



City of Santa Barbara
Community Development Department

Memorandum

REPORT DATE: December 14, 2006
AGENDA DATE: December 21, 2006

TO: Planning Commission

FROM: Planning Division
 Jan Hubbell, AICP, Senior Planner *JAH*

SUBJECT: 1216 State Street (MST2004-00005), Request for Substantial Conformance Determination

Purpose of Hearing:

The purpose of this hearing is for the Planning Commission to provide input to the Community Development Director on a possible determination of substantial conformance. The project involves the approval of the rehabilitation of Granada Theater. The primary change under consideration for substantial conformance involves a request for extended construction hours to complete the project.

Background:

The approved project involves restoration/rehabilitation of the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be used as the theater's ticketing area. Space in the Granada tower at the second floor would also be used for the theater's second floor lobby area.

The project would allow the theater to improve the quality of acoustics, theater equipment, and audience/performer amenities that are essential for accommodating larger touring shows. The theater would feature national and international performing arts companies on tour, from theatrical and musical ensembles to stand-up comics and contemporary pop artists. Approximately 167 events would occur each year.

The Planning Commission approved the project on October 21, 2004, subject to the conditions outlined in the Resolution 049-04 (see Exhibit A). Condition F.4 restricts construction hours to Monday through Friday, between 8:00 AM and 5:00 PM, unless necessary for to complete special construction techniques, such as concrete pours. When the Planning Commission considered the project, concerns were expressed about the potential construction effects on the nearby Victoria Hotel, the only residential use in the immediate neighborhood.

APPLICANT REQUEST:

The applicant has submitted a request for a substantial conformance determination from staff in order to allow for extended construction hours (Exhibit B). Construction has turned out to be somewhat more complicated than initially expected and some of the construction was delayed by last year's rain. The applicant has requested that construction hours be expanded to allow construction in two shifts from 6:00 AM to 10:00 PM, Monday through Friday, and to allow construction from 7:00 AM to 5:00 PM on Saturday. The purpose of this request is to speed construction and make up for time lost during construction.

DISCUSSION:

As noted above, the Planning Commission's (and staff's) greatest concern has been the potential effects on the adjacent neighbors, especially the residents of the Victoria Hotel. The applicant has met with the residents and has agreed to address some of their specific noise concerns by possibly installing sound-insulated windows in those areas exposed to noise by the construction. Another concern expressed by staff during early discussions with the applicant about the request was the impact of night lighting required to do construction work. As a result, the applicant limited the hours until 10:00 PM to reduce the effect of night glare in the later part of the evening. Also, as work proceeds and the building is once again fully enclosed, lighting effects will be further reduced to the staging area.

INITIAL STAFF FINDINGS:

As submitted, staff is inclined to conclude that the revised project would qualify for a substantial conformance determination due to applicant's willingness to handle potential effects on the surrounding neighbors. We will request that the applicant notify all the surrounding businesses before starting the new construction hours and that there be a satisfactory agreement between the applicant and the Victoria Hotel. However, Staff is requesting additional input from the Planning Commission to the Community Development Director for his consideration of substantial conformance determination for the project.

Exhibits:

- A. Planning Commission Resolution 04-049
- B. Applicant's Letter, November 27, 2006



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 049-04 1214 & 1216 STATE STREET DEVELOPMENT PLAN APPROVAL RECOMMENDATION TO CITY COUNCIL OCTOBER 21, 2004

APPLICATION OF PHILLIPS, METSCH, SWEENEY, MOORE ARCHITECTS, AGENT FOR SANTA BARBARA CENTER FOR THE PERFORMING ARTS, GRANADA THEATRE, OWNER, AND ROBIN ROSSI (GRANADA TOWER OWNER), 1214 & 1216 STATE STREET, APNs 039-183-051, 039-183-045 & 039-183-050, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST2004-00005)

The proposed project involves restoration of the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.

The proposed restoration would allow the theater to improve the quality of acoustics, theater equipment, and audience/performer amenities that are essential for accommodating larger touring shows. The theater would feature national and international performing arts companies on tour, from theatrical and musical ensembles to stand-up comics and contemporary pop artists. Approximately 167 events would occur each year.

