



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 3, 2005
AGENDA DATE: August 11, 2005
PROJECT ADDRESS: 4000 La Colina Road (MST2004-00673)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Allison De Busk, Associate Planner

I. PROJECT DESCRIPTION

The subject parcel is a 16.68-acre parcel located at La Colina Road and San Marcos Pass Road. The proposed project consists of adding a new 9,500 square foot practice gym at Bishop Garcia Diego High School (Exhibits B & C, Site Plan and Applicant Letter).

The parcel is currently developed with Bishop Garcia Diego High School, consisting of 60,497 square feet of educational and support buildings. Also on site is a multi-purpose athletic field, tennis courts, paved basketball courts, a sand volleyball court and 171 parking stalls. The High School was originally approved by the Planning Commission and City Council in 1958. The school currently has 270 students (grades 9-12), 220 of which participate in team sports or after school activities. The purpose of the new gym is primarily for indoor sports practices and is intended to reduce the demand for the existing gym, which is currently overburdened.

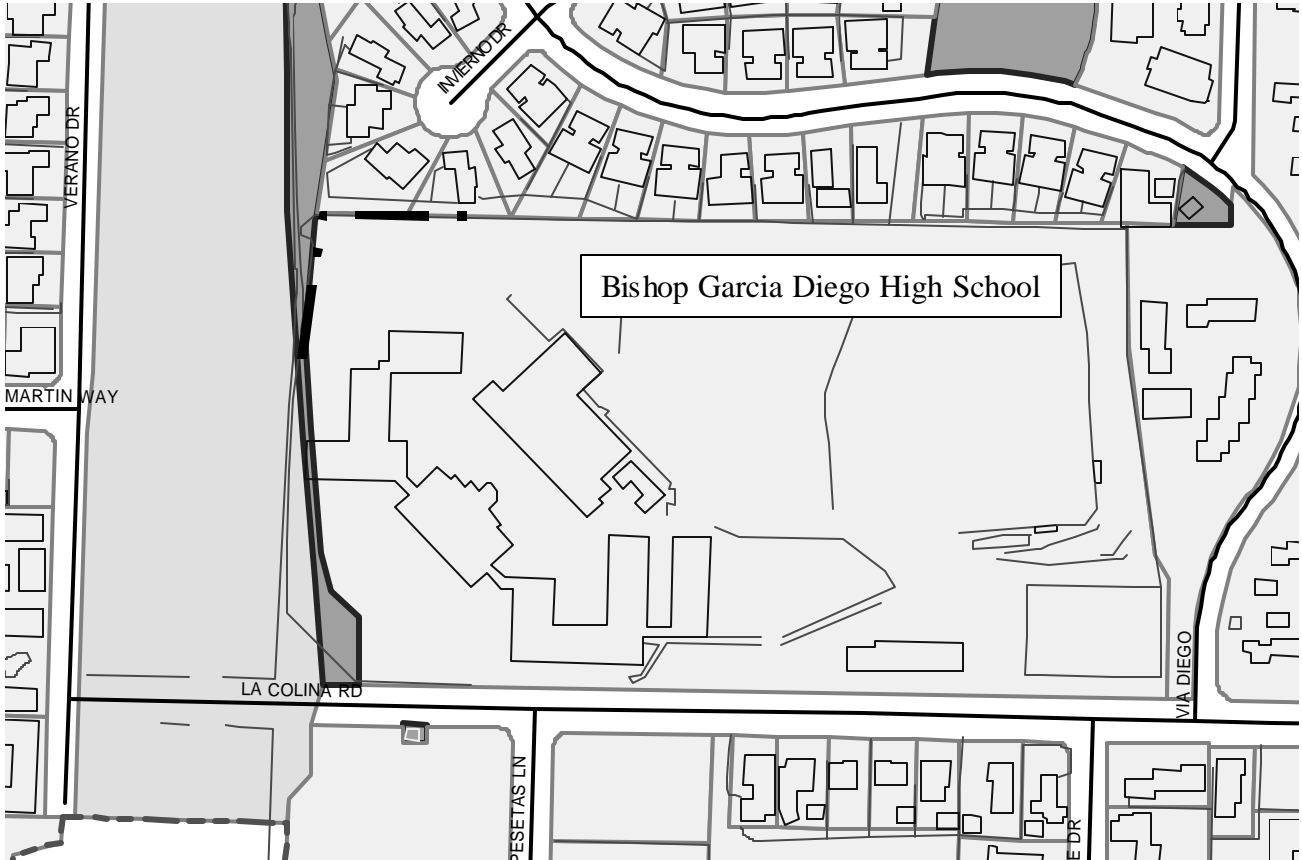
II. REQUIRED APPLICATIONS

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);
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).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. The proposed use and the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 4000 La Colina Road

DATE APPLICATION ACCEPTED: July 1, 2005
DATE ACTION REQUIRED: September 29, 2005

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Edwin Lenvik	Property Owner: Archdiocese of Los Angeles
Parcel Number: 057-020-015	Lot Area: 16.68-acres
General Plan: Major Public and Institutional	Zoning: E-3 / S-D-2 (One-Family Residential and Upper State Street Area Special District Zones)
Existing Use: Private High School	Topography: relatively flat
Adjacent Land Uses:	
North - Residential	East - Residential
South - Commercial / Clinic	West - Highway 154

