



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 057-05

4000 LA COLINA ROAD

CONDITIONAL USE PERMIT AND RECOMMENDATION TO CITY COUNCIL ON A FINAL COMMUNITY PRIORITY DESIGNATION

AUGUST 11, 2005

**APPLICATION OF EDWIN LENVIK (ARCHITECT), AGENT FOR ARCHDIOCESE OF
LOS ANGELES (PROPERTY OWNER), 4000 LA COLINA ROAD, APN: 057-020-015, E-3/S-
D-2 ONE-FAMILY RESIDENTIAL AND UPPER STATE STREET AREA SPECIAL
DISTRICT ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND
INSTITUTIONAL (MST2004-00673)**

The proposed project consists of adding a new 9,500 square foot practice gym to the site for use by Bishop Garcia Diego High School. The subject parcel is a 16.68-acre parcel located at La Colina Road and San Marcos Pass Road.

The discretionary applications required for this project are:

1. A Conditional Use Permit for an addition to an educational facility in a single-family zone (SBMC § 28.94.030); and
2. A Development Plan for 9,500 square feet of nonresidential construction (SBMC § 28.87.300); and
3. A Recommendation to City Council for a Final Community Priority Designation of 9,432 square feet from the Community Priority Category (SBMC § 28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15314 [Minor Additions To Schools] because the proposed practice gym will be located on an existing school site and will not increase student capacity.

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

WHEREAS, The following exhibits were presented for the record:

1. Staff Report with Attachments, August 3, 2005
Site Plans

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

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

A. **Conditional Use Permit (SBMC §28.94.030)**

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

The continued use of the site for use as a High School is an appropriate use of the site and approval of a conditional use permit to add a practice gym to the site would maintain this desirable use. The use would continue to be in harmony with the objectives of the General Plan.

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.

As the use currently exists on site and may remain in effect for the life of the property, there would be no significant impact on the public peace, health, safety comfort or general welfare of the neighborhood. The proposed gym would be used by students for extra-curricular activities that currently take place at the school and would not result in any additional impact on the surrounding neighborhoods.

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.

Non-residential development in a residential zone requires double the setbacks of a typical residential development. The proposed project complies with all required setbacks. The gym would be in scale with existing development on site and has been reviewed by the Architectural Board of Review for compatibility with surrounding development. No detrimental impact on surrounding properties would occur as the use of the site as an educational facility would not change.

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.

There is adequate access from the street and adequate off-street parking. The new gym would augment existing school activities and is not intended to increase the number of students at the school or the number of events taking place at the school. Existing parking is more than adequate for the school. In addition, an accessibility study has been prepared for the site to ensure that appropriate accessibility to and within the site is achieved. Some minor public street improvements are included as

conditions of approval to ensure adequate pedestrian access to the site in addition to vehicular access. With these improvements, there would be no impact on adjacent public streets.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area.

The design of the building has been reviewed by the City's Architectural Board of Review and has been determined to be compatible with the neighborhood.

B. Development Plan (SBMC §28.87.300)

1. The proposed development complies with all provisions of Title 28.
The proposed development complies with all zoning regulations, including setbacks, height and parking, for a nonresidential use in a residential zone, as specified in Title 28 of the Santa Barbara Municipal Code.
2. The proposed development is consistent with the principles of sound community planning.
The project site is developed with a private high school. The proposed gym is consistent with this existing use. There would be no significant impact on the public peace, health, safety comfort or general welfare of the neighborhood. The proposed gym would be used by students for extra-curricular activities that currently take place at the school and would not result in any additional impact on the surrounding neighborhoods.
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood.
The project has been reviewed by the City's Architectural Board of Review to ensure that the height, size and site planning are appropriate for the site and compatible with the surrounding neighborhood. Additional review will be required to ensure that this compatibility is maintained throughout the project.
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock.
The project does not eliminate any existing affordable housing, nor does it limit the potential for affordable housing to be constructed in the future. Additionally, the High School does not propose an increase in the number of existing employees, resulting in no demand for additional housing.
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.
The project will not significantly impact the City's water supply as the use as a gym does not require significant amounts of water.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.

There is adequate access to the site from the street and adequate off-street parking. The new gym would augment existing school activities and is not intended to increase the number of students at the school or the number of events taking place at the school. Therefore, traffic impacts are not anticipated. Some minor public street improvements are included as conditions of approval to ensure adequate pedestrian access to the site in addition to vehicular access. With these improvements, there would be no impact on adjacent public streets or traffic.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

The site is currently used as a high school and the new gym will not change this use or increase the number of students attending the school. Existing roads are more than adequate to handle the traffic generated by the existing use, and no additional resources would be required.