The discretionary applications involve the following:

1. Planning Commission Applications:
 - (a) Development Plan approval for 13,360 square feet of net non-residential floor area (SBMC §28.87.300);
 - (b) Recommendation to City Council for a final Economic Development Designation of 13,360 square feet from the Economic Development Category for the Granada Theatre Restoration Project (SBMC §28.87.300); and
 - (c) Recommendation to City Council regarding an amendment for the definition of building height in the C-2, General Commercial Zone, with respect to stage additions to existing

performance theaters as of December 31, 2003, that are solely devoted to rigging fly systems.

2. City Council Applications (after Planning Commission approval):
 - (a) Final Economic Development Designation by the City Council for 13,360 square feet from the Economic Development Category for the Granada Theatre Restoration Project;
 - (b) An amendment for the definition of building height in the C-2, General Commercial Zone, with respect to stage additions to existing performance theaters as of December 31, 2003, that are solely devoted to rigging fly systems.

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

WHEREAS, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 15, 2004
2. Site Plans

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

- I. Approved the subject application making the following findings and determinations:
 - A. For the Development Plan (SBMC §28.87.300)
 1. The proposed development complies with all provisions of the Zoning Ordinance. The proposed use conforms with the C-2 zone designation.
 2. The proposed development is consistent with the principles of sound community planning.
 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.
 4. The proposed development would not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock.
 5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.
 6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.
 - B. The Planning Commission makes the following recommendations to City Council:
 1. That Council grant the final Economic Development designation; and
 2. That Council adopt the Zoning Ordinance Amendment revising the definition of Building Height, as outlined by staff.

II. Said approval is subject to the following conditions:

- A. **Project contingent on City Council Approval.** Planning Commission approval is contingent upon City Council approving a Zoning Ordinance amendment for the definition of building height in the C-2, General Commercial Zone, to allow proposed project to be constructed.
- B. **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:
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 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. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
 3. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 21, 2004 is limited to a 13,360 square foot addition and theater restoration, including the improvements shown on the site and elevation plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 4. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Land Development Engineer.
- C. **Design Review.** The following is subject to the review and approval of the Historic Landmarks Commission (HLC):
1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance or as appropriate by the HLC. No floodlights shall be allowed. Lighting shall be directed toward the ground.
 2. **Trash Enclosure Provision.** A trash enclosure with an area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers.

3. **Embellish Non-State Street Elevations.** Restudy all non-state Street elevations in collaboration with a qualified historian and include architectural embellishments, as long as significant historic impacts do not result from the embellishments.
 4. **Glass Doors and Marquee Terrace.** Encourage the use of glass doors at the main entrance and installation of a terrace on the marquee if they can be designed in a manner that does not result in significant environmental impacts.
- D. **Historic Structures Report.** Conditions from the Historic Structures Report and related Addenda shall be completed as follows:
1. If there are any revisions to the plans after Planning Commission approval as noted in conditions C.3 and C.4 above, as well as other changes that may result from Historic Landmarks Commission review, the plans shall be reviewed by a City-approved architectural historian for adherence to the Secretary of the Interior's Standards and such review shall be provided as a letter addendum to the Historic Structures Report prepared by Preservation Planning Associates in March 2004.
 2. Because the proposed project will remove the architectural concrete walls on the east elevation and half of the north elevation, and because this architectural concrete has some historic interest and is a period wall treatment important to the 1920s when the Granada building was constructed, it is recommended that this construction technique, texture and form board be recreated in the new work. It is recommended as well that the first floor of the east elevation be articulated with traditionally detailed loadings doors and softened with landscaping, and that the north addition be articulated with either real windows or blind windows to reference the character of the dressing room wing.
 3. The existing marquee shall be recorded with large format photography. The photographs, numbered, with an accompanying list describing each view, and a keyed site plan showing the direction from which each photograph was taken, shall be placed in a binder, with the negatives, and presented to the City Community Development Department Archives. A similar binder, containing color Xeroxes of the photographs, the list and key, shall be provided to the Gledhill Library at the Santa Barbara Historical Society.
 4. The new marquee shall be rebuilt to its 1924 appearances.
 5. The front entrance doors shall be rebuilt of paneled wood with a diamond motif to match the original doors.
- E. **Required Prior to Building Permit Issuance.** The following shall be finalized and specified in written form subject to review and approval by the Building Official and submitted with the application for a building permit:
1. **Basic Safety.** The Granada Building shall, at a minimum, satisfy the requirements of Santa Barbara City Ordinance 5256 (Oct. 2, 2002) which adopts