PROJECT STATISTICS

	Existing	Proposed
Classrooms	26,250 square feet	
Administration Buildings	11,200 square feet	
Office	6,385 square feet	
Chapel	800 square feet	
Gymnasium	15,862 square feet	9,500 square feet
TOTAL	60.497 square feet	69,997 square feet

V. ISSUES

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front	40 feet	8 ft. (to parking)	8 ft (to parking) (194 ft to new building)
-Interior	12 feet	160 ft.	45 ft.
Building Height	30 feet	27 feet	29'-6"
Parking	138 spaces (per 1958 approval) 161 spaces (per 1992 plans) 1 space per faculty and staff plus 1 space per 10 students per Zoning	171	170
Lot Area Required	7,500 sq. ft.	714,671 net sq. ft.	714,671 net sq. ft.
Open Yard	1,250 sq. ft.	More than 1,250 sq. ft.	More than 1,250 sq. ft.
Distance Between Buildings	20 feet	25 feet	20 feet
Lot Coverage			
-Building	25%	54,565 sq. ft. 8%	64,065 sq. ft. 9%
-Paving/Driveway	No requirements	83,000 sq. ft. 11%	83,000 sq. ft. 11%
Hardscape	No requirements	98,250 sq. ft. 14%	90,150 sq. ft. 13%
-Landscaping	No requirements	478,956 sq. ft. 67%	477, 456 sq. ft. 67%

The proposed project would satisfy the requirements of the E-3/S-D-2 Zone for nonresidential development.

Measure E

In 1992, a 2,547 square foot weight room addition was approved on the property, using square footage from the Minor and Small Addition categories. In 1995, a 385 square foot solarium was added using square footage from the Small Addition category. Currently, 68 square feet remain in

the Small Addition category and would be applied towards this project. Therefore, the applicant is requesting an allocation of 9,432 square feet from the Community Priority Category toward the proposed 9,500 square-foot practice gym.

The Community Priority designation was envisioned for use by those projects that clearly provide a public benefit. An allocation of 300,000 square feet has been established in Charter Section 1508 for development under the Community Priority Category. Given the limited amount of floor area available for these projects, development proposed to be designated as a Community Priority should be reviewed carefully to determine whether it meets the criteria established above. As of July 1, 2005, a total of 251,640 square feet have been allocated (both preliminary and final designations) out of the Community Priority Category, with 48,360 square feet still available. On January 25, 2005, the City Council granted the project a preliminary designation of 9,432 square feet from the Community Priority Category. A final community priority designation will be required from the City Council. As outlined in the Findings, staff believes that the designation can be supported.

B. CONDITIONAL USE PERMIT

A Conditional Use Permit (CUP) is required for an educational facility in any zone. In order to approve a CUP, the Planning Commission must find that the project is in harmony with the General Plan, and will not be detrimental to the surrounding neighborhood. The School received final approval of its original CUP in 1958. The school initially had 468 students and reached a maximum of 645 students in the 1960's. Currently there are approximately 270 students enrolled.

The proposed building is intended to be used by students as a practice gym. The existing gym is currently overburdened due to the high number of students that participate in school sports (approximately 81% of students). The gym would allow for students to have practice after school at more reasonable hours and is intended to reduce or eliminate the number of practices that occur before school and after 7:30 p.m. Currently, practices start as early as 6:00 a.m. and run until 9:30 p.m. (see Applicant letter, Exhibit C).

1. General Plan Consistency

The subject site has a General Plan designation of Major Public and Institutional, and is located in the Hope neighborhood as identified in the General Plan. The City's General Plan speaks to this area, which is bounded by City limits on the north and west, by Via Lucero on the south and by Arroyo Burro Creek on the east. The neighborhood is primarily developed with single-family homes; however, there are two multiple-dwelling areas. There are four schools in this neighborhood: La Colina Junior High, Hope and Monte Vista Elementary Schools, and Bishop Garcia Diego High School. Commercial and service uses are located just south of the subject parcel, within the North State neighborhood.

Use of the property as a high school is consistent with the site's Public and Institutional land use designation. The addition of a practice gym would augment existing educational and recreational programs at the school and would therefore be consistent with the General Plan land use designation.

2. Neighborhood Compatibility

The existing neighborhood consists mostly of single-family residences at the perimeter of the school property. The architecture of the building and its location have been reviewed by the ABR and the Board has determined that the building would not be detrimental to the site or surrounding development. Only minimal exterior building lighting is proposed and no amplified sound systems are proposed on the exterior of the building.

The site currently has 171 parking spaces to accommodate the use, and one stall would be eliminated in order to address Fire Department access concerns. Transportation planning staff has reviewed the proposal and determined that the practice gym will not result in an increase in student activity, enrollment or games, and the existing parking is more than adequate for the use. An increase in trips or parking demand as a result of the practice facility is not anticipated given the parameters of use outlined by the School. Given this determination, adequate off-street parking is being provided and no net increase in parking should result on public streets.

C. DESIGN REVIEW

The project has been conceptually reviewed by the Architectural Board of Review (ABR) on two occasions. On November 8, 2004, the Board continued the project so that they could conduct a site visit and the applicant could prepare additional information related to compatibility. On January 18, 2005, the ABR continued the project indefinitely to the Planning Commission. Minutes from these meetings are attached as Exhibit D.

D. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act 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.

VI. FINDINGS

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.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated December 22, 2004
- D. ABR Minutes
- E. Community Priority Designation Table