:  
1100 Anacapa Street  
3rd Floor, Rotunda Tower  
☎ 805/ 568-3990  
fax 805/568-3991

MAIL:  
Post Office Box 2369  
Santa Barbara, CA  
93120

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JAN 03 2013

OFFICE OF SANTA BARBARA  
PLANNING DIVISION





January 21, 2013

To Whom it may concern,

The Lobero Theatre Foundation is writing in support of Santa Barbara Dance Arts (SBDA). It has come to our attention that modifications from the City of Santa Barbara, particularly with regards to parking, are required to make this important new Arts Center a reality. We believe that the impact of having the current number of parking spaces on the neighborhood will be minimal, as the vast majority of the students will be dropped off and picked up. As a member of the performing arts community we respectfully ask that you make this exception for SBDA.

Countless local, state-wide and national studies have confirmed that involvement in the performing arts boosts test scores, improve grades, decreases tardiness and truancy and decreases the likelihood of involvement with negative influences such as gang affiliation. State and federal education standards acknowledge performing arts as a fundamental part of core curriculum for grades K-12. Yet, ongoing education budget crises have forced the elimination and reduction of many core and enrichment classes, the arts in particular. Programs such as Santa Barbara Dance Arts, and the proposed new center at 531 East Cota Street, will redress this deficit by providing the opportunity for students of all ages and abilities to become involved in the performing arts.

As members of the performing arts community since 1873, the Lobero Theatre Foundation respectfully requests that the City of Santa Barbara approve SBDA's suggested modifications and allow this community treasure to move into the facility at 531 East Cota Street.

Sincerely,

David Asbell  
Executive Director  
Lobero Theatre Foundation

**Board of Directors**

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Annie Williams

David Asbell  
*Executive Director*

Jim Dougherty  
*Director of Development*

Lobero Theatre Foundation  
33 E. Canon Perdido St.  
Santa Barbara, CA 93101  
805.966.4946

[www.lobero.com](http://www.lobero.com)

**RECEIVED**

FEB 11 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION



January 17, 2013

To Whom It May Concern:

I am the Managing Director of BOXTALES Theatre Company and it is our mission is to bring myths and folktales from around the world to young audiences using masks, movement, music, and storytelling. Our aim is to fire imaginations, inspire creativity, strengthen cultural pride, encourage tolerance, and engage young people in the excitement and immediacy of live performance.

Founded in 1994, Boxtales has been an important part of this community's rich history with regular outreach to local schools and it is the only professional touring theatre company in Santa Barbara as well as the only professional theatre company creating original work.

I can say without a doubt that Boxtales would not exist without the Arts Mentorship Program and Santa Barbara Dance Arts. Their Rent Subsidy Program allows us to continue to bring quality and original theatre to the youth of SB and beyond. Just last month we had almost a \$1,000 subsidized for an upcoming show. Each year they save us thousands of dollars and we see how many others they serve.

On site, we see artistic colleagues also relying on these two businesses. Whether it is Ballet Santa Barbara, or an up and coming Spirit of Fiesta, an act preparing for the Solstice Parade, or Timo Nunez preparing for a sold out smash at the Lobero, Dance Arts is the only place that many local artists can afford to go and prepare the shows and acts that are a part of the beautiful town we live in. We are happy about the continued expansion of the Funk Zone, but once we heard another landlord had decided to capitalize on this and squeezed out Dance Arts, we are fearful of what and who is next. Local artists need the support of the city to help keep these palaces alive and well.

After being in residence at Dance Arts for almost 8 years, we can attest that the rhythm and flow of their business is consistent. Kids are dropped off with smiling faces eager to dance their dreams. Parents run errands and are back for a swift pick up. Artists like us tend to rent at off hours and our impact is very low on parking. The new space is going to be a HUGE opportunity for kids from the schools to WALK to the new space and should mitigate much of the traffic they see. It is safer, more central, and a hopeful sign for artists that they will have a home for the next decade.

Please support Dance Arts in their parking needs and if you have any questions or concerns, please feel free to contact me at 323-697-4011.

Matt Tavianini

**RECEIVED**

FEB 11 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

*Positively transforming the lives of youth  
through dance, leadership, and community*



December 30, 2012

To the City of Santa Barbara:

This is a letter of support for Santa Barbara Dance Arts. This dance studio provides a vital service to our community and has been a very valuable home and resource to myself, my younger sister, and many of the students in the organization I founded, Everybody Dance Now!.

I began dancing at Santa Barbara Dance Arts at age 9 and continued throughout high school. I am now a Stanford graduate and recently started in the working world.

In high school, SB Dance Arts provided me with a place to express myself artistically and creatively, meet friends, be surrounded by my mentors and positive role models, and achieve goals in an encouraging and supportive environment. When I was a sophomore in high school, I founded Everybody Dance Now! (EDN!), a nonprofit that has provided free hip-hop dance programs to more than 1,750 children in Santa Barbara since 2005 and now has youth-led chapters serving kids in 7 cities across the United States! Much of what we provide our students - these similar opportunities to cultivate self-esteem, express themselves, and establish healthy lifestyles - are things that I personally gained as a student at SB Dance Arts.

Today, my sister now dances as a student at SB Dance Arts (SBDA), and she has been doing so for at least the past 4 years (all throughout the school years and summers). I've seen her transform so much as a human being since starting her dance classes there. I'll never forget coming home in 2010 to see her very first SBDA performance as a company member, at the annual Configuration show. I couldn't stop crying throughout the performance, because my little sister, who had once been a shy girl who could not even order for herself at a restaurant or look at a waiter, was expressing herself with wild confidence, enthusiasm, and joy - bringing sass and attitude and emotion/expression and all the rest to the stage and the entire audience. I was rejuvenated, refreshed, and transformed, seeing the effects that consistent, high quality dance programming in an environment like Santa Barbara Dance Arts could have on a child - it renewed my commitment to the arts and to helping young people develop, as SBDA does.

SB Dance Arts continues to support my nonprofit, Everybody Dance Now!, by providing subsidized rent that is less expensive than the rates we could get at other similar-quality dance studios throughout the city, due to SBDA's nonprofit, Arts Mentorship Program. And on a personal level, I have met many of my personal mentors and adult friends in Santa Barbara from the studio, or similar dance-related venues. I still keep in touch with almost all of my dance class teachers from my childhood at Dance Arts, see them when I come to town, call them when I am/was in need of advice (about life, and a wide range of topics as I grow up) throughout college and beyond, and more. Much of who I am was shaped by my Dance Arts community, and I know that this is true for many other students of the dance school.



I urge you to support the studio in any way that you can, including by supporting our request for a parking modification. In reality, most families drop off their students rather than parking and walking them in (a great benefit, as many families are busy and this makes the dance class drop-off part of their day much smoother and more convenient). Thank you very much for your consideration and support of this special aspect of our Santa Barbara community!

Sincerely,

Jackie Rotman  
Santa Barbara High School Class of 2008  
Stanford University Class of 2012  
Founder & President, Everybody Dance Now!

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JAN 03 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION



November 21, 2004

This is a letter of support for Santa Barbara Dance Arts from the Santa Barbara Dance Alliance. We ask that you take the opportunity to read this letter to learn how Santa Barbara Dance Arts has been a vital nexus of dance education in our community.

The Santa Barbara Dance Alliance has been in existence for over 30 years as a highly supportive community arts non-profit organization. We have been instrumental in sustaining the artistic population of residents in Santa Barbara and surrounding communities making the quality of life in our community richer with our local artists. We provide platforms for our local dance artists (and others such as music) to thrive within our community. We are and have been the only liaison to all dance activity in the Santa Barbara area fostering Santa Barbara as a uniquely rich demographic of artists with dance flourishing.

Eight years ago Alana Tillim and Steven Lovelace opened a unique dance studio that not only appealed to all ages of dance enthusiasts, but has become a platform for dancers and choreographers to grow into professionals. Additionally, Dance Arts is a nurturing home for at risk youth, giving them an opportunity to foster a talent they otherwise would not have been able to tap into as well as allowing them to make better choices.

Dance Arts is committed to our community and with the support from the City of Santa Barbara, this thriving Mecca for the arts would truly be a positive addition to the neighborhood.

Very Sincerely,

Sheila Caldwell  
Executive Director

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JAN 03 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

*Santa Barbara Dance Alliance is a non-profit organization under Section 501(c)(3) of the Internal Revenue Code. Donors are qualified for charitable deductions to the limit allowable by the federal and state laws of California, no goods or services were exchanged for this gift.*

**Federal Tax ID: 77-0017006**



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FEB 23 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

February 23, 2013

To Whom It May Concern:

My name is Sean Apperson and I am the owner of Paragon at 617 N. Salsipuedes St. We are a Jiu Jitsu and Kickboxing academy that serves kids and adults in the community. After years at this location, I was ecstatic at the idea of Santa Barbara Dance Arts moving in next door. Our businesses could not be more complimentary and we are excited for this little corner of the city to be a one stop shop for families, martial arts enthusiasts, and fitness lovers alike in Santa Barbara.

Our customers are mostly male, though we do have a healthy host of girls and women who participate. After speaking with Alana, I understand their program serves the exact opposite demographic. We believe this will only help us and allow families that have a child in one program will enroll their siblings in the other. In our brief chats, we are already aware of a dozen families who have children in both our programs.

This fact will boost business and help reduce traffic and parking in the area with single families dropping off for multiple children at one site. This is a relatively quiet part of town and parking is easy to find with a largely pedestrian residential population and tradesmen during the day. It will be nice to see kids and families playing in the park across from the gym and a general shift in energy and demographic for this corner of town.

I am in full support of Dance Arts relocation and I am available to talk to you if you have further questions. My number is 805-451-7052.

Respectfully,

Sean Apperson

Owner Paragon Academy

To Whom It May Concern:

I am a Santa Barbara local and have owned and operated my screen printing business, Wearable Graphics, at the corner of Salsipuedes and Cota St for the last twenty five years. Santa Barbara Dance Arts has been a long-time customer and I am ecstatic to hear of their relocation across the street from my shop.

The surrounding neighborhood has changed over the years and it has been nice to see increasing efforts to clean up Ortega Park and watch the expansion of Transition House and Girls Inc. However, the corner of Cota and Salsipuedes has been a virtual dead zone with little activity for years. The proposed site for SB Dance Arts has spent much of the last decade as a dilapidated warehouse that brings more blight than vibrancy to our corner.

SB Dance Arts will make a huge shift in the energy and aesthetics of the corner. By renovating and occupying the warehouse, they will elevate the neighborhood by bringing children and families from surrounding communities to the building. It is nice to know that they will be able to serve many of the neighborhood children I have watched grow up from the stoop of my shop. There is already buzz on the streets about the new dance studio coming to town!

As a quiet corner, there is little concern for parking. The streets tend to be fairly empty with only a few cars from local residents and employees. Most who visit the park are pedestrians, and there is mild traffic before and after school with parent drop off and pick up. The good news is that SB Dance Arts has a very similar model. Anytime I have visited their existing studio, there is a queue of cars waiting for parents to load/unload children.

SB Dance Arts will help raise visibility to my business and I can only imagine their presence will help bring mothers and children to play at Ortega Park, grab dinner at Arnoldis, and enroll their dancer's siblings at Paragon martial arts. Additionally, I am aware of the studio's scholarships and rent subsidy programs for local youth and artists. From musicians to dancers, their programs cross many demographics and help keep Santa Barbara the culturally rich and beautiful place I call home.

SB Dance Arts presence at 531 E Cota St is truly a win-win for all involved. I strongly urge the city to support their relocation into this building. If you have any questions, do not hesitate to contact me at 805-698-6407.

Sincerely,

Charles Romanus



1.2.13

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JAN 03 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION

Carrie Towbes, Ph.D.  
Licensed Clinical Psychologist  
CA #22514  
Phone 805.962.1500  
Fax 805.565.7980

To Whom It May Concern:

I am writing this letter in support of Santa Barbara Dance Arts application for tenancy. My daughter, Allison, is a 16 year old high school sophomore who has been taking classes at SBDA since 2010. SBDA has become a home away from home for Allison as she has developed a real passion for dance. Prior to becoming a student at SBDA, Allison never had a physical pursuit that she was excited about, although she had taken dance classes elsewhere. But, since enrolling in classes at SBDA, she has fallen in love with this medium for self-expression, and through the guidance and tutelage of top notch teachers, Allison has become a wonderful dancer. She has completed her Independent Physical Education requirements at SBDA for the past few years, and she has earned community service by helping out with classes for younger students. She has developed deep enthusiasm for a range of dance styles and techniques and she enjoys every minute of her classes. SBDA's skilled teachers provide a structured, supportive, nurturing environment that gives teens and children a healthy, safe learning environment.

SBDA does something that is unique for the dance studios in Santa Barbara. SBDA gives back. SBDA, through their non-profit Arts Mentorship Program, gives scholarships to students in need, mentors aspiring dance educators, and, in their previous location, gave rent subsidies to arts organizations in need of low cost rehearsal or studio space. I come from a family where philanthropy is a way of life, and I have been beyond impressed with how SBDA gives back to the Santa Barbara community.

I have also been impressed with the co-directors of SBDA, Steven Lovelace and Alana Tillim. Through my family's business and philanthropic efforts, I have had a lot of contact with artists who turn their passion for art into a business. Often these mergers are, shall we say, less than successful. Not so for Steven and Alana. They are professionals with good business sense. They plan, consider risks, and communicate effectively. They run a "tight ship" and have a level of organization that is rare in the art world. I believe that SBDA, under the direction of Steven and Alana, will make a responsible tenant. And you, as the landlord, will be helping to provide kids in Santa Barbara with the opportunity to find their passion, be healthier, be part of a team, make friends, learn, grow, and DANCE!

Sincerely,

Carrie Towbes

RECEIVED  
JAN 3 3 2013  
CITY OF SANTA BARBARA  
PLANNING DIVISION

December 20, 2012

City of Santa Barbara

RE: Arts Mentorship Program Scholarship Program and  
Santa Barbara Dance Arts

To Whom It May Concern;

I have lived here since 1980 and my husband and I have 2 children. Our daughter caught the dance bug when she was 9 and has never looked back. She met one of the owners of SB Dance Arts (Steven Lovelace) through a summer program and he encouraged her to come down and take classes. 6 months after she started with Dance Arts, I was diagnosed with stage 3 Breast Cancer.

Our world dramatically changed on that February day in 2009. I went through 5 surgeries, Chemotherapy, and Radiation. Our insurance covered a lot of the costs, but our portion of the bills was over \$61,000. Also during that time, my husband's construction business dropped 75%.

Even though I was in bed about 2 years, I wanted my children to be able to go out in the world and be "kids" instead of home where it was hard and heavy. But with so much medical expense, my work having to cease, and the construction business down, it was impossible to pay tuition so they could continue with their extracurricular activities.

For the first time in my life, I applied for a scholarship for dance. It was so hard to do, but I knew that dance was the way for her to express herself and hold herself together. AMP awarded it to us and we couldn't be more grateful. Dance Arts is that place that has raised her to be a wonderful, poised, kind, and athletic girl. They hugged her through the hardest time our family has ever had.

There are several of us out in Goleta and we carpool down to the studio. Gas is way too expensive for all of us to drive. One parent brings them down and one parent, usually one working down in Santa Barbara, brings them home. Parking is not an issue for us; a drop off spot is all we need.

I don't know what we would do without a SB Dance Arts studio and the Arts Mentorship Scholarship Program. It is a professional and caring place for our children to be. It is also a place where other non-profit companies can rent space at a substantially reduced rate so that they can continue to benefit our community. Please call me with any questions or concerns. And please Santa Barbara, don't let us lose this valuable resource.

Sincerely,  
Jan Hahka  
5668 Oxford Place  
Goleta, CA 93117  
(805)964-2905

To Whom it May Concern:

February 22, 2013

I have been a Santa Barbara Dance Arts parent for over 15 years. This organization not only teaches our children to love their bodies (of all sizes) through movement, appreciate the arts, develop self expression but helps our community in so many meaningful ways. They provide many scholarships for those not able to afford lessons, mentorship for those youth in need and they donate and rent, at severely reduced rates, rehearsal space for local performers.

This is a drop off/pick up school. Parents don't park and walk their kids in or wait in a lobby. We are trained (they have done well!) to wait where we are told until our child comes out and we immediately leave.

Santa Barbara Dance Arts go beyond the call of duty for these kids and our community. We need to assist them, in serving us.

Thank you,

Nancy Grinstein

805 687-7066

ncg1@cox.net

**RECEIVED**  
FEB 23 2013

CITY OF SANTA BARBARA  
PLANNING DIVISION



Since 1978

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

## **ASSOCIATED TRANSPORTATION ENGINEERS**

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

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FEB 11 2013

**CITY OF SANTA BARBARA  
PLANNING DIVISION**

February 11, 2013

12095L03.WP

Alana Tillum  
Santa Barbara Dance Arts  
1 North Calle Cesar Chavez, #100  
Santa Barbara, CA 93101

### ***PARKING AND CIRCULATION ANALYSIS FOR THE SANTA BARBARA DANCE ARTS PROJECT, 531 E. COTA STREET, CITY OF SANTA BARBARA***

Associated Transportation Engineers (ATE) has prepared the following parking and circulation analysis for the Santa Barbara Dance Arts Project, proposed at 531 E. Cota Street in the City of Santa Barbara. The analysis reviews the City of Santa Barbara's parking requirements for the project and evaluates the project's parking demands based on surveys conducted at the existing Santa Barbara Dance Arts studio. The analysis also includes an evaluation of the proposed site access and circulation plan. The study is intended to provide City staff with the parking data required to support a modification to the City's parking requirements.

#### **PROJECT DESCRIPTION**

The Santa Barbara Dance Arts Project is proposing to relocate the existing dance studio located at 1 North Calle Caesar Chavez to the former Haywards warehouse building located at 531 East Cota Street. Figure 1 presents the location of the existing and proposed sites for the Santa Barbara Dance Arts studio. The existing dance studio encompasses approximately 8,200 SF and the Haywards building provides 8,770 SF. The overall operations of the existing dance studio would not change as a result of moving to the new site. The dance studio would continue with its existing class schedule and no changes to enrollment or staff are expected. Access to the project site is provided by three driveways, with two driveways on Cota Street and one driveway on Salsipuedes Street. The easterly driveway on Cota (adjacent to the Cota Street/Salsipuedes Street intersection) will be restricted to one-way



outbound only flow and be signed for right-turns only. A total of 13 parking spaces would be provided on-site in two parking areas (6 spaces in the front lot and 7 spaces in the lot located at the rear of the building). Figure 2 presents the project site plan.

## PARKING ANALYSIS

### City Zoning Ordinance Requirements

The City's parking requirement for the 531 East Cota Street building is 1 parking space per 250 SF of net floor area. The City's Zoning Ordinance parking requirement for the project is presented in Table 1.

**Table 1**  
**City of Santa Barbara Zoning Ordinance Parking Requirements**

Land Use	Size(a)	City Parking Ratio	Parking Space Requirement
Dance Studio	8,720 SF	1 space/250 SF	35 spaces

(a) Net square-feet of building area

The data presented in Table 1 show that the City Zoning Ordinance parking requirement for the project is 35 spaces. The proposed parking supply of 13 spaces would not meet the City's parking requirements for the project.

### Project Parking Demands

The parking demands associated with any given project may or may not exceed the parking requirements required under established zoning ordinances. In order to evaluate the parking demands for the proposed project, ATE staff conducted parking surveys at the existing site over a 2-day period (Wednesday and Thursday) in November 2012. The surveys were conducted from 3:00 P.M. - 6:30 P.M. which correlates to the peak after-school activity period for the dance studio. The parking surveys included vehicles associated with Santa Barbara Dance Arts staff and employees, students, and vehicles that parked for short periods while dropping-off and picking-up children at the site. Worksheets presenting the results of the parking surveys are attached.

The parking data collected on Wednesday, November 7, 2012 found that parking demands ranged from a low of 1 to 2 vehicles to a high of 10 vehicles. The peak demand of 10 vehicles occurred for a short period of time (less than 5 minutes) during the period with overlapping class start and end times (4:30 P.M.). During the peak demand period, all 6 parking spaces reserved for the dance studio were occupied and 4 vehicles parked on Calle Cesar Chavez. The peak demand observed at the site during other periods was 9 spaces.

The parking data collected on Thursday, November 7, 2012 found that parking demands ranged from a low of 1 to 2 vehicles to a high of 10 to 11 vehicles. The peak demand of 10 vehicles occurred for a short period of time (less than 5 minutes) during the 4:30 class start period, and the peak demand of 11 vehicles occurred at the 5:30 P.M. start period. During the peak demand period, all 6 of the reserved spaces were occupied and 5 vehicles parked on Calle Cesar Chavez. The peak demand observed at the site during other times was 7 to 9 spaces. Table 2 summarizes the peak parking demands observed at the existing site.

**Table 2**  
**SB Dance Arts - Existing Parking Demands**

Date	Time	On-Site	On-Street	Total
November 6, 2012	4:30 P.M.	6	4	10
November 7, 2012	5:30 P.M.	6	5	11

Based on the data presented in Table 2, the proposed parking supply of 13 spaces would adequately accommodate the peak demands observed at the existing site on the two parking survey days (10-11 vehicles), including the short-term parking demands that occur during the peak overlapping drop-off and pick-up period.

#### Site Access

Access to the project site is provided by three driveways, with two driveways on Cota Street and one driveway on Salsipuedes Street. Given the proximity of the easterly driveway on Cota to the Cota Street/Salsipuedes Street intersection, this driveway will be restricted to one-way outbound only flow and be signed for right-turns only. The proposed circulation plan would allow for vehicles to enter the site on Salsipuedes Street and park or drop-off students and exit on Cota Street (right-turn out only). The westerly driveway on Cota Street would provide access to an alley that connects with Ortega Street to the north. The circulation plan would allow for vehicles to enter/exit the site via Cota Street and park in the rear parking lot or drop-off students. It is anticipated that the proposed access plan will accommodate project-related traffic.

#### Vehicle Queuing and Circulation

ATE also observed the vehicle queues that formed during the peak pick-up and drop-off periods (data attached). The vehicle queues observed at the existing site ranged from 1 to 5 vehicles on-site at any one time. The vehicle queues lasted for short periods of time (less than 5 minutes) during the pick-up and drop-off overlap period that occurs between classes at 4:30

P.M. Vehicles queues were observed in the existing drive aisle adjacent to the main entrance of the dance studio as well as in front of the main door that serves the entire building.

Short-term loading could be accommodated within the two proposed parking lots at the Cota Street site. The loading areas available in the parking lots would adequately accommodate the peak vehicles queues that were observed at the existing site (5 vehicles).

This concludes ATE's parking and circulation analysis for the Santa Barbara Dance Arts Project.

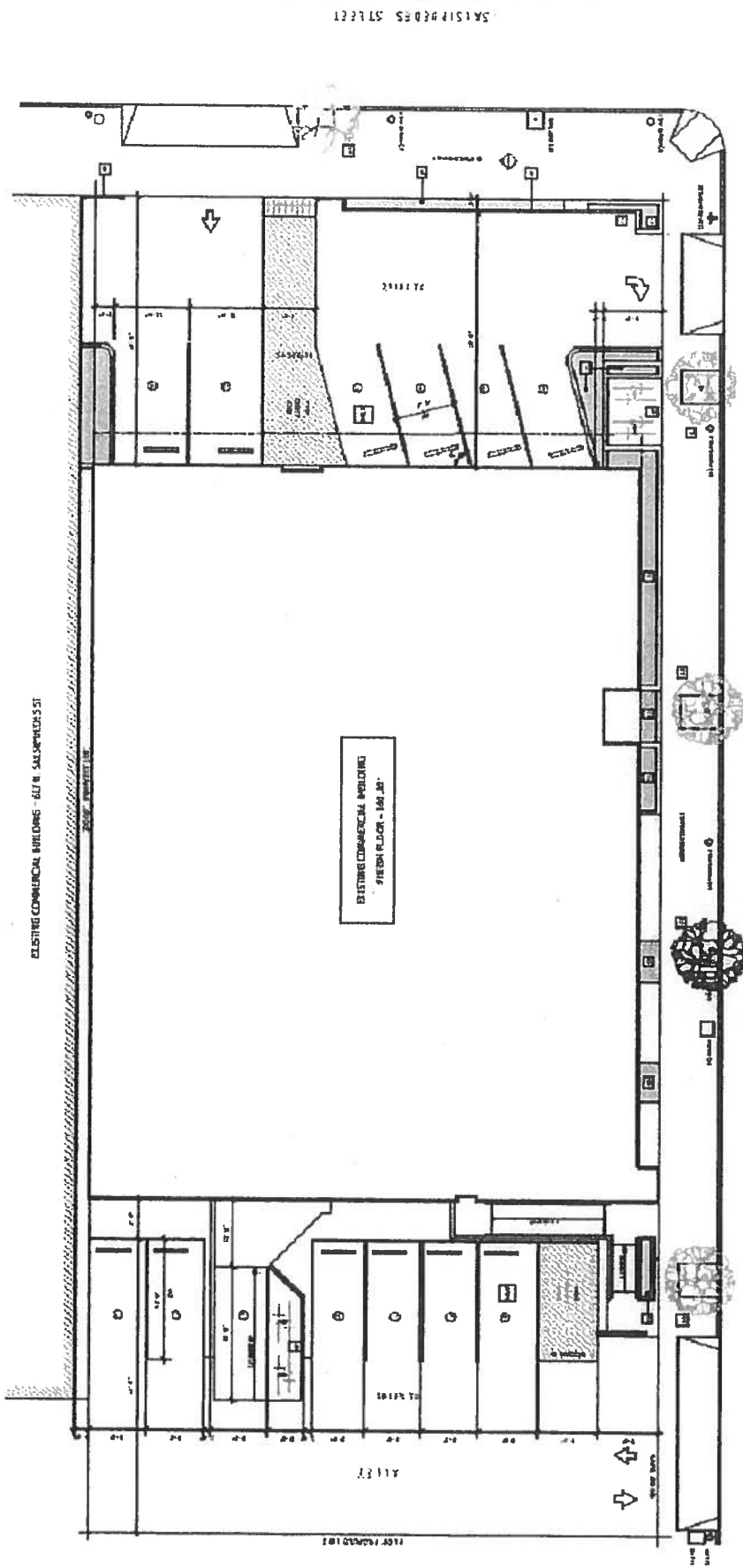
Associated Transportation Engineers

A handwritten signature in black ink, appearing to read 'Scott A. Schell', written over a horizontal line.

Scott A. Schell, AICP, PTP  
Principal Transportation Planner

SAS/MMF

attachments




SMASHHEADS STREET

EXISTING COMMERCIAL BUILDING - 2178 SALMONWOOD ST

EXISTING COMMERCIAL BUILDING  
FRESH FLOOR - 100,000

PROJECT SITE PLAN


 ASSOCIATED  
 TRANSPORTATION  
 ENGINEERS

#12095 - SB DANCE ARTS PROJECT  
 PARKING DEMAND/VEHICLE QUEUE WORKSHEET

Thursday, November 8, 2012

TIME ENDING	RESERVED PARKING	ON-STREET PARKING	TOTAL PARKED	MAX. VEHICLE QUEUE (a)
3:05	1	0	1	1
3:10	1	0	1	1
3:15	1	0	1	1
3:20	2	0	2	2
3:25	4	0	4	2
3:30	5	0	5	1
3:35	5	0	5	1
3:40	4	0	4	1
3:45	4	0	4	1
3:50	4	0	4	0
3:55	4	0	4	0
4:00	5	0	5	1
4:05	5	0	5	0
4:10	5	0	5	1
4:15	5	1	6	1
4:20	5	2	7	2
4:25	5	4	9	1
4:30	6	4	10	4
4:35	5	3	8	4
4:40	5	2	7	1
4:45	5	1	6	0
4:50	5	1	6	2
4:55	4	2	6	1
5:00	4	2	6	1
5:05	4	2	6	0
5:10	4	2	6	1
5:15	4	3	7	0
5:20	4	3	7	1
5:25	5	4	9	1
5:30	6	5	11	1
5:35	4	2	6	1
5:40	5	2	7	0
5:45	5	2	7	0
5:50	4	2	6	0
5:55	3	2	5	0
6:00	3	2	5	0
6:05	3	2	5	0
6:10	2	2	4	0
6:15	2	1	3	0
6:20	2	1	3	0
6:25	2	1	3	0
6:30	2	1	3	0

(a) Includes all vehicles on-site adjacent to SB Dance Arts main entrance and vehicles at main entrance to Vercal Building.

#12095 - SB DANCE ARTS PROJECT  
 PARKING DEMAND/VEHICLE QUEUE WORKSHEET

Wednesday, November 7, 2012

TIME ENDING	RESERVED PARKING	ON-STREET PARKING	TOTAL PARKED	MAX. VEHICLE QUEUE (a)
3:05	0	1	1	1
3:10	1	1	2	1
3:15	1	1	2	1
3:20	2	1	3	2
3:25	2	2	4	1
3:30	2	2	4	1
3:35	3	2	5	1
3:40	3	3	6	1
3:45	3	3	6	1
3:50	3	3	6	2
3:55	5	3	8	1
4:00	6	3	9	1
4:05	6	3	9	1
4:10	6	3	9	2
4:15	6	3	9	1
4:20	6	3	9	1
4:25	6	3	9	1
4:30	6	4	10	5
4:35	5	4	9	2
4:40	3	3	6	0
4:45	3	3	6	0
4:50	4	3	7	0
4:55	5	3	8	0
5:00	5	3	8	1
5:05	5	3	8	1
5:10	5	3	8	1
5:15	5	3	8	1
5:20	5	3	8	1
5:25	6	3	9	2
5:30	6	3	9	3
5:35	4	4	8	1
5:40	4	4	8	1
5:45	4	3	7	1
5:50	4	3	7	1
5:55	4	3	7	1
6:00	3	3	6	1
6:05	3	2	5	1
6:10	2	1	3	1
6:15	2	0	2	0
6:20	1	0	1	0
6:25	1	0	1	0
6:30	0	0	0	0

(a) Includes all vehicles on-site adjacent to SB Dance Arts main entrance and vehicles at main entrance to Vercal Building.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 531 E COTA ST****C-M Zone**

**(4:30)** Assessor's Parcel Number: 031-171-014  
Application Number: MST2012-00491  
Applicant: Brent Daniels  
Owner: Automation Group, Inc.  
Architect: Karl Kras

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)**

Actual time: 4:37 p.m.

Present: Karl Kras, Architect; and Brent Daniels, Applicant.

Public comment opened at 4:42 p.m., and as no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board finds there are no negative architectural aesthetic impacts of the proposed modifications.
- 2) Provide a landscaping plan that addresses additional areas for landscaping; particularly along the East Cota Street elevation, in front of the ramp, in front of the building, and along the parking lot on Salsipuedes Street.
- 3) The existing entrance along Cota Street should be eliminated and the raised planter should be made continuous at the existing stairs.
- 4) Provide details of proposed wood elements, fencing and slats; wood members should be larger than 1-by, and recommend they be made with heavier dimensional materials.
- 5) Study returning the existing eave overhangs to the building, and at both ends of the building.
- 6) The Board appreciates the proposed changes, the additional enhancements, and improved architectural character of the building.
- 7) Study adding planting vines to the existing or new planters to help soften the overall building appearance.

Action: Gradin/Wittausch, 6/0/0. Motion carried. (Cung/Mosel absent).