the 1997 Uniform Code for the Abatement of Hazardous Buildings. In particular, but not exclusively, section 302, item 14, defines a hazard as any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, and whether or not under going significant reconstruction, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required in the case of a newly constructed building of like area, height and occupancy in the same location.

2. **FEMA 356.** If the applicant uses FEMA 356 as the basis for design, the Granada Building shall satisfy the Immediate Occupancy (IO) level of performance. If it can be shown within the analysis and realistically constructed, the theater shall comply with the Immediate Occupancy (IO) level and the tower shall comply with the Life-Safety (LS) criteria.
3. **Masonry Veneer.** All masonry veneer and other exterior facade features shall be inspected according to ASTM STP 1444, Standard Practice for the Periodic Inspection of Building Facades for Unsafe Conditions and repaired and/or retrofitted prior to occupancy of the theater.
4. **Type of Construction & Allowable Area.** The Granada Building shall comply with all of the requirements for a Type II-FR building as basis to allow for the significant addition of floor area.
5. **Construction Staging Areas.** Because the construction staging areas are proposed off site, written consent of these staging areas from the applicable owners must be submitted and approved by the Chief Building Official.
6. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing pillows, etc.) for the operation and use of the storm drain surface pollutant interceptors. The Plan shall be reviewed and approved by the Water Resources Specialist.
7. **Storm Water Quality Control.** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices during construction, as determined by the City, and shall seek to reduce post-development runoff volumes from pre-development volumes. The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control and treatment devices in accordance with the Operations and Maintenance Procedure Plan approved incorporated into private CC&R's, and approved by the Water Resources Division of the Public Works Department.
 - a. As determined by the Public Works Department, on-site improvements shall provide for on-site pretreatment of all runoff, as approved by the Public Works Department, and provide adequate positive drainage from site. The

building plans showing the approved device shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.

- b. The Owner shall apply storm water quality control guidelines to the project during construction per the Public Works Department Construction Project Best Management Practices.

8. **Archaeological Monitoring Contract.** Contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Stone Archaeological Consulting,. The contract shall be subject to the review and approval of the Environmental Analyst.

The archaeologist's monitoring contract shall include the following provisions:

If cultural resources are encountered or suspected, work shall be halted or redirected immediately and the City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

9. **Supplemental Phase 1 Archaeological Survey.** A supplemental Phase 1 archaeological survey by the contracted archaeologist shall be completed after the existing structures and pavement within the proposed project area are removed. The survey shall be submitted for review and approval by the City's Environmental Analyst prior to the continuation of ground disturbing activities. If potentially intact prehistoric or historic cultural remains are identified during the supplemental Phase 1 survey, an Extended Phase 1 investigation (shovel test

or backhoe trenching) shall be performed to identify the integrity and spatial extent of the cultural deposit.

10. **Controlled Grading.** Controlled grading, under the observation of the contracted archaeologist, shall be carried out after structural demolition and prior to overall project site grading. If potentially intact prehistoric or historic cultural remains are identified during the controlled grading, the grading shall be suspended and an Extended Phase 1 investigation (shovel test pits or backhoe trenching) shall be performed to identify the integrity and spatial extent of the cultural deposit. If the remains appear to be potentially significant, a Phase 2 significance assessment shall be performed, pursuant to the City's Master Environmental Assessment criteria, to determine any further treatments.
 11. **Noise Mitigation.** The project shall incorporate the construction recommendations (recommendations #1-11 as give in the Acoustical Analysis) from the Acoustical Analysis (dated August 31, 2004) prepared by Veneklasen Associates.
 12. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice shall be reviewed and approved by the City Planning Division prior to being distributed.
 13. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner, Architect, Contractor and Subcontractor(s).
- F. **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. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
3. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager.
4. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday between the hours of 5:00 p.m. and 8:00 a.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 after 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.