C. **Community Priority Square Footage Designation**

Floor area for the proposed practice gym has been requested from the "Community Priority" Measure E category. The Planning Commission is required to give a recommendation to the City Council as to whether the project qualifies as a Community Priority and if the Commission supports the allocation of square footage from the Community Priority category under Measure E. Pursuant to SBMC §28.87.300(B.)(2.), to qualify as a Community Priority, a project must be designated by City Council as necessary to meet a present or projected need directly related to public health, safety or general welfare. General welfare is defined as:

"A community priority project which has a broad public benefit (for example, museums, child care facilities, or community centers) and which are not principally operated for private profit."

The Community Priority designation is appropriate for the practice gym because the project would allow for adequate and equal facilities for students' co-curricular uses, such as basketball, volleyball and other after school activities

II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner in a written instrument which shall be reviewed as to form and content by the City Attorney, which shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales,

natural water courses, conduits and any access road, as appropriate. 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.

2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as 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.
4. **Approved Development.** The development of the Real Property approved by the Planning Commission on August 11, 2005, is limited to 9,500 sq. ft. of building area for use as a practice gym and the improvements shown on the development plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

Development of the real property is limited to the new practice gym identified above and all previously approved development, which is listed below:

• Classrooms	2,975 sq. ft.
	3,500 sq. ft.
	4,200 sq. ft.
	2,975 sq. ft.
	4,200 sq. ft.
	4,200 sq. ft.
	4,200 sq. ft.
• Administration Building	11,200 sq. ft.
• Two-Story Office	6,385 sq. ft.
• Chapel	800 sq. ft.
• Gymnasium	<u>15,862 sq. ft.</u>
Existing Buildings Total	60,497 sq. ft.
• Multi-Purpose Football Field	
• Outdoor Basketball Courts	
• Three Tennis Courts	

5. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
 2. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building.
 3. **Landscaping for the Quad Area.** Applicant shall prepare and implement a landscape plan for improvements to the Quad Area, including additional landscaping and trees to reduce the amount of hardscape. The plan may include phasing of the improvements. The first phase shall be completed prior to issuance of the Certificate of Occupancy for the practice gymnasium. All phases shall be completed within five years of said Certificate of Occupancy.
- C. **Public Works Submittal Prior to Building or Public Works Permit Issuance.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building or Public Works Permit for the project:
1. **Street Improvement Plans.** Building plans for construction of improvements along the subject property road frontage on La Colina Road. As determined by the Public Works Department, the improvements shall include removal of existing damaged City standard sidewalk and replace with City standard sidewalk, remove damaged curb and install City standard curb, install a City standard curb cut (access ramp) across from the access ramp on the southwest corner or Pesetas Lane and La Colina Road, install a ladder-type (at 5-foot intervals) crosswalk with bars painted yellow, crosswalk signage on both sides of La Colina Road, driveway apron modified to meet Title 24 requirements, crack seal to the centerline of the street, drainage system, any contractor stamps and/or survey monuments shall be preserved and/or reset per the direction of the Public Works Department, and provide adequate positive drainage. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.
 2. **Best Management Practices Required.** Construction Best Management Practices (BMPs) shall address water quality through the use of BMPs as approved by the City Building Official.
 3. **Permitting of Existing Water Well.** Owner shall apply for and obtain a well permit from the City of Santa Barbara pursuant to Chapter 14.32 of the Municipal Code for the existing water well on the Real Property.
- D. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be

carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by Architectural Board of Review, outlined in Section B above.
2. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. 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,

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.
3. **Fire Sprinkler System.** A fire sprinkler system shall be provided.
4. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
5. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Operations Manager.

6. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

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

*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 at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC § 9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

7. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

8. **Disturbed Soil Stabilization.** After clearing, grading, earth moving and/or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
- Seeding and watering until grass cover is grown;
 - Spreading soil binders;

- c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; or
 - d. Other methods approved in advance by the Air Pollution Control District.
9. **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, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
10. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.
11. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
12. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

- E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
- 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval

of the Public Works Department. 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 improvement/building plans.
3. **Cross Connection Inspection.** A cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
4. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.
5. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.

- F. **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 the City Council denial of the appeal and approval of 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's action approving the Conditional Use Permit shall terminate one (1) year from the date of the approval, per SBMC 28.87.360, unless:

1. A building permit for the use authorized by the approval is sought within twelve months of the approval. An extension may be granted by the Planning Commission if the

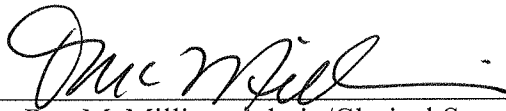
construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) one (1) year from granting the approval.

This motion was passed and adopted on the 11th day of August, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Jacobs & Maguire)

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



Deana Rae McMillion, Admin/Clerical Supervisor



Date

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