If determined to be necessary due to construction techniques, night work or longer construction hours will be allowed, subject to review and approval by the Community Development Director or designee and prior notification of neighbors.

5. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice shall be reviewed and approved by the City Planning Division prior to being distributed.
6. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:

- a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Streets, Parking, and Transportation Operations Manager.
 - b. Storage of construction materials within the public right-of-way is prohibited.
 - c. Off-site storage for materials and equipment shall be provided during phases of the construction when it cannot be accommodated on-site. The location of this off-site area shall be subject to the approval of the Community Development Director.
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. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
9. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
10. **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.
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:

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

H. **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.
2. **Cross Connection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
3. **Storm Water Pre-Treatment and Solid Waste Plan.** Provide a copy of recorded private CC&R's including specifications for maintenance of storm water pre-treatment, and a Solid Waste & Recycling plan approved by the Public Works Department.
4. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of the Certificate of Occupancy (Final Inspection), whichever is earlier.
5. **Landmark Designation.** Owner shall submit an application to the Historic Landmarks Commission for designation of the building as a City Landmark. Such designation determination shall be completed within 180 days of Certificate of Occupancy issuance.

NOTICE OF APPROVAL TIME LIMITS:

The development plan approved, per SBMC Section 28.87.350, shall expire four (4) years from the date of approval unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.

2. A time extension is granted by the Planning Commission for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project.

This motion was passed and adopted on the 21st day of October, 2004 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 0

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.

Liz N. Ruiz, Planning Commission Secretary

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.



SANTA BARBARA CENTER FOR THE PERFORMING ARTS

November 27, 2006

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RECEIVED

NOV 29 2006

Re: City Planning Commission Agenda
Subject: Modification of Work Hours

CITY OF SANTA BARBARA
PLANNING DIVISION

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City Council Liaisons
Iya Falcone
Roger Horton

County Supervisors Liaison
Salud Carbajal

Executive Director
Peter Frisch

Dear sirs:

This letter is sent to request that the following action item of business be added to the City Planning Commission's agenda for discussion and decision at the Commission's December meeting:

The Santa Barbara Center for the Performing Arts wishes to amend Section F4 of the Conditions of Approval for the Granada Theatre Restoration project, the condition that regulates construction hours of operation. In order to achieve the September 26, 2007 opening date of the Theatre, we have no choice but to extend the working hours of the project, having already implemented our other measures to expedite the schedule within normal operating hours.

We request that work hours be extended to 6:00 AM to 10:00 PM, Monday through Friday and 7:00 AM until 5:00 PM on Saturdays. Work during these hours will likely not occur continuously but will be necessary during critical-path periods throughout the remainder of the construction project. As the shell and core building is completed and enclosed, more of this extended hours work will be contained behind walls, however; extended-hours supply, storage and fabrication in our exterior yard areas will continue.

We have had discussions with our only residential neighbors, the Victoria Hotel, and they are in support of our request on condition that we address some of their specific noise concerns, which we are doing. For example, we are moving forward to get proposals for the installation of sound-insulated windows in the noise-exposed portions of their building. We are in the process of working out a specific letter of agreement with the Victoria Hotel, which we will present on or before the hearing date on this subject. Further, a representative of the Victoria Hotel (Peoples Self-Help Housing) will attend that hearing to voice their support.

If you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,

Peter Frisch, Executive Director
Santa Barbara Center for the Performing Arts

cc: Rick Gerard, Melchiori Construction
Trent Lyon, Tryon Company
Paul Casey
George E
David Gu: