



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 27, 2010
AGENDA DATE: June 3, 2010
PROJECT ADDRESS: 632 E. Canon Perdido Street (MST2002-00786)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Kelly Brodison, Assistant Planner *KAB*

I. REQUEST

This is a request to extend the existing Conditional Use Permit to allow the temporary installation of four modular classrooms and one modular restroom to remain for an additional 3 years until July 29, 2013.

II. EXECUTIVE SUMMARY

On August 16, 2001, the Planning Commission approved a three-year Conditional Use Permit (CUP) for the operation of the Santa Barbara Montessori School on the Boys and Girls Club site. Improvements included the demolition of a 1,240 square-foot garage, and installation of four portable classrooms, and one modular restroom building, totaling 7,200 square feet and related site improvements. The proposal was intended to be a temporary solution until arrangements could be made for construction of permanent classrooms on the property (Staff Report dated August 16, 2001, attached as Exhibit F).

On July 29, 2004, the Planning Commission approved an amendment to the original CUP for the school. The amendment allowed the temporary installation to remain on site for an additional three years, until July 29, 2007 (Staff Report dated July 29, 2004, attached as Exhibit D).

Subsequently, the school experienced a change of ownership and is now the El Montecito School. Because of the change of ownership, and to allow the new school time to develop site design and drawings, Staff granted a Substantial Conformance Determination to extend the 3-year CUP for the temporary school approved by Planning Commission on July 29, 2004, for an additional three years, which extended the approval to July 29, 2010.

At this time, due to the current economic situation, the El Montecito School and the Boys & Girls Club of Santa Barbara are requesting an extension to allow the temporary portable classrooms to remain on site for three more years.

Staff last reviewed a Development Application Review Team (DART) application for the construction of permanent classrooms in November 4, 2004, with the only outstanding item being an addendum to a

traffic study. The project has been on hold and the new owner of the school is proposing changes to the proposal. The revised project has been reviewed by ABR on three occasions, most recently on April 19, 2010 (ABR minutes are attached as Exhibit G), and the applicant will be submitting the revised DART application some time within the next three months. Plans of the existing portable classrooms and the proposed project are attached as Exhibit B. Staff expects that the project will not be completed by 2010. Therefore, the applicant is requesting an extension to the Conditional Use Permit to allow the El Montecito School to remain on the site as approved in 2001, for up to three additional years. The new expiration date of the CUP would be July 29, 2013.

III. DISCUSSION/RECOMMENDATION

Staff believes that the continued shared use of this site is an important and needed use in the community and is compatible with the neighborhood. The services provided by the Boys and Girls Club and the El Montecito School are unique in our community, both in the range of ages of the children it serves and the variety of programs available for those enrolled. The Boys and Girls Club and the El Montecito School have both demonstrated their ability to work with the community and coexist in this neighborhood, and an additional three-year extension of this use is not expected to cause a detrimental impact to adjacent properties. The operation is compatible with the surrounding residential neighborhood and adequate parking is available on-site. Therefore, Staff recommends the Planning Commission make the following findings to approve the requested CUP extension, subject to applicable conditions from the previous CUP approval which are contained in the attached Conditions of Approval (attached as Exhibit H).

IV. REQUIRED APPLICATIONS/FINDINGS

A. MODIFICATIONS

1. Parking Requirements (SBMC §28.90.100J)

The requested modification for relief of the required parking requirements results in a project which remains 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 project would continue to provide twenty-four (24) striped parking spaces, and based on the parking analysis provided by the applicant, the parking proposed would meet the parking demand of the project and the demand for parking spaces or loading space in the immediate area will not be increased. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site.

2. Setback Requirements (SBMC §28.21.085.A)

The requested modification of the regulations for on-residential building, structures and uses which require double setback requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because the use of the site for educational purposes is appropriate. The modification will allow for the continued placement of pre-manufactured modular classrooms on the site without encroaching into the existing soccer field. The portable

buildings will respect the residential setbacks and remain consistent with the residential development in the neighborhood.

3. **Lot Area (SBMC §28.21.085.B)**

The requested modification of the regulations for non-residential buildings, structures and uses which requires that no more than 25% of the lot area be covered by building used for non-residential purposes is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed modular classrooms are pre-fabricated, and thus, adjustments to the proposed new building coverage is very limited. Additionally, the proposed development exceeds the allowed lot coverage by only 317 square feet, or 0.3% of the total lot coverage, and will not be inconsistent with the lot coverage of surrounding development.

B. CONDITIONAL USE PERMIT (SBMC §28.94.020)

This Conditional Use Permit (CUP) is intended to serve as a Master CUP for any conditional uses that may occur on the site, and document all existing uses on the site (the Boys and Girls Club) at the time of approval. All conditions of approval, including those regarding the operation of uses on the site, will remain a part of the Master CUP.

1. The 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 proposal is consistent with the General Plan, which identifies this neighborhood as being an area with varying uses, and provides additional educational opportunities in the urban core.
2. The use will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in particular neighborhood involved. The Boys and Girls club facility has operated at this location in varying capacities since 1947. This proposal involves the temporary placement of modular classrooms for the El Montecito School which, together with the Boys and Girls Club programs, will function similarly to the two public schools existing within the neighborhood.
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. The proposed modular classrooms conform with the residential yard requirements and will be screened with landscaping along the western property line. Although the Zoning Ordinance requires non-residential uses to have double yard setbacks, the amount of encroachment of the proposal is not inconsistent with the surrounding developed neighborhood.
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. Twenty-four striped parking spaces will be provided on the site. Based on the parking analysis submitted by the applicant, the parking provided would meet the demand of the project. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site. Transportation Staff has reviewed the project and determined that the parking demand shall be met on-site.

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 proposed modular classrooms are consistent with the height and scale of existing development on the site and the surrounding neighborhood. Fencing and vegetation will be used to screen the view from East Canon Perdido and Quarantina Streets, and the location and extent of the parking area will not change. The project will be in scale with the surrounding development in the area and will remain compatible with the existing neighborhood.

C. DEVELOPMENT PLAN (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modifications can be found consistent with the purpose and intent of the Ordinance and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning. The proposed quasi-public use of the site would continue to provide services to the neighborhood and the community at large, and is consistent with the existing mix of uses in the surrounding neighborhood; and.
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 proposed structures are temporary in nature; however, some of the enhanced landscaping will be a permanent improvement to the site; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the continuation of an existing educational use; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site and vehicle trips associated with the use will not significantly impact the City's street network.

Planning Commission Staff Report
632 E. Canon Perdido Street (MST2002-00786)
June 3, 2010
Page 5

Exhibits:

- A. Applicant's letter, dated April 20, 2010
- B. Proposed Site Plan
- C. Planning Commission Resolution 037-04
- D. Planning Commission Staff Report dated July 29, 2004
- E. Planning Commission Resolution 044-01 dated August 16, 2001
- F. Planning Commission Staff Report dated August 16, 2001
- G. ABR Minutes
- H. Conditions of Approval





BOYS & GIRLS CLUB
OF SANTA BARBARA, INC.

632 E. Canon Perdido St.
Santa Barbara, CA 93103
Tel 805-962-2382
Fax 805-962-2952
www.boysgirls.org
Fed. Tax ID #95-1641425
Calif. # 0174427BA8GC

Officers

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President

David Edelman
Vice President

Gerald Thede
Secretary

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Robert Wiley
Beverly Wood

Staff

Carolyn Brown
Executive Director

April 20, 2010

ATTENTION: Bettie Weiss, Planning and Zoning

Mr. Paul Casey
Community Development Director
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

SUBJECT: Development application review deadline for 632 East
Canon Perdido Street (MST 2002-00786)

Dear Mr. Casey:

This letter is in regard to the Boys and Girls Club of Santa Barbara and our continued effort to create a sustainable joint use of our facilities with the El Montecito School. This will provide us with new facilities and the additional funding needed to continue our important programs on the east side of our city.

Please reference the e-mail from Planning and Zoning, dated August 1, 2008 concerning the modular's to remain on our property allowing us time to complete the building project.

These are challenging economic times, especially for non-profits. Therefore, we have faced a Catch 22 that, while we are anxious to move forward to achieve the needed additional revenue we must be very careful how we spend funds during these reduced budget times, leaving us to move forward and progress slower than we would have liked.

As you know, we reached an agreement on use with El Montecito School two years ago and began work on a final building design and use to benefit the children who use our facility, the students at El Montecito School, as well as, the entire Santa Barbara community, including our neighbors. We feel very good that we have created a win-win-win-win design.

LENVIK and MINOR

APR 22 2010

ARCHITECTS

RECEIVED
APR 21 2010

CITY OF SANTA BARBARA
PLANNING DIVISION

Since we last met with ABR about a year ago, we took their comments very seriously. We met with the neighbors, we had our design team look at five alternative designs, the design team added much more detail to the design, and have created what we think is a very positive and exciting program. In addition, we reduced the request for students on campus to just 15 more than have been here historically.

We have invested to ensure we have created what we feel is a plan that creates no impacts improves circulation and safety on our campus, improves the visual, improves our facilities both indoors and outdoors, and - thanks to the advice of ABR - does so with little addition of bulk and massing as compared to what is there today.

We are requesting a 3 year extension for the modular's to remain on the BGC property without interrupting El Montecito School's program and a 180-day extension for the Development approval review to allow time to resolve the last remaining issues in order to complete our DART application. We have watched others spend years in the process and our goal has been to deal with the issues before we have a final DART application. We feel we are there right now.

Jeff Gorrell has met with Kelly Brodison and is setting up a meeting to discuss our going forward to complete the building and construction of the additions to our facilities (MST 2008-00563) the current CUP is set to expire July 29, 2010.

This is very important to those who rely upon Boys and Girls Club, as well as all those in the community that use our facility. We appreciate your patience and assistance as we face these tough times and as we prepare for the future.

Thank you,



Carolyn Brown

Executive Director

Boys and Girls Club of Santa Barbara, Inc.

cc: Kelly Brodison, Project Planner
Jeff Gorrell, AIA

Consultant

Revision	Date	By	Remarks

Client

El Montecito School
632 East Canon Perdido
Santa Barbara, CA 93101

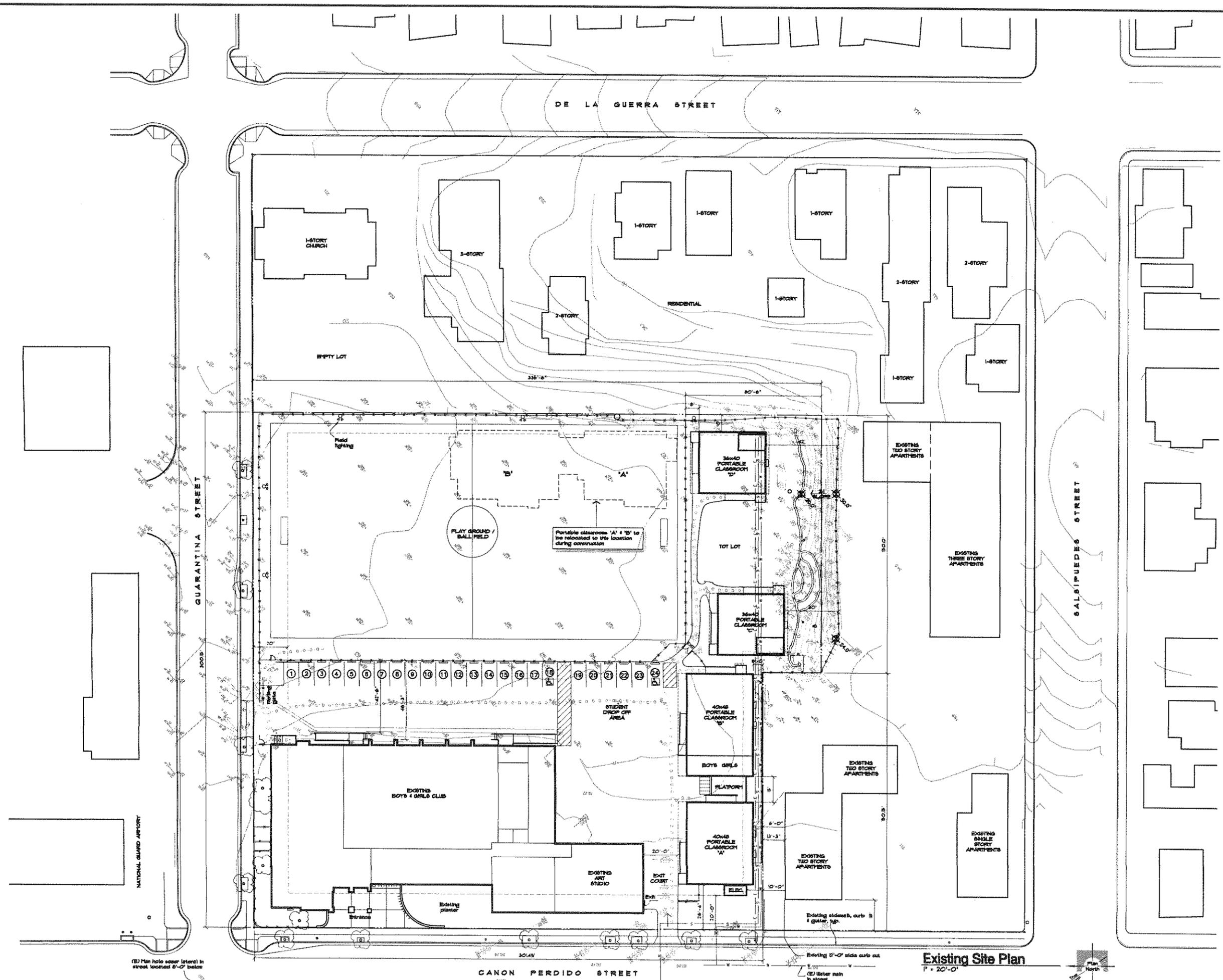
Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA
93101

Existing Site Plan

PROGRESS PRINT
 NOT TO BE USED FOR CONSTRUCTION
 DATE: Apr. 11, 2006

Date	Job Number
Drawn By	Checked by
Sheet	of Sheets

A1.0



Existing Site Plan
1" = 20'-0"



(E) Man hole cover (inter) in street located 6'-0" below

(E) Water main in street

(E) Up stream man hole sewer lateral in street located at 10'-0" below

Consultant

Date	Remarks

Client

El Montecito School
632 East Canon Perdido
Santa Barbara, CA 93101

Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA 93101

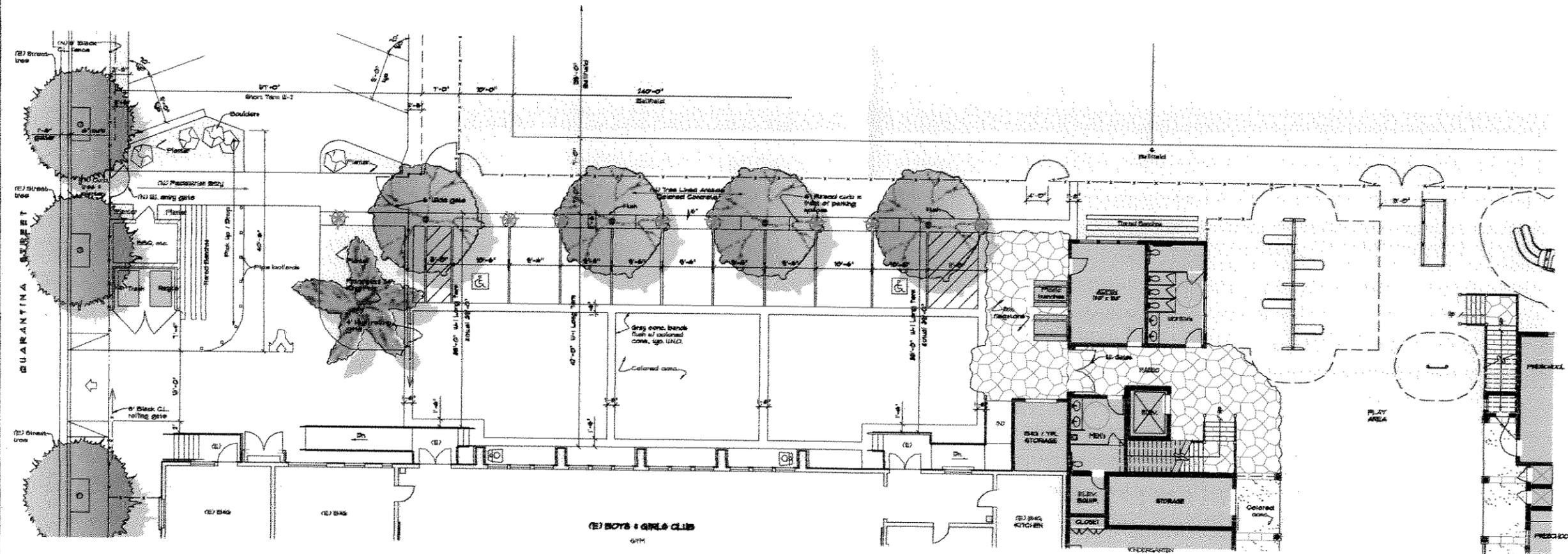
Enlarged Site Plan

PROGRESS PRINT
 NOT TO BE USED FOR CONSTRUCTION
 DATE: April 31, 2008

Enlarged Site Plan
1/8" = 1'-0"

Date	Job Number
Drawn By	Checked by
Scale	Sheet

A1.2



DATE: 07/24/08
BY: JLM
CHECKED BY: JLM

LENVIK & MINOR
ARCHITECTS

315 West Heley Street
Santa Barbara, CA 93101
(805) 565-5983 Fax (805) 565-2785
A California Corporation

Client

El Montecito School
832 E. Canon Perdido Street
Santa Barbara, CA 93101

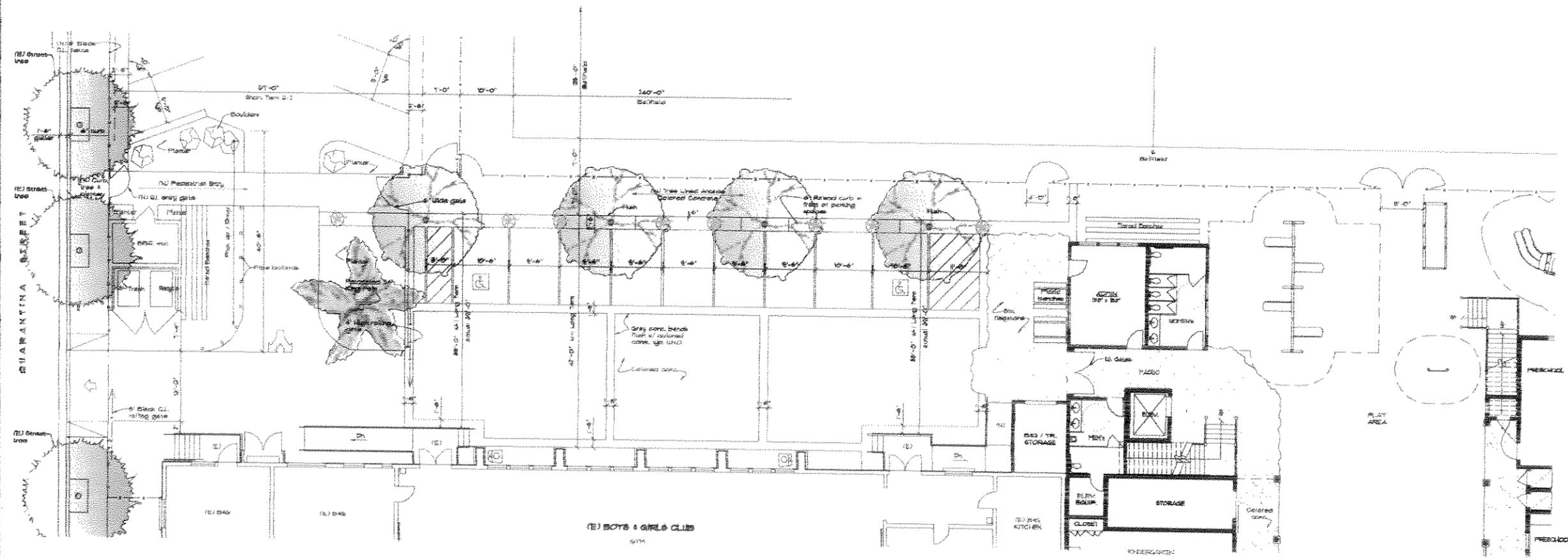
Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA
93101

Enlarged Site Plan

PROGRESS PRINT
NOT TO BE USED FOR
DATE: Apr 31 2000

Drawn	Jan 2000
Checked	CTZK
Designed	JAKS
Scale	Scale

A1.2



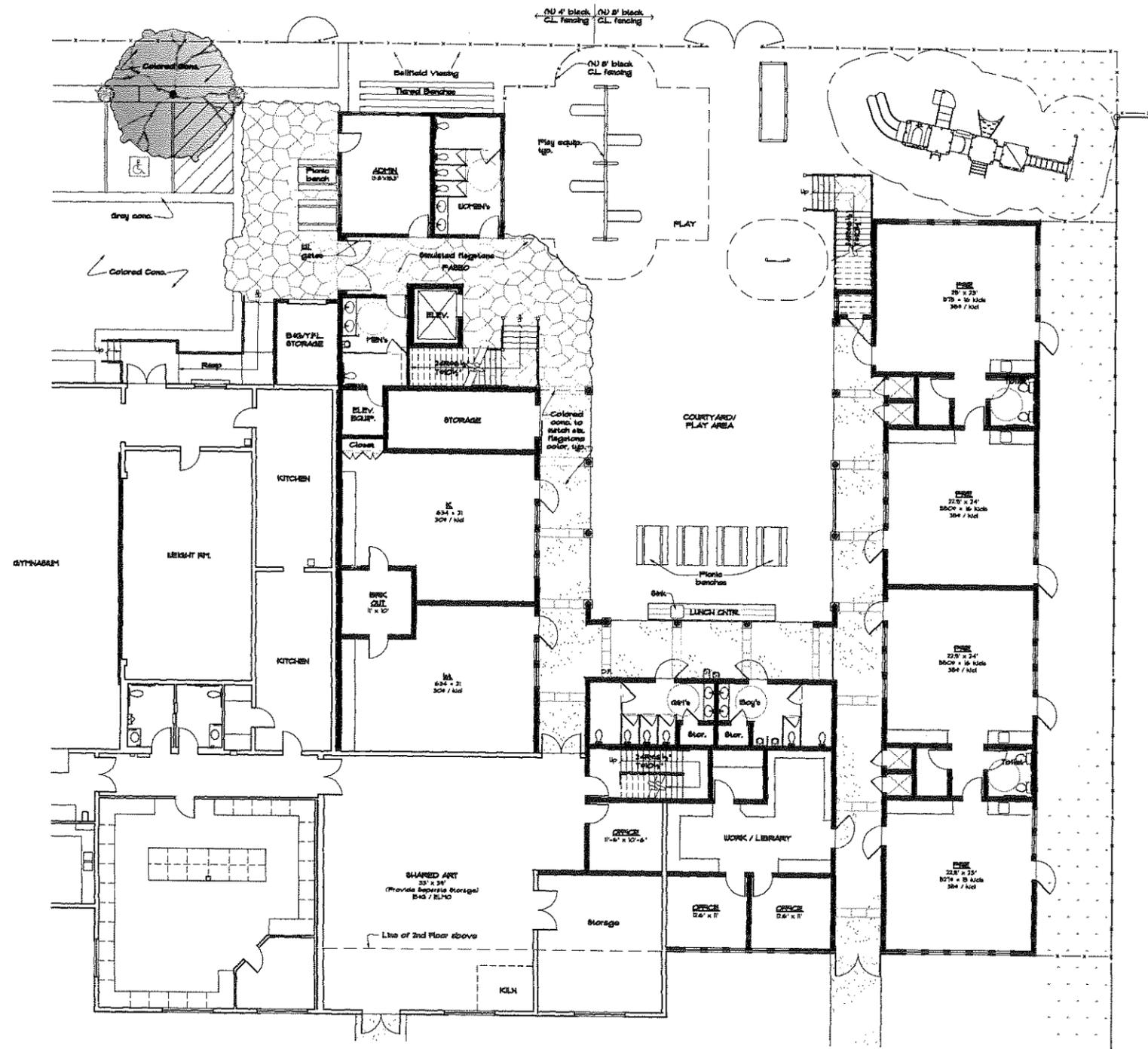
Enlarged Site Plan
1/8" = 1'-0"

DATE: 04/30/00
BY: JAKS
CHECKED: CTZK

Date	Remarks

PROGRESS PRINT
 NOT TO BE USED FOR CONSTRUCTION
 DATE: Apr. 11, 2008

Date	Job Number
Drawn By	Checked By
Sheet	of Sheets



Ground Floor Plan
1/8" = 1'-0" New Net SF. = 6,335

Legend
 --- New Walls
 --- Existing Walls

Consultant

Date	Revision

Client

El Montecito School
632 East Canon Perdido
Santa Barbara, CA 93101

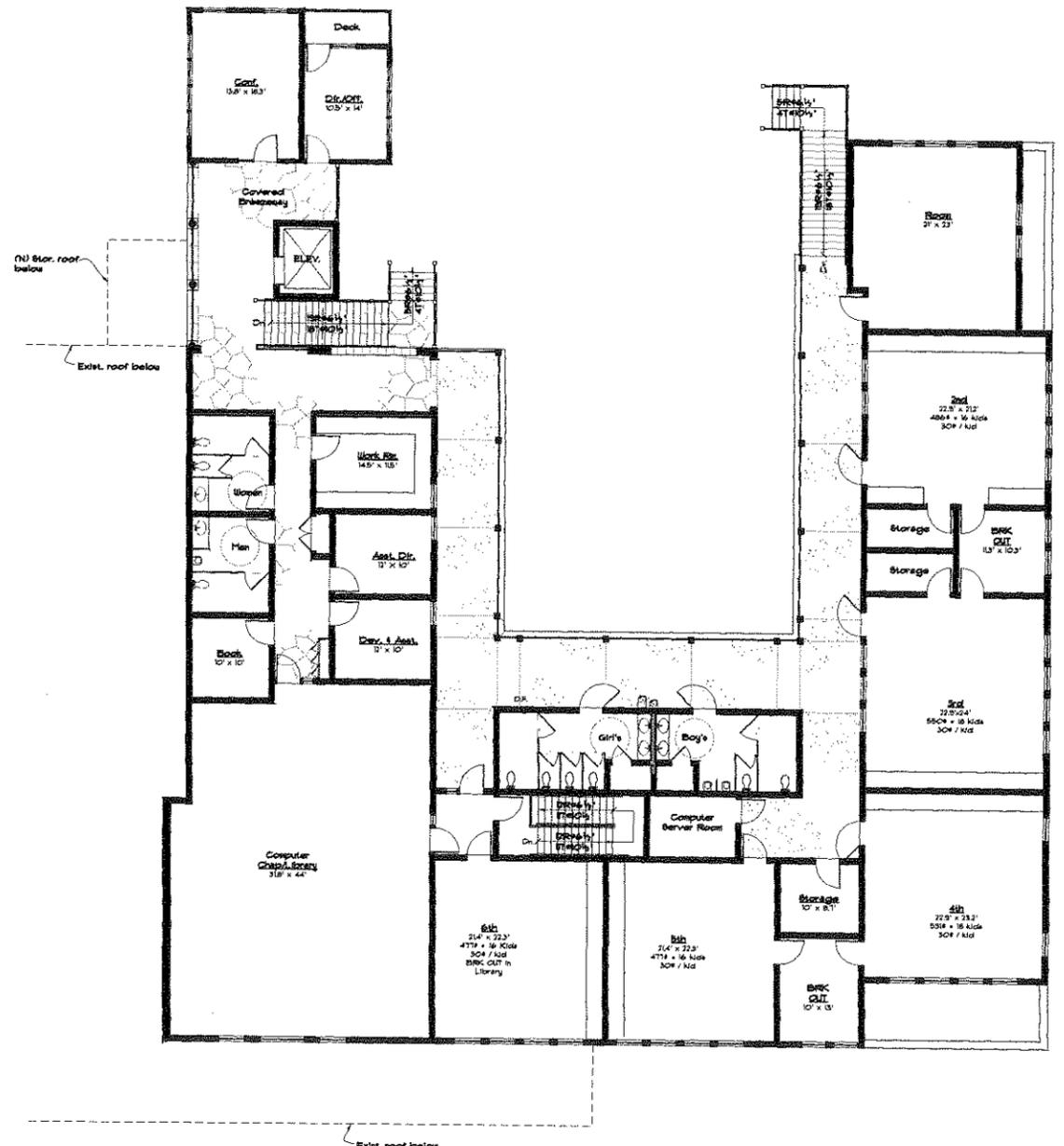
Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA 93101

Second Floor Plan

PROGRESS PRINT
 NOT TO BE USED FOR CONSTRUCTION
 DATE: Apr 21, 2000

Date	Job Number
Drawn by	Checked by
Sheet	of Sheets

A2.2



Second Floor Plan
1/8" = 1'-0" Net S.F. = 6,903

Legend
 - - - - - New Walls
 = = = = = Existing Walls

VP: 0724072407
 SA: 0724072407
 0724072407

Consultant

Date	Remarks

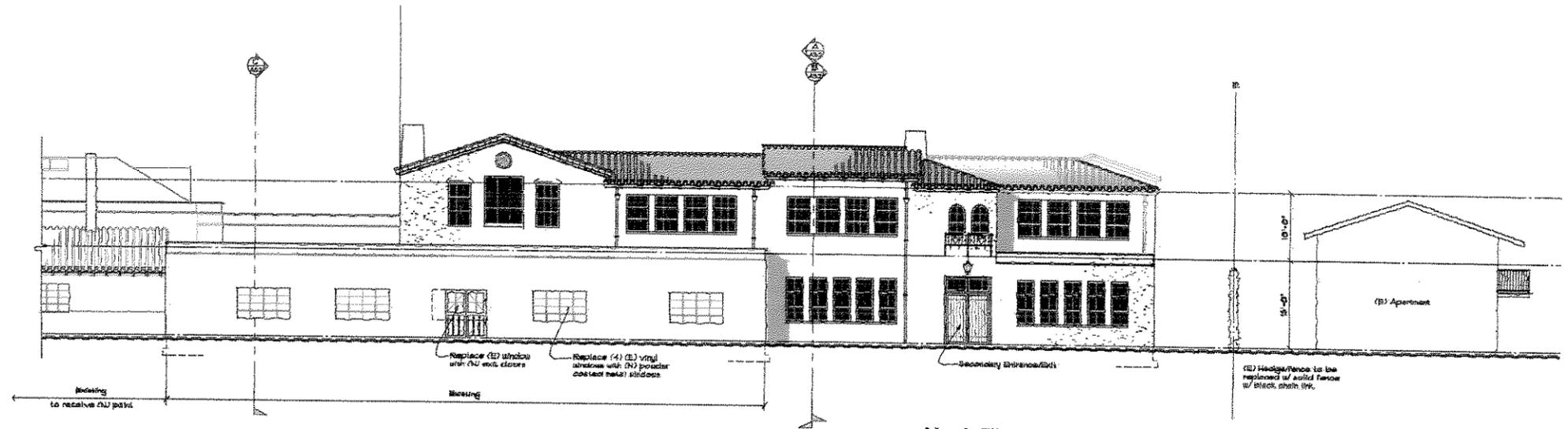
Client
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA 93101

Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA
93101

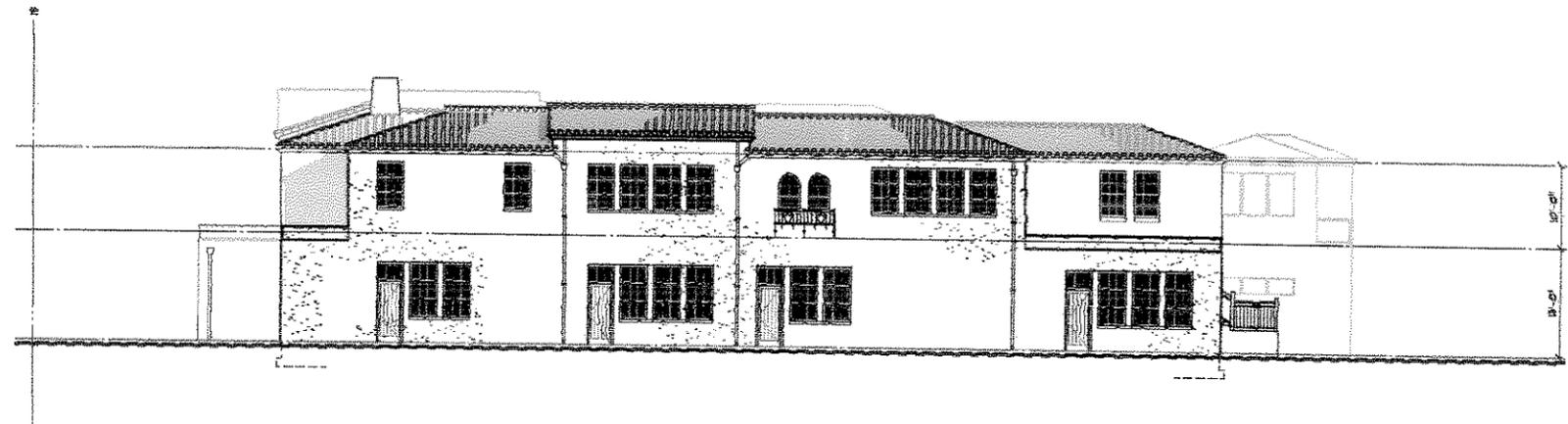
Exterior Elevations

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 DATE: Apr 2, 2010

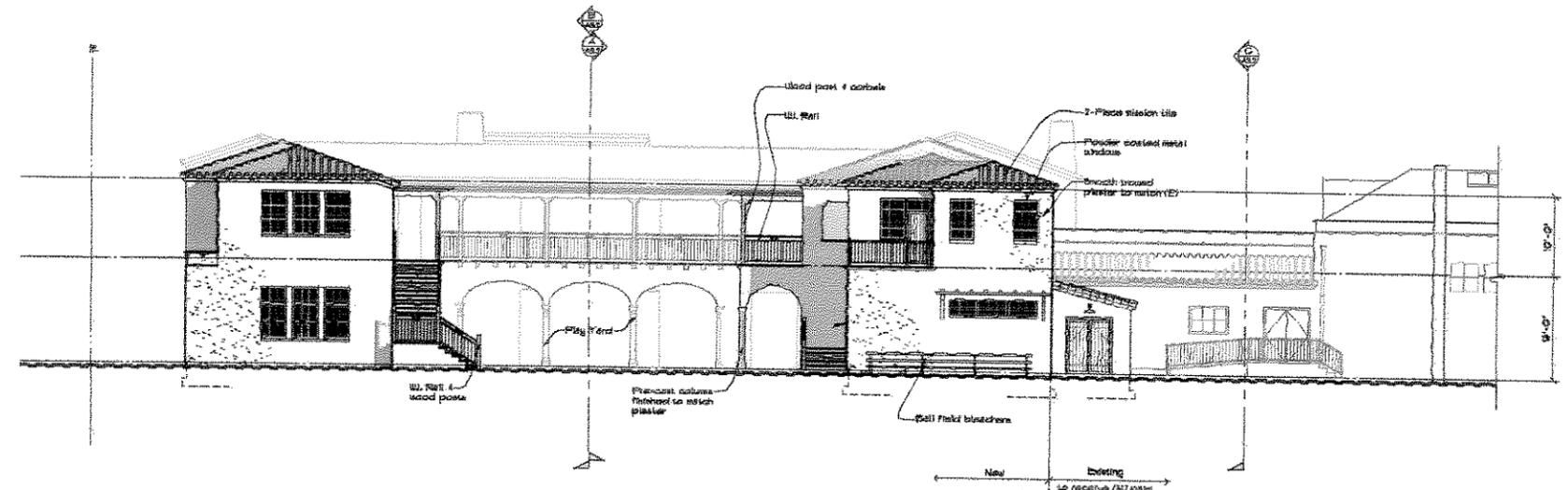
Date	Job Number
Drawn by	Checked by
Scale	Sheet



North Elevation
1/8" = 1'-0" Viewed from Canon Perdido



West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



LENVIX & MINOR
ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 968-0057 Fax (805) 968-2785
A California Corporation

Consultant

Date	#	Revisions

Client
El Montecito School
632 East Canon Perdido
Santa Barbara, CA 93101

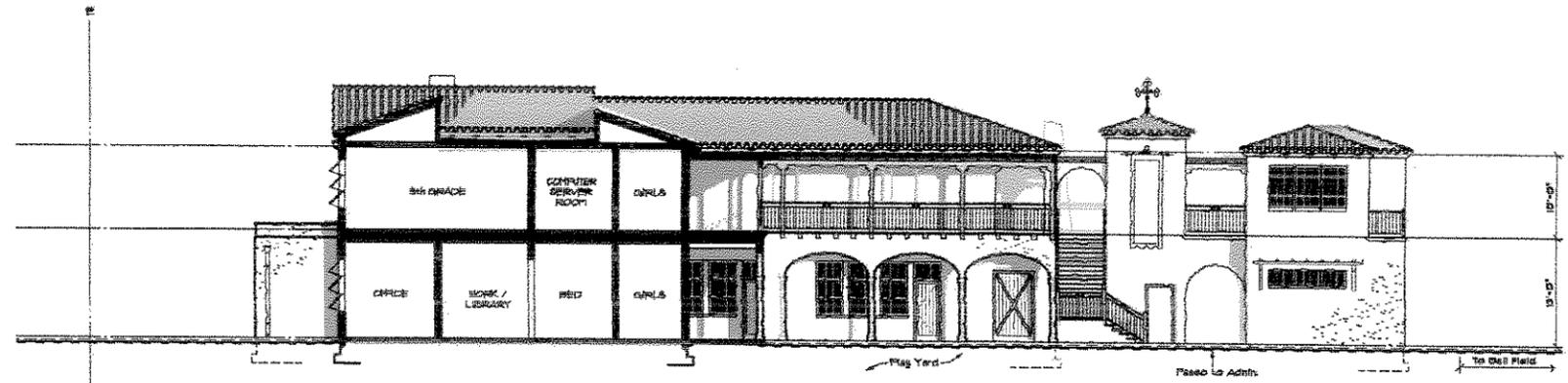
Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA
93101

Exterior Elevations

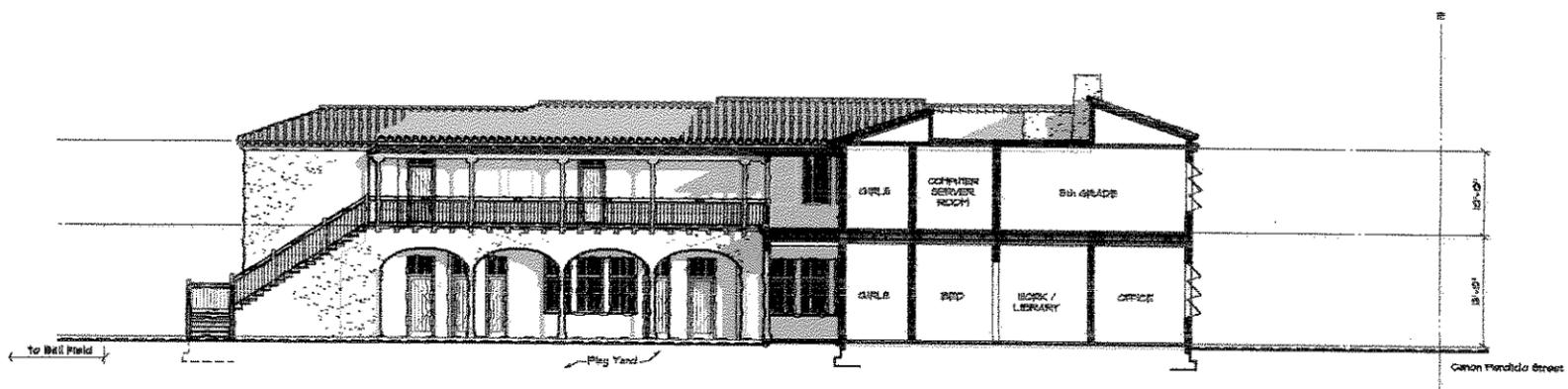
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NOT TO BE USED FOR CONSTRUCTION
DATE: Apr. 28, 2010

Drawn by	JAG
Checked by	JAG
Date	

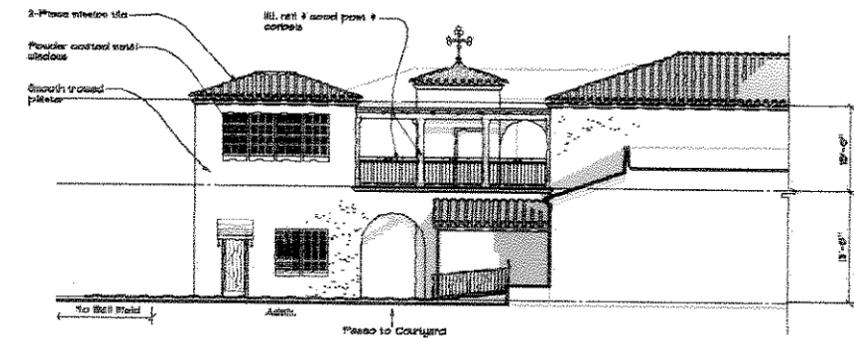
A3.2



Section "A" Thru Courtyard Looking East
1/8" = 1'-0"



Section "B" Thru Courtyard Looking West
1/8" = 1'-0"



Partial East Elevation "C"
1/8" = 1'-0"



LENVIK & MINOR
ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 968-9857 Fax (805) 968-2785
A Lenvik & Minor Company

Consultant

Revision	Date	By	Remarks

Client

El Montecito School
632 E. Canon Perdido
Santa Barbara, CA 93101

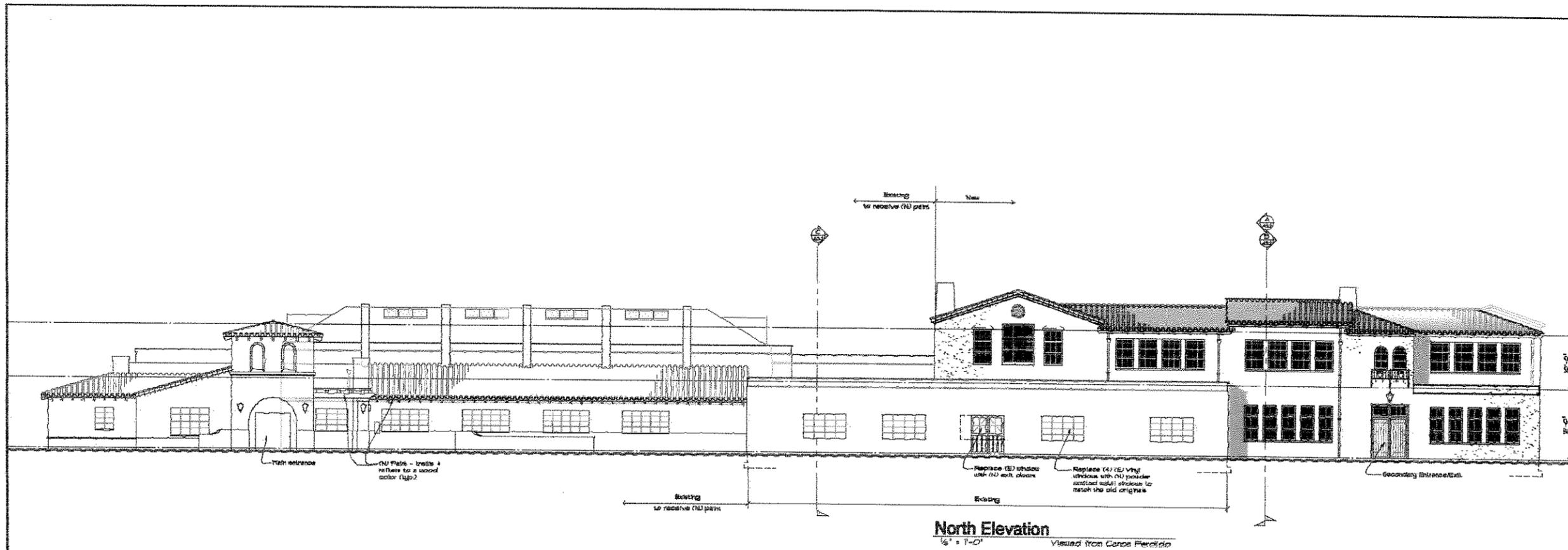
Additions & Remodel for:
Boys & Girls Club
Partnering With
El Montecito School
632 E. Canon Perdido
Santa Barbara, CA
93101

Exterior Elevations

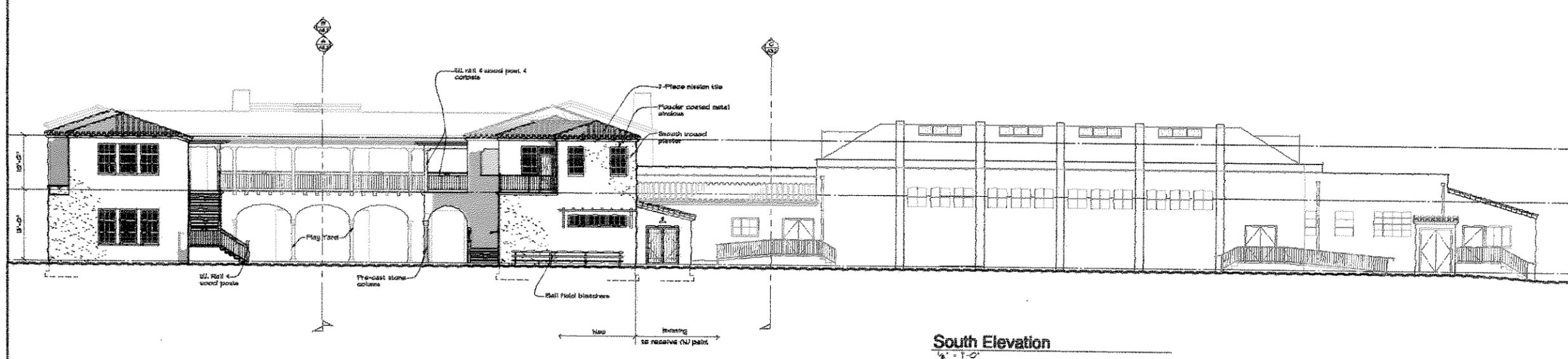
PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE: Apr 21, 2010

Date	Job Number
Drawn by	Checked by
Scale	Sheet

A3.3



North Elevation
1/8" = 1'-0"
Viewed from Canon Perdido



South Elevation
1/8" = 1'-0"



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 037-04

632 E. CANON PERDIDO STREET

AMENDMENT TO CONDITIONAL USE PERMIT

JULY 29, 2004

**APPLICATION OF BOYS AND GIRLS CLUB OF SANTA BARBARA, INC., 632 EAST
CANON PERDIDO STREET, APN 031-032-017, R-3/MULTI-FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2002-00786)**

On August 16, 2001, the Planning Commission approved a three-year Conditional Use Permit (CUP) for the operation of the Santa Barbara Montessori School on the Boys and Girls Club site. Improvements included the demolition of a 1,240 square-foot garage, and installation of four portable classrooms, totaling 7,200 square feet. The proposal was intended to be a temporary solution until arrangements could be made for construction of permanent classrooms on the property.

The applicant has been making progress towards the approval and construction of permanent classrooms on the site; however, the project will not be completed by August 26, 2004. As such, the applicant is requesting an amendment to the Conditional Use Permit to allow the Montessori School to remain on the site, as approved in 2001, for up to three additional years. The new expiration date of the CUP would be July 29, 2007.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section §15301(e).

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

WHEREAS, no one 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, July 29 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. Modifications
 1. Parking Requirements (SBMC §28.90.100J)

The requested modification for relief of the required parking requirements results in a project which remains 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 project would continue to

provide twenty-four (24) striped parking spaces, and based on the parking analysis provided by the applicant, the parking proposed would meet the parking demand of the project and the demand for parking spaces or loading space in the immediate area will not be increased. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site.

2. Yard Requirements (SBMC §28.21.085.1)

The requested modification of the regulations for non-residential buildings, structures and uses which require double yard requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because the use of the site for educational purposes is appropriate. The modification will allow for the continued placement of pre-manufactured modular classrooms on the site without encroaching into the existing soccer field. The portable buildings will respect the residential setbacks and remain consistent with the residential development in the neighborhood.

3. Lot Area (SBMC §28.21.085.2)

The requested modification of the regulations for non-residential buildings, structures and uses which requires that no more than 25% of the lot area be covered by building used for non-residential purposes is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed modular classrooms are pre-fabricated, and thus, adjustments to the proposed new building coverage is very limited. Additionally, the proposed development exceeds the allowed lot coverage by only 317 square feet, or 0.3% of the total lot coverage, and will not appear inconsistent with the lot coverage of surrounding development.

B. Conditional Use Permit (SBMC §28.94.020)

This Conditional Use Permit (CUP) is intended to serve as a Master CUP for any conditional uses that may occur on the site, and document all existing uses on the site (the Boys and Girls Club) at the time of approval. All conditions of approval, including those regarding the operation of uses on the site, will remain a part of the Master CUP.

1. The 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 proposal is consistent with the General Plan, which identifies this neighborhood as being an area with varying uses, and provides additional educational opportunities in the urban core.
2. The use will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. The Boys and Girls Club facility has operated at this location in varying capacities since 1947. This proposal involves the temporary placement of modular classrooms for a Montessori

School, which, together with the Boys and Girls Club programs, will function similarly to the two public schools existing within the neighborhood.

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. The proposed modular classrooms conform with the residential yard requirements and will be screened with landscaping along the western property line. Although the Zoning Ordinance requires non-residential uses to have double yard setbacks, the amount of encroachment of the proposal is not inconsistent with the surrounding developed neighborhood.
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. Twenty-four (24) striped parking spaces will be provided on the site. Based on the parking analysis submitted by the applicant, the parking provided would meet the demand of the project. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site. Transportation Staff has reviewed the project and determined that the parking demand shall be met on-site.
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 proposed modular classrooms are consistent with the height and scale of existing development on the site and the surrounding neighborhood. Fencing and vegetation will be used to screen the view from East Canon Perdido and Quarantina Streets, and the location and extent of the parking area will not change. The project will be in scale with the surrounding development in the area and will remain compatible with the existing neighborhood.

C. Development Plan (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modifications can be found consistent with the purpose and intent of the Ordinance and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning. The proposed quasi-public use of the site would continue to provide services to the neighborhood and the community at large, and is consistent with the existing mix of uses in the surrounding neighborhood; and
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 proposed

structures are temporary in nature; however, some of the enhanced landscaping will be a permanent improvement to the site; and

4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the relocation of an existing educational use; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site and vehicle trips associated with the use will not significantly impact the City's street network.

II. Said approval is subject to the following conditions:

All applicable conditions in Planning Commission Resolution 044-01 are incorporated by reference. One condition is revised as follows:

- A. 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, Community Development Director, and the City Engineer (recordation must be complete within 90 days of the Planning Commission's approval):

The temporary (three-year) development of the Real Property approved by the Planning Commission on July 29, 2004 is limited to 7,200 square feet of building area. Also approved is a Montessori School use with a maximum of 150 children and 14 staff persons on-site, and the improvements shown on the Development Plan, signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

- a. The portable classrooms and restroom building, totaling 7,200 square feet of building area, shall be removed from the site by July 29, 2007. At that time, the disturbed portion of the site shall be restored to its pre-construction condition, or plans shall be submitted to the Planning Department for new site improvements.

PLANNING COMMISSION RESOLUTION No. 037-04
632 E. CANON PERDIDO STREET
JULY 29, 2004
PAGE 5

This motion was passed and adopted on the 29th day of July, 2004 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 0 ABSENT: 2 (House, Jacobs)

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.

Susan Gantz, 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.



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 22, 2004
AGENDA DATE: July 29, 2004
PROJECT ADDRESS: 632 East Canon Perdido Street (MST2002-00786)
 Boys & Girls Club of Santa Barbara, Inc.
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *RLB for JH*
 Renee Brooke, AICP, Associate Planner *RLB*

I. REQUEST

On August 16, 2001, the Planning Commission approved a three-year Conditional Use Permit (CUP) for the operation of the Santa Barbara Montessori School on the Boys and Girls Club site. Improvements included the demolition of a 1,240 square-foot garage, and installation of four portable classrooms, totaling 7,200 square feet. The proposal was intended to be a temporary solution until arrangements could be made for construction of permanent classrooms on the property (previous staff report attached as Exhibit C).

The applicant submitted an application to the Pre-Application Review Team (PRT) for construction of permanent classrooms on the site in December 2002, and a formal application for the project in February 2004. Staff expects that the project may be scheduled for Planning Commission consideration within the next few months. The project will not be completed by August 26, 2004. As such, the applicant is requesting an amendment to the Conditional Use Permit to allow the Montessori School to remain on the site, as approved in 2001, for up to three additional years. The new expiration date of the CUP would be July 29, 2007 (see Exhibit A for revised condition of approval).

II. DISCUSSION/RECOMMENDATION

Staff believes that the continued shared use of this site is an important and needed use in the community and is compatible with the neighborhood. The services provided by the Boys and Girls Club and the Santa Barbara Montessori School are unique in our community, both in the range of ages of the children it serves and the variety of programs available for those enrolled. The Boys and Girls Club and the Montessori School have both demonstrated their ability to work with the community and coexist in this neighborhood, and a three-year extension of this use is not expected to cause a detrimental impact to adjacent properties. The operation is compatible with the surrounding residential neighborhood and adequate parking is available on-site. Therefore, Staff recommends the Planning Commission make the following findings to approve the requested CUP amendment, subject to

EXHIBIT D



applicable conditions from the previous CUP approval (Exhibit B) and the revised Condition of Approval contained in Exhibit A.

A. MODIFICATIONS

1. Parking Requirements (SBMC §28.90.100J)

The requested modification for relief of the required parking requirements results in a project which remains 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 project would continue to provide twenty-four (24) striped parking spaces, and based on the parking analysis provided by the applicant, the parking proposed would meet the parking demand of the project and the demand for parking spaces or loading space in the immediate area will not be increased. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site.

2. Yard Requirements (SBMC §28.21.085.1)

The requested modification of the regulations for non-residential buildings, structures and uses which require double yard requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because the use of the site for educational purposes is appropriate. The modification will allow for the continued placement of pre-manufactured modular classrooms on the site without encroaching into the existing soccer field. The portable buildings will respect the residential setbacks and remain consistent with the residential development in the neighborhood.

3. Lot Area (SBMC §28.21.085.2)

The requested modification of the regulations for non-residential buildings, structures and uses which requires that no more than 25% of the lot area be covered by building used for non-residential purposes is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed modular classrooms are pre-fabricated, and thus, adjustments to the proposed new building coverage is very limited. Additionally, the proposed development exceeds the allowed lot coverage by only 317 square feet, or 0.3% of the total lot coverage, and will not appear inconsistent with the lot coverage of surrounding development.

B. CONDITIONAL USE PERMIT (SBMC §28.94.020)

This Conditional Use Permit (CUP) is intended to serve as a Master CUP for any conditional uses that may occur on the site, and document all existing uses on the site (the Boys and Girls Club) at the time of approval. All conditions of approval, including those regarding the operation of uses on the site, will remain a part of the Master CUP.

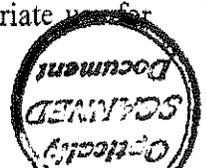
1. The use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive

General Plan. The proposal is consistent with the General Plan, which identifies this neighborhood as being an area with varying uses, and provides additional educational opportunities in the urban core.

2. The use will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. The Boys and Girls Club facility has operated at this location in varying capacities since 1947. This proposal involves the temporary placement of modular classrooms for a Montessori School, which, together with the Boys and Girls Club programs, will function similarly to the two public schools existing within the neighborhood.
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. The proposed modular classrooms conform with the residential yard requirements and will be screened with landscaping along the western property line. Although the Zoning Ordinance requires non-residential uses to have double yard setbacks, the amount of encroachment of the proposal is not inconsistent with the surrounding developed neighborhood.
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. Twenty-four (24) striped parking spaces will be provided on the site. Based on the parking analysis submitted by the applicant, the parking provided would meet the demand of the project. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site. Transportation Staff has reviewed the project and determined that the parking demand shall be met on-site.
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 proposed modular classrooms are consistent with the height and scale of existing development on the site and the surrounding neighborhood. Fencing and vegetation will be used to screen the view from East Canon Perdido and Quarantina Streets, and the location and extent of the parking area will not change. The project will be in scale with the surrounding development in the area and will remain compatible with the existing neighborhood.

C. DEVELOPMENT PLAN (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modifications can be found consistent with the purpose and intent of the Ordinance and the proposed project is an appropriate use for the neighborhood; and



2. The proposed development is consistent with the principles of sound community planning. The proposed quasi-public use of the site would continue to provide services to the neighborhood and the community at large, and is consistent with the existing mix of uses in the surrounding neighborhood; and
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 proposed structures are temporary in nature; however, some of the enhanced landscaping will be a permanent improvement to the site; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the relocation of an existing educational use; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site and vehicle trips associated with the use will not significantly impact the City's street network.

Exhibits:

- A. Revised Condition of Approval
- B. Planning Commission Resolution 044-01 dated August 16, 2001
- C. Planning Commission Staff Report dated August 10, 2001
- D. Letter from the Applicant dated February 4, 2004

PLANNING COMMISSION REVISED CONDITION OF APPROVAL

632 EAST CANON PERDIDO STREET
CUP AMENDMENT, DEVELOPMENT PLAN, MODIFICATIONS
JULY 29, 2004

All applicable conditions in Planning Commission Resolution 044-01 are incorporated by reference. One condition would be revised as follows:

- A. 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, Community Development Director, and the City Engineer (recordation must be complete within 90 days of the Planning Commission's approval):
4. The temporary (three-year) development of the Real Property approved by the Planning Commission on _____ is limited to 7,200 square feet of building area. Also approved is a Montessori School use with a maximum of 150 children and 14 staff persons on-site, and the improvements shown on the Development Plan, signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 - a. The portable classrooms and restroom building, totaling 7,200 square feet of building area, shall be removed from the site by ~~August 16, 2004~~ July 29, 2007. At that time, the disturbed portion of the site shall be restored to its pre-construction condition, or plans shall be submitted to the Planning Department for new site improvements.

FNUSERS\PLAN\PC\Conditions\2004 PC Conditions\2004-07-29_Item___632_E_Canon_Perdido_Street_Conditions.doc

EXHIBIT A





City of Santa Barbara
California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 044-01

632 E. CANON PERDIDO STREET

AUGUST 16, 2001

APPLICATION OF JIM FITZPATRICK, AGENT FOR BOYS AND GIRLS CLUB OF SANTA BARBARA, INC., 632 EAST CANON PERDIDO STREET, APN 031-032-017; R-3 MULTIPLE RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 DWELLING UNITS PER ACRE (MST2001-00150)

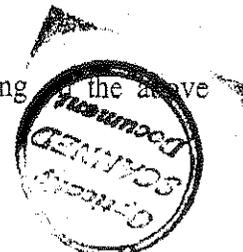
The proposed project involves the temporary (three years) installation of four portable classrooms and a portable restroom facility for the pre-school and elementary school aged students of the Santa Barbara Montessori School. The classroom for the junior-high students would be incorporated within the existing Learning Resource Center of the Boys and Girls Club facility. Additional proposed site improvements include re-stripping the parking lot, installation of landscaping on the western perimeter of the property, and the creation of a 3,600 square-foot tot lot. The existing two-car garage on the site is proposed to be demolished.

The discretionary applications required for this project are:

1. A Development Plan for construction of 6,502 square feet of non-residential floor area from the Community Priority Category (SBMC §28.87.300); and
2. A Conditional Use Permit to allow for the operation of a quasi-public facility, including the existing facilities and programs of the Boys and Girls Club and a new school (SBMC §28.94.030).
3. A Modification to provide less than the required number of parking spaces (SBMC §28.90.100J).
4. A Modification of the regulations for non-residential buildings, structures and uses in residential zones requiring double yard setbacks (SBMC §28.21.085.1).
5. A Modification of the regulations for non-residential buildings, structures and uses in residential zones to allow more than 25% of the area of the lot to be covered by buildings used for non-residential purposes SBMC §28.21.085.2).
6. A Recommendation to City-Council for a final Community Priority Designation of 6,502 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 15301(e)(1).

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



WHEREAS, 13 persons 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, August 16, 2001
2. Site Plan

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

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

A. Modifications

1. Parking Requirements (SBMC §28.90.100J)

The requested modification for relief of the required parking requirements results in a project which remains 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 project will provide twenty-four (24) striped parking spaces, and based on the parking analysis provided by the applicant, the parking proposed would meet the parking demand of the project and the demand for parking spaces or loading space in the immediate area will not be increased. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site.

2. Yard Requirements (SBMC §28.21.085.1)

The requested modification of the regulations for non-residential buildings, structures and uses which require double yard requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because the use of the site for educational purposes is appropriate. The modification will allow for the placement of pre-manufactured modular classrooms on the site without encroaching into the existing soccer field. The portable buildings will respect the residential setbacks and remain consistent with the residential development in the neighborhood.

3. Lot Area (SBMC §28.21.085.2)

The requested modification of the regulations for non-residential buildings, structures and uses which requires that no more than 25% of the lot area be covered by building used for non-residential purposes is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed modular classrooms are pre-fabricated, and thus, adjustments to the proposed new building coverage is very limited. Additionally, the proposed development exceeds the allowed lot coverage by only 317 square feet, or 0.3% of the total lot coverage, and will not appear inconsistent with the lot coverage of surrounding development.

B. Conditional Use Permit (SBMC §28.94.020)

1. This Conditional Use Permit (CUP) is intended to serve as a Master CUP for any conditional uses that may occur on the site, and document all existing uses on the site (the Boys and Girls Club) at the time of approval. All conditions of approval, including those regarding the operation of uses on the site, will remain a part of the Master CUP.

A component of this Master CUP is a provision to allow a school use on the site for a temporary, three-year period. During that three-year period, two annual reports will be provided to the Community Development Director to ensure compliance with the CUP. Both reports will include a listing with the number of events and the number of participants at the events. The second annual report, which will be reviewed by the Planning Commission, will also provide an update on the status of the proposed Conditional Use Permit Amendment for the long-term school use and permanent facilities.

2. The 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 proposal is consistent with the General Plan, which identifies this neighborhood as being an area with varying uses, and provides additional educational opportunities in the urban core.
3. The use will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. The Boys and Girls Club facility has operated at this location in varying capacities since 1947. This proposal involves the temporary placement of modular classrooms for a Montessori School, which, together with the Boys and Girls Club programs, will function similarly to the two public schools existing within the neighborhood.
4. 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. The proposed modular classrooms conform with the residential yard requirements and will be screened with landscaping along the southern property line. Although the Zoning Ordinance requires non-residential uses to have double yard setbacks, the amount of encroachment of the proposal is not inconsistent with the surrounding developed neighborhood.
5. 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. Twenty-four (24) striped parking spaces will be provided on the site. Based on the parking analysis submitted by the applicant, the parking provided would meet the demand of the project. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on



the site. Transportation Staff has reviewed the project and determined that the parking demand shall be met on-site.

6. 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 proposed modular classrooms are consistent with the height and scale of existing development on the site and the surrounding neighborhood. Fencing and vegetation will be used to screen the view from East Canon Perdido and Quarantina Streets, and the location and extent of the parking area will not change. The project will be in scale with the surrounding development in the area and will remain compatible with the existing neighborhood.

C. Development Plan (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modifications can be found consistent with the purpose and intent of the Ordinance and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning. The proposed quasi-public use of the site would continue to provide services to the neighborhood and the community at large, and is consistent with the existing mix of uses in the surrounding neighborhood; and
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 proposed structures are temporary in nature; however, the enhanced landscaping will be a permanent improvement to the site; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the relocation of an existing educational use; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site and vehicle trips associated with the use will not significantly impact the City's street network.

D. Recommendation to the City Council

The Planning Commission recommends that the City Council make a finding that the proposed educational use on the Boys and Girls Club site meets the criteria for a Community Priority Designation.

II. Said approval is subject to the following conditions:

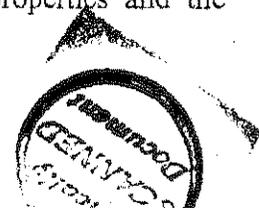
- A. The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director, and the City Engineer (recordation must be complete within 90 days of the Planning Commission's approval):
1. 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. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. 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.
 3. The existing development of the Real property recognized by the Planning Commission on August 16, 2001 is limited to 19,519 square feet of building area. A quasi-public Boys and Girls Club use with approximately 200 children (participants) and 20 staff persons on-site is also recognized, as described below:
 - a. Hours of operation are 12:00 p.m. through 8:00 p.m. from Monday through Friday, during the school year.
 - b. Hours of operation are 9:00 a.m. through 8:00 p.m. from Monday through Friday, during the non-school year and on holidays.
 - c. Hours of operation are 10:00 a.m. through 8:00 p.m. on Saturday, and 12:00 p.m. through 8:00 p.m. on Sunday.
 4. The temporary (three-year) development of the Real Property approved by the Planning Commission on August 16, 2001 is limited to 7,200 square feet of building area and the 24 space parking lot. Also approved is a Montessori School use with a maximum of 150 children and 14 staff persons on-site, and the improvements shown on the Development Plan, signed by the Chair of the Planning Commission on said date and on file at the City of Santa Barbara.
 - a. The portable classrooms and restroom building, totaling 7,200 square feet of building area, shall be removed from the site by August 16, 2004. At that time, the disturbed portion of the site shall be restored to its pre-construction condition, except for the public improvements within the right-of-way, or plans shall be submitted to the Planning Department for new site improvements.



- b. There shall be a maximum of 150 children (including all programs) and 14 staff persons at the Montessori School at any given time between the hours of 8:30 a.m. and 2:30 p.m. from Monday through Friday.
 - c. The East Canon Perdido Street driveway and on-site student loading and unloading shall be used for the transportation of children seven years and younger.
5. Boys and Girls Club sponsored children's sleepovers may occur on-site up to a maximum of 24 times annually.
6. There shall be no more than twenty-two (22) special events per year, such as Open House and Monte Carlo Casino Night, on the premises and limited to no more than 500 persons per event. These events shall terminate no later than 11:00 p.m.
7. A change in use or increase in intensity of use of the property could have potential land use, traffic and parking impacts. Prior to initiating a change of use or an increase in intensity of use greater than 10% on the site, a report shall be submitted by the property owner to the Community Development Director to determine whether additional City approvals are necessary such as Temporary Use Permits or an Amendment to the Conditional Use Permit, or any other appropriate review procedure.
8. Reports shall be provided to the Community Development Director by August 2002 and August 2003 to ensure compliance with the CUP. Said reports shall include a listing with the number of events and the number of participants at the events. The second annual report shall be submitted for review by the Planning Commission. This report shall include the information listed above and an update on the status of the proposed Conditional Use Permit Amendment for the long-term school use and permanent facilities. The Conditional Use Permit for the Boys and Girls Club shall be reviewed in three years.
9. Due to potential traffic impacts, uses other than the approved quasi-public and temporary educational uses are not permitted without further environmental and/or Planning Commission 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 Applicant.
10. The following vehicle-use disincentives shall be incorporated into the project to reduce traffic impacts caused by the project.
 - a. Owner or all employers shall enter into an agreement with the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees. These passes shall be provided free of charge to employees who request them for travel to and from work.

Notice of the free passes shall be provided to existing employees and new employees when they are hired.

- b. Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees.
 11. The property owner shall inform the employees of the Boys and Girls Club and the Montessori School to park on-site and not in the adjacent residential neighborhood.
 12. Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance.
 13. The rolling vehicle gate on Quarantina Street shall be open at all times during hours of operation.
 14. The rolling vehicle gate on Canon Perdido Street shall only be opened for student drop off and pick up between the hours of 8:15 a.m. to 8:45 a.m. for drop-off and 2:30 p.m. to 3:00 p.m. for pick-up, Monday through Friday.
 15. The street trees within the City's right-of-way shall be preserved and protected. Existing street trees will be maintained and the streetlight on Canon Perdido Street will be relocated.
 16. The Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property.
 17. The new driveway on East Canon Perdido Street shall be used as an "entrance only" driveway. Exiting the site onto Canon Perdido Street is not permitted.
 18. It is understood that the air conditioning units on the modular classrooms will not be used on a daily basis; however, they may be used in extreme conditions.
- B. The following is subject to the review and approval of the Architectural Board of Review (ABR):
1. All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on a one-for-one basis with a minimum 24-inch box sized/15 gallon size tree of an appropriate species or like species.
 2. Landscaping and a solid screen wall located between classrooms E1 and E2 shall be provided to screen the portable classrooms from the adjacent residential development.
 3. Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance.
 4. 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.



5. The trash enclosure shall provide adequate room for garbage and recycling bins.
6. Explore possibilities to move or rotate the P1 classroom in order to gain additional room between the existing soccer field and the proposed classroom.
7. Provide a landscape plan, prepared by a Landscape Architect, that ensures fast-growing, dense vegetation, instead of slats in the chain link fence, along the southwestern property line.

C. 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 Permit for the project:

1. The Owner shall submit building plans for construction of public improvements on Canon Perdido Street. As determined by the Public Works Department, the improvements shall include replacement of City standard sidewalk, curbs, gutters, Alhambra A470 curb drain outlet, water system, sewer system, underground utilities and adequate positive drainage. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
2. The Owner shall submit building plans for construction of improvements on Quarantina Street. As determined by the Public Works Department, the improvements shall include replacement of cracked, uplifted or otherwise damaged City standard sidewalk, curbs, gutters, driveway apron modified to meet Title 24 requirements, crack seal to the centerline of the street, water system, sewer system, slot/trench drain, connection of private storm drain to existing drop inlet, and adequate positive drainage. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.

D. The Owner shall complete the following prior to the issuance of building permits:

1. The following information shall be specified on the construction plans submitted for building permits.
 - a. Signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) phone number, work hours, and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval and inform subcontractors of site rules and restrictions.
 - b. Construction is prohibited (including preparation for construction work) on Saturdays, Sundays, between the hours of 5:00 p.m. and 8:00 a.m., and holidays observed by the City as legal holidays as shown below:
New Year's Day January 1st
Martin Luther King Jr.'s Birthday 3rd Monday in January
Washington's Birthday 3rd 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	The Friday following the 4 th Thursday in November
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.

- c. 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.
- d. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- e. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.
- f. Construction parking provided as follows:
 - (1) 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.
 - (1) On-site or off-site storage shall be provided for construction materials and equipment.
 - (2) Storage of construction materials within the public right-of-way is prohibited.
 - (3) Regular water sprinkling shall be scheduled during site grading and the transportation of fill materials, using reclaimed water whenever the Public Works Director determines that it is reasonably available.
- g. Trucks hauling grading material shall be covered.

E. The following requirements shall be incorporated into, or submitted with the construction plans submitted to the Building & Safety Division with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:



1. A drainage plan indicating that the proposed development will not direct the flow of surface water onto any adjacent parcel and that either the surface water will be controlled, or collected and distributed to the public way via an approved plan and permit from the Public Works Department.
2. A geotechnical report, prepared by a licensed engineer, geologist or equal, that evaluates this site's potential for liquefaction, establishes foundation design parameters relative to the determined liquefaction, and calls out the soils and foundation preparation special inspection requirements.
3. Trash areas with an area for recycling containers shall be located a minimum of five (5) feet from any building.
4. Recycling of construction materials shall be carried out and containers shall be provided on site for that purpose.
5. The applicant shall, to the maximum extent feasible, recycle or re-use all construction waste and materials in order to minimize construction-generated waste conveyance to the landfill.
6. No prehistoric resources are anticipated to occur at this location based on initial observations of the site and previous surveys of adjacent parcels. However, in the event, that in situ prehistoric cultural remains or historic remains greater than 50 years in age are revealed during demolition and site preparation activities, all work in the area of the find shall be halted and the remains recorded in the field by a qualified archaeologist, and procedures set forth in the Cultural Resources Section of the Master Environment Assessment (MEA) be implemented to evaluate the importance of those resources.
7. In the event that prehistoric remains are encountered, a qualified Native American representative identified by the State of California Native American Heritage Commission as the closest descendant, should be contacted to monitor all further site disturbance in the vicinity of the remains and remain present during any additional archaeological site evaluation.
8. 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 License No.

Date

Architect License No.

Date

Engineer License No.

Date

9. The Public Works Transportation Planning Manager shall determine the appropriate width of the curb cut on East Canon Perdido Street.

F. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. 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 are to be pruned under the direction of the City Arborist.
2. Public improvements as shown on the public improvement/building plans.
3. Place utilities underground from the transmission source and within the Real Property.

NOTICE OF DEVELOPMENT PLAN & OTHER APPROVALS' 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 16th day of August, 2001 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 3 (Commissioners Barnwell, McGuire, and White)





City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

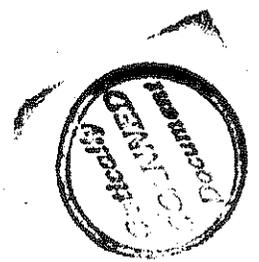
REPORT DATE: August 10, 2001
AGENDA DATE: August 16, 2001
PROJECT ADDRESS: 632 East Canon Perdido (MST2001-00150)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Bettie Hennon, City Planner *BH*
 Renee Brooke, Assistant Planner *RLB*

I. SUBJECT

The project consists of the installation of four modular classrooms and one modular restroom building, totaling 7,200 square feet, and related site improvements for the Santa Barbara Montessori School. The Montessori School is proposing to use a portion of the existing Boys and Girls Club of Santa Barbara site for their school, which requires the demolition of an existing two-car garage. This proposal is intended to be a temporary solution (for a period not to exceed three years) until arrangements can be made for permanent classrooms on the Boys and Girls Club site.

The discretionary applications required for this project are:

1. A Development Plan for construction of 6,502 square feet of non-residential floor area from the Community Priority Category (SBMC §28.87.300); and
2. A Conditional Use Permit to allow for the operation of a quasi-public facility, including the existing facilities and programs of the Boys and Girls Club and a new school, in a Multiple-Family Residence (R-3) Zone (SBMC §28.94.030).
3. A Modification to provide less than the required number of parking spaces (SBMC §28.90.100J).
4. A Modification of the regulations for non-residential buildings, structures and uses in residential zones requiring double yard setbacks (SBMC §28.21.085.1).
5. A Modification of the regulations for non-residential buildings, structures and uses in residential zones to allow more than 25% of the area of the lot to be covered by buildings used for non-residential purposes SBMC §28.21.085.2).
6. A Recommendation to City Council for a final Community Priority Designation of 6,502 square feet from the Community Priority Category (SBMC §28.87.300).



II. EXECUTIVE SUMMARY

The project consists of the temporary installation of four modular classrooms and one modular restroom building, totaling 7,200 square feet, and related site improvements for a Montessori School at 632 East Canon Perdido Street. The Montessori School is proposing to use a portion of the existing Boys and Girls Club site for their school, which requires the demolition of an existing two-car garage. This proposal is intended to be a temporary solution (for a period not to exceed three years) until arrangements can be made for permanent classrooms on the Boys and Girls Club site. In an effort to ensure that the Montessori School students begin attending school on September 7th, the applicant is proposing to temporarily locate some students within the existing Boys and Girls Club facility for a period not to exceed three months, while the modular classrooms are being constructed.

The project proposal also includes the creation of a new sixteen-foot wide curb cut on Canon Perdido Street to allow for pass-through traffic on the site. The parents of the younger school children (ages three to seven) will enter the property from Canon Perdido Street, queue on-site, and then exit through the Quarantina Street driveway. Families with older children (ages eight to fifteen) would be instructed to deliver their children via a new loading zone along the site frontage on the west side of Quarantina Street. The anticipated peak drop off and pick-up times for the Montessori School are not expected to interfere with any of the surrounding land uses, and the additional traffic created by the proposed school will not adversely impact the City's street system.

Modifications are required to allow new structures within the required double yard setbacks for non-residential buildings, to allow more than 25% of the lot area to be covered by non-residential structures, and to provide less than the required number of parking spaces. A Development Plan and a recommendation to City Council for a final Community Priority Designation are also required. In 1983, a limited Conditional Use Permit (CUP) review of the Boys and Girls Club was approved for a 512 square foot addition to the facility. In this current review, a new Master CUP is proposed to properly address the current use of the site and better document the conditions of approval for existing and proposed operations.

Staff believes that the proposed use is an important and needed use in the community and is compatible with the neighborhood. The services provided by the Boys and Girls Club and the Santa Barbara Montessori School are unique in our community, both in the range of ages of the children it serves and the variety of programs available for those enrolled. The Boys and Girls Club and the Montessori School have both demonstrated their ability to work with the community and coexist in their respective neighborhoods. The project is located in a neighborhood that includes Santa Barbara Junior High School, Santa Barbara High School, and Ortega Park, all youth-oriented facilities. It is Staff's opinion that the site is in an appropriate location and that the project is not expected to cause a detrimental impact to adjacent properties. The operation is compatible with the surrounding residential neighborhood and

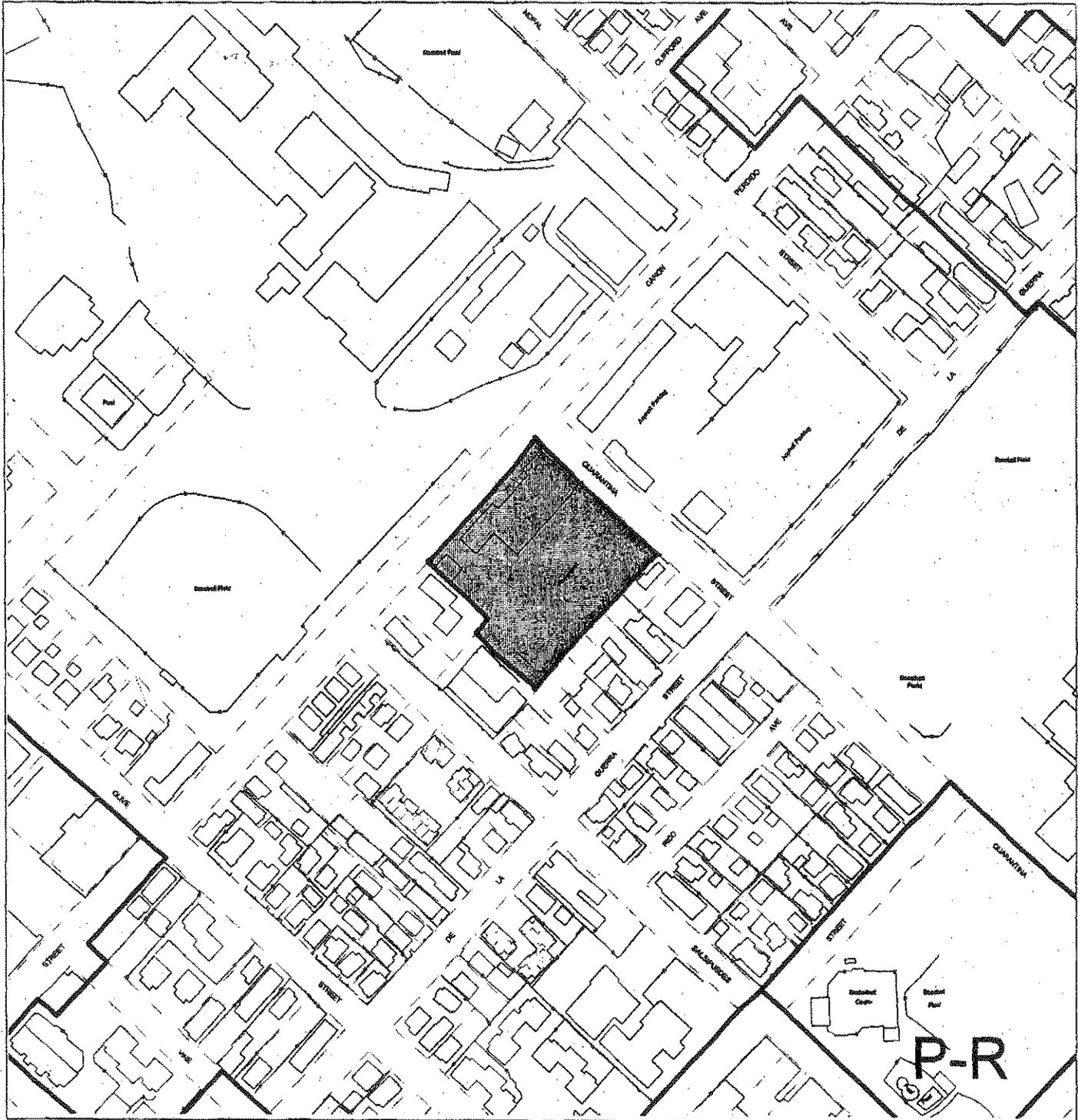
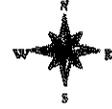
632 E. Canon Perudo St.

Vicinity Map

APN: 031-032-017

Zone: R-3

Approx. Lot Area: 96529 sq.ft.



0 200 400 Feet

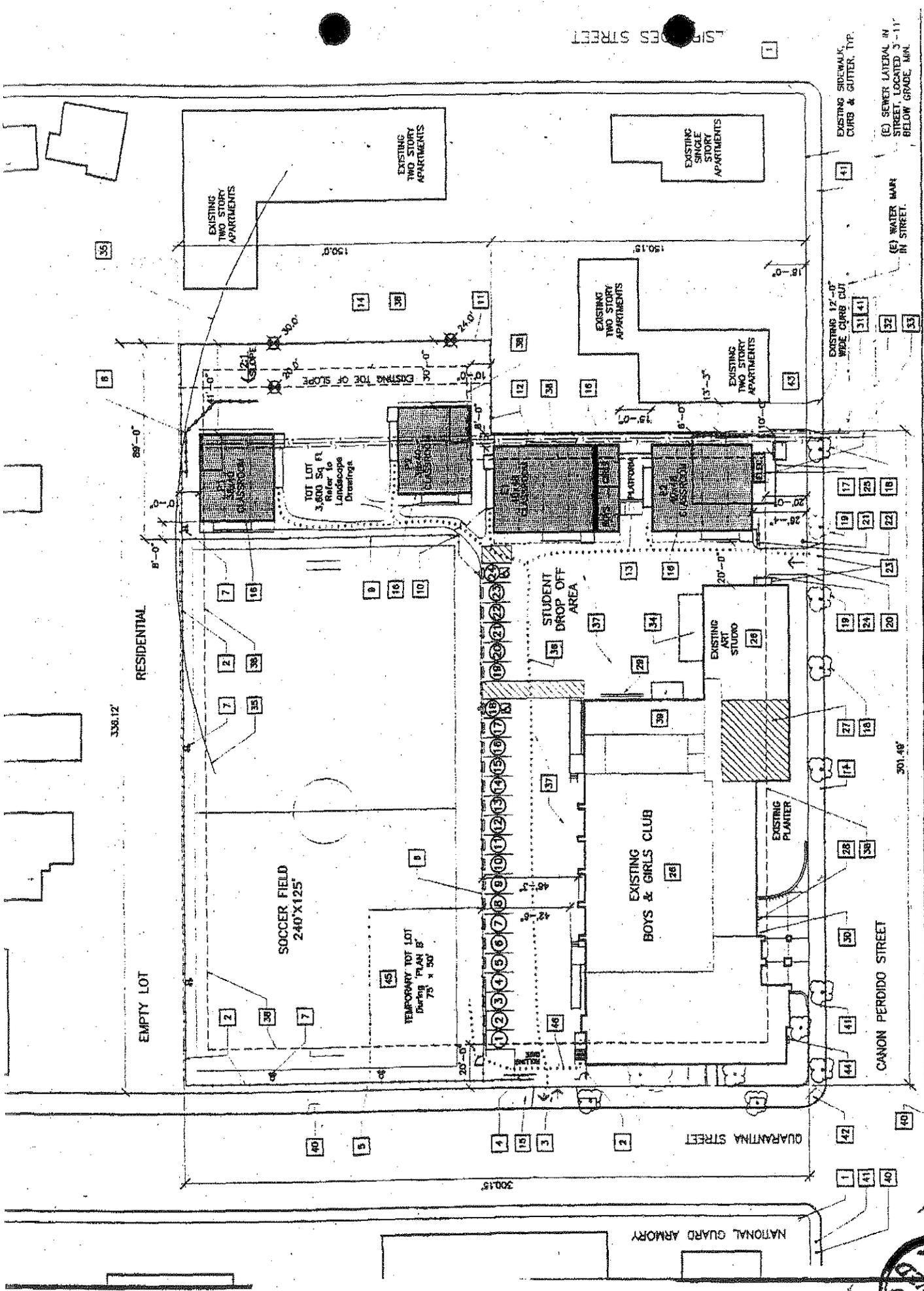


Date printed:
Mon Aug 06 13:51:53 2001

All topographic features are based on aerial photographs which were taken in April of 1995.

DISCLAIMER: This map is for reference purposes only. Refer to the official Municipal Code for precise parcel zoning information.

LEGEND	
	Land Use Zone Lines
	Parcel Lines
	Building Rooflines
	Retaining Wall
	Fence



ESPINOSS STREET

36

B

RESIDENTIAL

338.12

EMPTY LOT

SOCCER FIELD
240'x125'

TEMPORARY TOT LOT
During "PLAN B"
75' x 50'

EXISTING BOYS & GIRLS CLUB

EXISTING PLANNER

EXISTING ART STUDIO

STUDENT DROP OFF AREA

TOT LOT
3,600 Sq Ft
Refer to
Landscape
Drawings

EXISTING
TWO STORY
APARTMENTS

EXISTING
TWO STORY
APARTMENTS

EXISTING
TWO STORY
APARTMENTS

EXISTING 12'-0" WIDE CURB CUT

EXISTING SIDEWALK, CURB & GUTTER, T.P.

(E) SEWER LATERAL IN STREET, LOCATED 3'-11" BELOW GRADE, MIN.

(E) WATER MAIN IN STREET.

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CANON PERDIDO STREET

QUARANTINA STREET

NATIONAL GUARD ARMORY

SANTA BARBARA HIGH SCHOOL

PROPOSED SITE PLAN



III. SITE DESCRIPTION

Applicant: Santa Barbara Montessori School
Property Owner: Boys and Girls Club of Santa Barbara, Inc.
Project Address: 632 East Canon Perdido Street
Parcel Number: 031-032-017
General Plan: Residential, 12 units per acre
Zoning: R-3, Multiple Residential Unit
Environmental Assessment: Categorical Exemption - CEQA Guidelines §15301(e)(1)
Existing Use: Boys and Girls Club (Quasi-public)
Proposed Use: Add portable classrooms for a Montessori School
Topography: 3% slope towards Quarantina Street
Access: Quarantina Street
Adjacent Land Uses:
North: Canon Perdido Street, Santa Barbara High School
South: Residential/Church, De La Guerra Street
East: Quarantina Street, National Guard Armory
West: Residential/Salsipuedes Street

IV. SITE STATISTICS

LOT AREA: 2.2 acres
LOT COVERAGE:
-Building: 24,239 square feet 25%
-Paving/Driveway: 22,600 square feet 24%
-Landscaping: 48,847 square feet 51%
PARKING:
-Existing: 28 spaces
-Required: 104 spaces
-Provided: 24 spaces

V. PROJECT DESCRIPTION

The subject property is located in the Laguna neighborhood, on the corner of East Canon Perdido Street and Quarantina Street. The 2.2-acre, rectangular lot slopes very gradually toward Quarantina Street. The site is currently developed with a 17,039 square foot building that is mostly one-story in height (approximately 7,800 square feet of that building is a two-story gymnasium), associated parking lot and play field, and a detached 1,240 square foot two-car garage. The parking lot is currently accessed via Quarantina Street; however, the applicant

is proposing a second access point (curb cut) on Canon Perdido Street.

The proposed project involves the temporary (three years) installation of four portable classrooms and a portable restroom facility for the pre-school and elementary school aged students of the Santa Barbara Montessori School. The classroom for the junior-high students would be incorporated within the existing Learning Resource Center of the Boys and Girls Club facility. Additional proposed site improvements include the creation of a new 16-foot curb cut on Canon Perdido Street, re-striping the parking lot, installation of landscaping on the western perimeter of the property, and the creation of a 3,600 square-foot tot lot. The existing two-car garage is proposed to be demolished.

The Santa Barbara Montessori School plans to begin classes on September 7, 2001. However, the amount of time needed to obtain the necessary permits and construct the proposed project will most certainly require that opening date to be postponed. Thus, in an effort to ensure that the Montessori School students begin attending school on September 7th, the applicant is proposing to temporarily locate some students within the existing Boys and Girls Club facility (please see Exhibit D for a more detailed description). This interim proposal would be limited to a period not to exceed three months (from September 1 to December 1, 2001), while the modular classrooms are being constructed. During this three-month period, the Montessori School's Primary level students (ages 3 to 6 years) would occupy specific classroom areas within the Boys and Girls Club facility. The school's junior-high students (ages 13 to 15 years) would occupy the Club's Learning and Resource Center, as envisioned in the larger project proposal. The Montessori School's remaining population of 75 elementary students (ages 6 to 9 years) would attend their school classes on a different site for this interim period. No alterations to the site would be necessary during this interim period.

Background – Boys and Girls Club

The Boys and Girls Club facility (which began as an 11,050 square-foot Boys Club) was originally constructed in 1947. A search of the City's records revealed no documentation relating to any conditions of operation associated with that approval. Several minor additions to the facility, approved without operating conditions, took place between 1950 and 1981 (Building Permits attached as Exhibit E). In 1983, the City records reveal that a Conditional Use Permit was granted for a 512 square-foot addition (two offices, one toilet, and one storeroom) to the Boys and Girls Club and only one condition of approval was placed on that permit; a requirement that the applicant waive the right to protest the formation of any public improvements districts (Planning Commission Resolution Nos. 32 and 33 are attached as Exhibit F). Since 1983, minor improvements have been made to the facility; however, the operation of the Boys and Girls Club (e.g. limitations on special events, hours of operation, etc.) has never been subject to special conditions.

The Boys and Girls Club of Santa Barbara is a non-profit youth development and guidance agency that serves over 1,300 local girls and boys between the ages of seven and eighteen, and their families. The Club has six full-time employees and 24 part-time employees, and over 800 volunteers donated time to the Club in 2000. Currently, the Boys and Girls Club provides



after-school activities and programs for approximately 85 to 115 children per day. The Club's weekday hours of operation are 12:00 p.m. to 6:00 p.m. during the school year, and 9:00 a.m. to 6:00 p.m. during the summer and holidays. Weekend hours are 10:00 a.m. to 6:00 p.m. on Saturday and 12:00 p.m. to 6:00 p.m. on Sunday. Although the facility has a maximum occupancy limit of 500 persons, typically no more than 200 people use the facility at any one time during the day.

Background – Montessori School

The Santa Barbara Montessori School has been in operation in Santa Barbara for 26 years. For the past six years, the school was located at Shoreline Community Church at 935 San Andres Street, and operated under an existing Conditional Use Permit (for a classroom building) associated with that site. Prior to that, the Montessori School was located at Trinity Episcopal Church at 1500 State Street.

The Montessori School provides educational services for children from ages three to fourteen. The school has a projected enrollment of 133 students for the 2001-2002 school year (45 preschool level children, 71 elementary school children, and 17 junior-high students) and intends to limit the enrollment to 150 students under this application. Hours of operation for the Montessori School are 8:45 a.m. to 2:30 p.m. during the school year, with after-school programs continuing to 5:30 p.m..

VI. OTHER COMMITTEE REVIEW

A. CITY COUNCIL

On April 20, 2001, the City Council made preliminary findings that the proposed 6,502 square feet of non-residential educational use met a present need directly related to the public health, safety or general welfare and granted the project a Preliminary Community Priority Designation as required by SBMC §28.87.300. The project will be required to return to the City Council for a final designation of the square footage upon recommendation from the Planning Commission.

B. DEVELOPMENT APPLICATION REVIEW TEAM (DART)

The project underwent the DART process in June and July 2001. The focus of the review included compliance with the building, engineering, and transportation regulations, necessary submittals for application completeness, and relevant planning issues. In June, the applicant was asked to; 1) remove the proposed curb cut on Canon Perdido Street, in accordance with the Circulation Element and to prevent potential conflicts with other vehicles, bicycles, and pedestrians as the vehicles queue upon exiting the site; 2) provide two handicapped accessible (ramped) exits on each portable classroom; 3) provide a draft off site parking agreement, and; 4) remove the alleged catering business located within the existing Boys and Girls Club facility. In July, the applicant was asked to submit an updated traffic and trip generation and distribution study that more specifically evaluates the potential for traffic impacts.

C. ARCHITECTURAL BOARD OF REVIEW

The proposal was reviewed by the Architectural Board of Review at three separate hearings. At the first hearing on March 19, 2001, the Board asked for assurance that the classrooms would be temporary buildings and had concerns about the new curb cut at Canon Perdido Street. Board members asked that the applicant enhance the landscaping around Quarantina Street and restudy the proposal to enhance the landscaping around the peripheral areas with permanent landscaping to screen portable classrooms from the street.

On April 30, 2001, the Board accepted the modular structures, with the understanding that they will be temporary and will be removed in three to five years. Board members asked that the applicant double the quantity of vines along the fence, restudy planting the slopes, and increase the screening of the apartment buildings and the southern-most modular classrooms from Quarantina Street.

On July 23, 2001, the Board granted an indefinite continuance to the Planning Commission with the understanding that the modular classrooms are temporary buildings and that the applicant will provide a plan for the landscaping on Quarantina Street once related on-site circulation issues are resolved. The Board accepted the additional landscaping as an adequate mitigation for the aesthetics of the modular classrooms; however, they asked that the paint color for the handrails on the classrooms be toned down.

The applicant was encouraged to continue working with the Architectural Board of Review prior to the Planning Commission hearing in an attempt to continue moving the project forward quickly.

D. ENVIRONMENTAL REVIEW

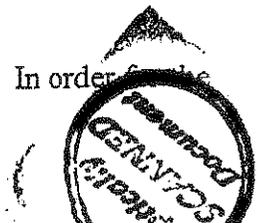
The Guidelines of the California Environmental Quality Act (CEQA) include a number of types of projects that are exempt from environmental review. CEQA Section 15301(e)(1) provides an exemption for projects involving additions to existing private structures that do not exceed 50% of the existing floor area or 10,000 square feet, if the project is in an area where all public services and facilities are available (to allow for maximum development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive. Staff and the Environmental Analyst have determined that this project qualifies for an exemption under this Section.

VII. ISSUES

A. ZONING ORDINANCE CONSISTENCY

The zoning designation for the parcel is R-3, Multiple Family Residential Zone. In order for the proposed Montessori School (non-residential use) to be allowed as a conditional use in a multiple-family residential zone, the project must meet certain development criteria. SBMC §28.21.085 provides the following standards for non-residential buildings, structures and uses regarding building height, lot coverage, and parking.

The applicant is requesting modifications to three of the following regulations. In order



Planning Commission to approve modifications of yard and lot area regulations, it must be found that the modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to (i) secure an appropriate improvement on a lot, or (ii) prevent unreasonable hardship, (iii) promote uniformity of improvement or (iv) construct a housing development which is affordable to very low-, low-, moderate-, or middle-income households. Additionally, in order to approve a modification of the parking requirements, the Planning Commission must find that the modification will not be inconsistent with the purposes and intent of the Zoning Ordinance and that it will not cause an increase in the demand for parking space or loading space in the immediate area.

1. Building Height

Building Height: Three (3) stories, which shall not exceed (i) forty-five feet (45') nor (ii) exceed the height limitations imposed for the protection and enhancement of solar access by Chapter 28.11 of the SBMC.

The proposed portable classrooms are 13'-3" in height from existing grade to the top of the roof, which complies with the building height requirements.

2. Yards

The standards that apply to the R-3 zone are as follows:

Yards: Yards for all buildings and structures used for non-residential purposes shall be double the yard requirements for a dwelling as required for the zone in which such building or structure is located.

Interior Yards. Six feet (6') for one and two story buildings = twelve feet (12')

Rear Yards. Six feet (6') for one-story buildings = twelve feet (12')

All of the proposed portable classrooms meet the standard six-foot residential setback requirements; however, they will be located within the required double, or twelve-foot (12'), interior and rear yard setbacks. Thus, the applicant is requesting a modification of the regulations for the required double yard setbacks for non-residential buildings, structures and uses in residential zones.

Portable classrooms P1 and P2 will be set back ten feet from the interior and rear property lines. These classrooms will encroach two feet into the required setback in order to provide an adequate play area required by California Health and Safety Code §1597. This section of the Code requires that 75 square feet of outdoor activity space be provided for each student. Based on the maximum number of students that may occupy the P1 and P2 portable classrooms (48 children), a total of 3,600 square feet of outdoor activity space is needed. Portable classrooms E1 and E2 will be set back six feet from the interior property line in order to provide adequate area for vehicles to maneuver in the adjacent parking lot. In Staff's opinion, the modification would allow for appropriate improvements on the lot without impacting surrounding residential development.

3. Lot Coverage

The standards that apply to the R-3 zone are as follows:

Lot Coverage: Not more than twenty-five percent (25%) of the area of a lot may be covered by buildings used for non-residential purposes.

The combination of the existing and proposed non-residential development on the site will constitute approximately 25.3% of the total lot area. Thus, the applicant is requesting a modification of the regulations to allow more than 25% of the area of the lot to be covered by buildings used for non-residential purposes. The proposed modular classrooms are pre-fabricated, and thus, adjustments to the proposed new building coverage is very limited. In addition, the proposed development exceeds the allowed lot coverage by only 0.3%, or 317 square feet, of the total lot coverage. Thus, in Staff's opinion, the modification would allow for appropriate improvements on the lot that would remain consistent with development in the surrounding neighborhood.

4. Parking

Dance Halls and Clubs. One (1) parking space for each two hundred (200) square feet of floor area or fraction thereof.

Child Care Centers. One (1) space for each member of the faculty and employee, plus one (1) additional space for every ten (10) children enrolled.

Elementary and Junior High Schools. One (1) space for each member of the faculty and employee, plus one (1) additional space for each one hundred (100) students regularly enrolled.

The existing Boys and Girls Club is best defined as a "club" (an organization, group or association supported by the members thereof, the purpose of which is to render a service customarily rendered for members and their guests) in the Zoning Ordinance. As such, the 17,039 square foot facility would be required to provide 85 off-street parking spaces ($17,039 \div 200 = 85.2$).

The Montessori School is required to provide 19 off-street parking spaces, based on the proposed number of faculty members and students:

- 13 staff members/aides @ 1 space per faculty member = 13 parking spaces
- 48 children (child care) @ 1 space per 10 children = 5 parking spaces
- 100 students (Elem. & Jr. High) @ 1 space per 100 students = 1 parking space

Thus, the total off-street parking required for existing and proposed development on this site, based on Zoning Ordinance standards, is 104 parking spaces. As mentioned previously, the Boys and Girls Club is currently not subject to operational conditions including providing a particular number of parking spaces. The applicant is requesting a modification of the above parking regulations and proposes to provide a total of



off-street parking spaces. Based on the submitted parking and traffic study (Penfield & Smith, July 25, 2001), the combined peak parking demand for the existing Boys and Girls Club facility and the proposed Montessori School will occur at 2:00 p.m.. At that time of day, a total of 18 parking spaces will need to be provided on the site. Therefore, based on the proposal to supply 24 parking spaces, adequate off-street parking is provided on the site and the demand for parking spaces or loading space in the immediate area will not be increased.

B. COMPLIANCE WITH THE GENERAL PLAN

1. Land Use Element

The project site is located in the Laguna neighborhood of the General Plan. The Land Use Element identifies this area as a mixture of residential uses with more commercial uses along the western boundaries. The addition of the Montessori School to the Boys and Girls Club site is consistent with the Land Use Element because the General Plan recognizes the mix of uses in this neighborhood.

The Boys and Girls Club has been located at its present location since 1947 and Staff is unaware of any complaints ever having been filed in the City in regards to this operation. In order to determine whether any neighborhood concerns would arise with the proposed school-day daytime use of the Boys and Girls Club site, the Montessori School conducted a public outreach survey in the surrounding neighborhood. In March 2001, neighbors in the immediate vicinity were contacted and invited to attend an outreach meeting at the Boys and Girls Club facility. No one attended the public outreach meeting at that time. Given this, Staff has encouraged the applicant to continue to involve the neighborhood and inform them of their proposal. Staff advised the applicants of the importance of identifying, early on in the process, any issues neighbors might have with the existing and proposed operation. Up to the preparation of this staff report, City Staff had not received any public inquiries regarding this project proposal. However, the City has received correspondence from parents encouraging an expedited review and approval of the project.

The site is located within a multi-residential zone and is surrounded by youth-oriented facilities such as Santa Barbara Junior High School, Santa Barbara High School, and Ortega Park. It is Staff's opinion that the proposed project is compatible with the surrounding neighborhood and would not cause significant detrimental impacts to adjacent properties. The General Plan states that most quasi-public facilities, when properly located, have the same relationship to the residential uses as a public school. As such, Staff believes that the proposed quasi-public (the combination of the Boys and Girls Club facility and the Montessori School) use of the site would continue to provide services to the neighborhood and the community at large, and is consistent with the existing mix of uses in the surrounding neighborhood.

2. Circulation Element

Site Access

Applicable policies of the Circulation Element state the following:

Policy 2.1.3: Create an integrated pedestrian system that promotes safe and convenient pedestrian travel throughout the City.

Policy 4.2: The City shall work to expand, enhance and maintain the system of bikeways to serve current community needs...

Policy 5.4.4: ...the width and number of curb cuts (driveways) on City streets should be kept to a minimum or designed in a manner that protects the safety of pedestrians.

The project is located on the south side of East Canon Perdido Street, between Salsipuedes and Quarantina Streets. Presently, on-street parking is provided on both sides of Canon Perdido Street and a two-car passenger loading zone is located near the front door of the Boys and Girls Club, near the intersection of Canon Perdido and Quarantina Streets. In addition to the on-street parking, a Class II (on-street) bike lane, designated as the Cross-Town Bike Route, exists in both directions on Canon Perdido Street at this location. As stated in Policies 2.1.3 and 4.2 above, it is important to maintain this bicycle route as a safe and convenient means of transportation.

Presently, access to the project site is provided by a single sixteen-foot (16') wide driveway on Quarantina Street with two-way vehicle circulation. To date, this single driveway has been adequate for the Boys and Girls Club operation. With the proposed project, however, the circulation pattern will change by providing one-way ingress to the site through a new sixteen-foot (16') curb cut on Canon Perdido Street and one-way egress from the site via a widened curb cut (from 16' to 20') on Quarantina Street. The widened curb cut on Quarantina Street allows for fire truck access and also provides adequate sight distance for exiting vehicles.

Under this proposal, the parents of the younger school children (ages three to seven) will enter the site from Canon Perdido Street, queue within the 250 linear feet of space available to stack vehicles on the site, and then exit through the Quarantina Street driveway. According to the submitted parking and traffic study (attached as Exhibit G), two vehicle lanes could be delineated within the drop off/pick-up area, providing enough stacking space for approximately eleven vehicles on the site. For the past six years, the Montessori School has operated under a similar scenario at 935 Andres Street. Typically, each child is escorted from the vehicle to the classroom by the staff and junior high students to facilitate a quick and safe delivery of the younger children in the morning. The parents are asked to not leave their vehicles; however, parking spaces will be available to those parents who may otherwise slow down the queue of moving vehicles.



Currently, there is one curb cut within this block of Canon Perdido Street, which provides access and egress to a number of multiple-family residential units adjacent to the Boys and Girls Club site. Policy 5.4.4 of the Circulation Element discourages the creation of additional curb cuts on City streets. Thus, Staff has encouraged the applicant throughout the process to evaluate alternative means of dropping off and picking up the Montessori School children in the morning and afternoon. One such alternative, further described in the attached traffic and parking study is to create a designated (for a distance of 250 feet) passenger loading zone along the site frontage on the west side of Quarantina Street. Families with older children (ages eight to fifteen) would be encouraged to deliver their children via this new loading zone, or use the existing loading zone on Canon Perdido Street. Currently, this expanse of Quarantina Street provides unrestricted public parking, with the exception of a "No Stopping" designation from 2:00 to 4:00 p.m. on school days.

The anticipated peak drop off and pick-up times (8:30 a.m. and 2:30 p.m., respectively) for the Montessori School are not expected to interfere with any of the surrounding land uses. For example, Santa Barbara High School's hours of operation are 7:55 a.m. to 2:55 p.m. Thus, the students of the Montessori School will be dropped off after the high school students are on campus and will be picked up before the high school students are released from classes. Additionally, a proposed rolling chain link fence at the northern (Canon Perdido Street) driveway will be closed during regular school hours to limit the amount of traffic entering the site from Canon Perdido Street. When this gate is closed (from 9:00 a.m. to 2:00 p.m.), all vehicles will enter and exit the site via Quarantina Street, similar to the current situation.

Traffic

An applicable policy of the Circulation Element states the following:

Policy 13.6.1: Work with school districts, private schools, major employers, and appropriate agencies to:

- *Locate child care facilities near existing schools and major employment centers,*
- *Encourage parents and students to share trips, and*
- *Create employer incentives for sponsoring on-site child care facilities.*

As discussed previously in this report, the Montessori School is proposing to relocate its programs from 935 San Andres Street to the Boys and Girls Club site at 632 East Canon Perdido Street. Consistent with Policy 13.6.1, the school will be located near two existing schools, in an area closer to downtown, and will share the property with an existing facility that provides after-school programs. However, additional analysis of potential traffic impacts are necessary in order to make the required Development Plan findings.

In order to evaluate the potential impacts to the City's street system as a result of

locating the Montessori School at the subject property, an analysis of the generation of vehicle trips (how many vehicle trips are generated by this particular use) and distribution of vehicle trips (what streets are used to get to and from the school site) in relation to the school site was completed (Penfield & Smith, August 3, 2001). Based on an analysis at the previous school site on 935 San Andres Street, the Montessori School generates approximately 179 vehicle trips during the AM peak hour (8:00 to 9:00 a.m.) and 24 vehicle trips during the PM peak hour (4:30 to 5:30 p.m.). These trip generation rates reveal that 1.19 vehicle trips are generated per student during the AM peak hour and 0.97 vehicle trips are generated per student during the PM peak hour. It was also noted that on average, each vehicle contains 1.8 children. This indicates that some carpooling is taking place at the school site.

Due to the nature of the traffic patterns, Penfield and Smith investigated the trip generation characteristics of the school in further detail to more closely actuate the number of single purpose trips. In other words, it is assumed that some percentage of the vehicle trips generated by the Montessori School are not actually new trips being added to the street system, but just one of many destinations in the morning and afternoon. For example, many parents may drop their child(ren) off at school on their way to work, which is referred to as a "linked" trip. Penfield and Smith found that approximately 75% of the Montessori School parents drop their children off at school on their way to work. As such, a reduced number of new or "single purpose" vehicle trips will actually be generated by the Montessori School. Specifically, a total of approximately 45 vehicle trips during the AM peak hour (8:00 to 9:00 a.m.) and 6 vehicle trips during the PM peak hour (4:30 to 5:30 p.m.) will actually be attributable to the Montessori School.

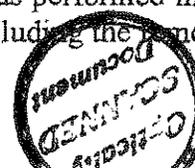
The location of the Montessori School families and their travel patterns were reviewed to determine whether their vehicle trips to the school would cause them to travel through an impacted intersection (the Carrillo Street/Highway 101 and Mission Street/Highway 101 interchanges both operate at Level of Service D during the peak hours). After tracking the parents' anticipated routes to and from the project site, it was concluded that the additional traffic created by the proposed Montessori School would not adversely impact either of these intersections (please see Exhibit G for further details).

3. Conservation Element

The following Conservation Element policy is applicable to this project:

Cultural and Historic Resources Policy 1.0: Activities and development which could damage or destroy archaeological, historic, or architectural resources are to be avoided.

In April of 1997, a Phase I Cultural Resources Study was performed in connection with proposed improvements to the Boys and Girls Club, including the removal of pavement



and the construction of planters and walls, handicap walkways, and a new entry tower to the structure. The report states that, based on historic maps, no structures were present on this site prior to the existing Boys and Girls Club, which was built in 1947. The project area is within the old Estero and imported fill soils had been brought in at some time prior to construction of the building. No significant historic or prehistoric resources were identified in either the background research or the field inspection of the property. The study concluded that no cultural resources are, or are expected to be, located within the project area. Thus, it is not anticipated that the proposed project would have any effect on significant or important prehistoric or historic cultural remains, consistent with Cultural and Historic Resources Policy 1.0, and no further investigations are necessary.

C. CONDITIONAL USE PERMIT

This Conditional Use Permit (CUP) is intended to serve as a Master CUP for any conditional uses that may occur on the site, and document all existing uses on the site (the Boys and Girls Club) at the time of approval. All conditions of approval, including those regarding the operation of uses on the site, will remain a part of the Master CUP.

A component of this Master CUP is a provision to allow a school use on the site for a temporary, three-year period. During that three-year period, two annual reports will be provided to the Community Development Director to ensure compliance with the CUP. Both reports will include a listing with the number of events and the number of participants at the events. The second annual report, which will be reviewed by the Planning Commission, will also provide an update on the status of the proposed Conditional Use Permit Amendment for the long-term school use and permanent facilities.

D. DEVELOPMENT PLAN

A Development Plan is required per SBMC §28.87.300 for the proposed addition of 6,502 square feet from the Community Priority Allocation. The necessary findings are similar to those findings necessary for the Conditional Use Permit. It is not expected that the project would have a significant adverse impact upon the neighborhood's aesthetics or character or impacts as a result of traffic. The project will meet its projected parking demand on-site and no impacts to the overall City housing supply are expected since the proposal involves the relocation of an existing educational use.

E. COMMUNITY PRIORITY

Section 28.87.300 of the Zoning Ordinance defines a Community Priority as:

A project which has been designated by the City Council as a community priority necessary to meet a present or projected need directly related to public health, safety or general welfare.

The Community Priority designation was envisioned for use by only those projects which 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.

Preliminary findings for a total of 6,502 square feet were made by the City Council on April 20, 2001. A recommendation to Council on the final designation is required by the Planning Commission. As of July of this year, 191,520 square feet have been allocated out of the Community Priority Category, with 108,480 square feet still available.

The Santa Barbara Montessori School provides a public benefit to the community by providing educational opportunities to local youth. Additionally, the relocation of the Montessori School to the Boys and Girls Club site combines two complementary uses for the youth community and helps maximize the use of the existing facility. Staff is of the opinion that the use meets the definition of a Community Priority in that it meets a need related to the health, safety and general welfare of the community.

VIII. RECOMMENDATION/FINDINGS

Staff believes that the proposed use is an important and needed use in the community and is compatible with the neighborhood. The services provided by the Boys and Girls Club and the Santa Barbara Montessori School are unique in our community, both in the range of ages of the children it serves and the variety of programs available for those enrolled. The Boys and Girls Club and the Montessori School have both demonstrated their ability to work with the community and coexist in their respective neighborhoods. The project is located in a neighborhood that includes Santa Barbara Junior High School, Santa Barbara High School, and Ortega Park, all youth-oriented facilities. It is Staff's opinion that the site is in an appropriate location and that the project is not expected to cause a detrimental impact to adjacent properties. The operation is compatible with the surrounding residential neighborhood and adequate parking is available on-site. Therefore, Staff recommends the Planning Commission make the following findings and approve the project subject to the Conditions of Approval contained in Exhibit A.

A. MODIFICATIONS

1. Parking Requirements (SBMC §28.90.100J)

The requested modification for relief of the required parking requirements results in a project which remains 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 project will provide twenty-four (24) striped parking spaces, and based on the parking analysis provided by the applicant, the parking proposed would meet the parking demand of the project and the demand for parking spaces or loading space in the immediate area will not be increased. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site.



2. Yard Requirements (SBMC §28.21.085.1)

The requested modification of the regulations for non-residential buildings, structures and uses which require double yard requirements is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot because the use of the site for educational purposes is appropriate. The modification will allow for the placement of pre-manufactured modular classrooms on the site without encroaching into the existing soccer field. The portable buildings will respect the residential setbacks and remain consistent with the residential development in the neighborhood.

3. Lot Area (SBMC §28.21.085.2)

The requested modification of the regulations for non-residential buildings, structures and uses which requires that no more than 25% of the lot area be covered by building used for non-residential purposes is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on a lot. The proposed modular classrooms are pre-fabricated, and thus, adjustments to the proposed new building coverage is very limited. Additionally, the proposed development exceeds the allowed lot coverage by only 317 square feet, or 0.3% of the total lot coverage, and will not appear inconsistent with the lot coverage of surrounding development.

B. CONDITIONAL USE PERMIT (SBMC §28.94.020)

1. This Conditional Use Permit (CUP) is intended to serve as a Master CUP for any conditional uses that may occur on the site, and document all existing uses on the site (the Boys and Girls Club) at the time of approval. All conditions of approval, including those regarding the operation of uses on the site, will remain a part of the Master CUP.

A component of this Master CUP is a provision to allow a school use on the site for a temporary, three-year period. During that three-year period, two annual reports will be provided to the Community Development Director to ensure compliance with the CUP. Both reports will include a listing with the number of events and the number of participants at the events. The second annual report, which will be reviewed by the Planning Commission, will also provide an update on the status of the proposed Conditional Use Permit Amendment for the long-term school use and permanent facilities.

2. The 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 proposal is consistent with the General Plan, which identifies this neighborhood as being an area with varying uses, and provides additional educational opportunities in the urban core.
3. The use will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the

particular neighborhood involved. The Boys and Girls Club facility has operated at this location in varying capacities since 1947. This proposal involves the temporary placement of modular classrooms for a Montessori School, which, together with the Boys and Girls Club programs, will function similarly to the two public schools existing within the neighborhood.

4. 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. The proposed modular classrooms conform with the residential yard requirements and will be screened with landscaping along the southern property line. Although the Zoning Ordinance requires non-residential uses to have double yard setbacks, the amount of encroachment of the proposal is not inconsistent with the surrounding developed neighborhood.
5. 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. Twenty-four (24) striped parking spaces will be provided on the site. Based on the parking analysis submitted by the applicant, the parking provided would meet the demand of the project. Additional vehicle-use disincentives have been incorporated to reduce the project parking demands on the site. Transportation Staff has reviewed the project and determined that the parking demand shall be met on-site.
6. 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 proposed modular classrooms are consistent with the height and scale of existing development on the site and the surrounding neighborhood. Fencing and vegetation will be used to screen the view from East Canon Perdido and Quarantina Streets, and the location and extent of the parking area will not change. The project will be in scale with the surrounding development in the area and will remain compatible with the existing neighborhood.

C. DEVELOPMENT PLAN (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance since with the modifications can be found consistent with the purpose and intent of the Ordinance and the proposed project is an appropriate use for the neighborhood; and
2. The proposed development is consistent with the principles of sound community planning. The proposed quasi-public use of the site would continue to provide services to the neighborhood and the community at large, and is consistent with the existing mix of uses in the surrounding neighborhood; and



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 proposed structures are temporary in nature; however, the enhanced landscaping will be a permanent improvement to the site; and
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the relocation of an existing educational use; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the City currently has a sufficient dependable water supply to serve this project; and
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic because the proposed use will meet its parking demand for the site and vehicle trips associated with the use will not significantly impact the City's street network.

D. RECOMMENDATION TO THE CITY COUNCIL

The Planning Commission recommends that the City Council make a finding that the proposed educational use on the Boys and Girls Club site meets the criteria for a Community Priority Designation.

Exhibits: *(can be made available upon request)*

- A. Conditions of Approval
- B. Site Plan and Building Elevations
- C. Applicant's Letter, July 6, 2001
- D. Applicant's Letter, August 2, 2001
- E. Building Permits for the Boys and Girls Club
- F. Planning Commission Resolution Nos. 32 and 33
- G. Penfield & Smith Updated Traffic and Parking Analysis, August 3, 2001
- H. Letters from the Public





ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

632 E CANON PERDIDO ST

MST2008-00563

C-MAJOR ADDITION

Page: 1

Project Description:

Proposal to construct a new, two-story, 13,465 square foot addition for new permanent classrooms and administration offices at the El Montecito School on a 2.20 acre parcel in the R-3 Zone. The site is currently developed with 16,789 square feet of existing permanent structures and 7,200 square feet of temporary portable units for a total of 23,989 square feet of existing on site development. The proposal includes the removal of the 7,200 square feet of temporary portable classrooms and with the proposed addition of 13,465 square feet of permanent structures the project will result in a net addition of 6,265 square feet to the site, and will result in a total of 30,254 square feet of on-site development, below the allowable 25 percent F.A.R. The site currently includes 24 parking spaces and the proposal includes the addition of 9 new spaces for a total of 33 parking spaces. The project requires Planning Commission review for Development Plan Approval for new non-residential square footage, a Conditional Use Permit for continued non-residential use in the R-3 Zone, and a parking modification.

Activities:

4/19/2010

ABR-Concept Review (Continued)

(Third Concept Review. Comments only; Project requires Environmental Assessment, Compatibility Analysis and Planning Commission review for Development Plan Approval, a Conditional Use Permit, and modifications for parking and lot coverage.)

(5:42)

Present: Jeff Gorrell, Lenvik & Minor Architects; Jim Turner, Boys & Girls Club of Santa Barbara Inc.; and Rob Dayton, Supervising Transportation Planner.

Public comment opened at 6:16 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Ryan McAllister, in support.*
- 2) Art Clarke (El Montecito School), in support.*
- 3) David Bolton, opposed.*
- 4) Jeff Stone, in support.*
- 5) Mike Eby, opposed.*
- 6) Carolyn Brown, in support.*

Activities:

A letter of concern from Lorenzo Blanco was acknowledged by the Board.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 6:31 p.m.

Motion: Continued indefinitely to Planning Commission and return to Full Board with comments:

1) The Compatibility Analysis is as follows:

a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.

b. The project's design is compatible with the City and the architectural character of the neighborhood.

c. The project's size, bulk, and scale are appropriate for the neighborhood, given compliance with the comments provided.

d. There are no impacts to adjacent City Landmarks, adjacent historic resources or established public views of mountains or ocean.

e. The project's design does not block established public views of mountains or ocean.

f. The project's design provides an appropriate amount of open space. Landscaping was not reviewed by the Board at this time.

2) The Board finds no negative aesthetic issues with the proposed parking in the front yard setback, with additional landscaping, and the proposed reduction in number of parking spaces given the school use.

3) The Board appreciates the site planning and proposed plan layout with the shared use of the Montessori School and the Boys and Girls Club.

4) The Board looks for comments from the Planning Commission regarding the intensity of use of the site, parking demand and circulation, and noise concerns.

5) Study the preschool play area on the westside of the property for additional landscaping and possible noise impacts to the neighbors to the west.

6) Study the fenestration of windows on the second floor class rooms.

7) Provide photometric information for the night lighting for the ball field.

LANDSCAPING:

1) Study the placement of the King Palm tree in the southwest corner to provide its approximate location or provide additional screening in that area.

2) Provide additional noise abatement and landscaping at the parkway along Quarantina Street.

3) Study the preschool area on the westside and incorporate additional landscaping.

Action: Zink/Aurell, 6/0/0. Motion carried. (Gilliland/Gross absent).

4/1/2010

ABR-Resubmittal Received

4/8/2009

ABR-Correspondence/Contact

Correspondence between Jeff Gorrell, project architect, and Steve Foley, Supervising Transportation Planner, 4/7/09, added to case activities for record.

***Note: Provide copy of correspondence to ABR chair at the next ABR meeting.*

Activities:

*From: Foley, Steven
Sent: Tuesday, April 07, 2009 4:39 PM
To: 'Jeff Gorrell'
Cc: Dayton, Rob; Limon, Jaime
Subject: RE: 632 Canon Perdido - Boys and Girls Club Site - proposed parking*

Hello Jeff,

I reviewed the March 23, 2009 ABR motion for the 632 E. Canon Perdido site and offer these observations. Motion #2 appears to question whether a parking modification is appropriate. To give some background, the Zoning code indicates parking requirement. Transportation staff relies on the Zoning Division to check and verify the required number of spaces. Projects that meet the Zoning Code meet the parking demand and no further analysis is needed. However, when projects do not meet Zoning's determined parking number, Transportation staff requires that a parking demand study be performed to analyze the actual demand of the proposed use. Typically, studies include data from the Institute of Transportation Engineers Parking Generation report. Upon acceptance of a satisfactory demand study supporting a parking number less than the zoning number, Transportation staff will forward a recommendation of support to the Planning Commission or Staff Hearing Officer.

Motion #3 questions the use of Quarantina St for access instead of Canon Perdido. Please recall that this site has been reviewed by Transportation Staff a number of times since 2001 and continues to not support access from E Canon Perdido Street for the following reasons:

- * The queue of vehicles accessing the site during drop-off times will block the sidewalk, which is a major safe-route to school path to Santa Barbara High School and to downtown from the Eastside;*
- * Access will create additional vehicle/bicycle conflicts on the Cross-town Bicycle Route, a major route between downtown and the Eastside;*
- * The addition of unnecessary curb cuts is inconsistent with the Circulation Element. Section 5.4.4 of the element states, that "The width and number of curb cuts (driveways should be kept to a minimum or designed in a manner that protects the safety of Pedestrians."*
- * An additional curb cut would require the loss of at least eight parking spaces due to the addition of necessary red curb for sight visibility requirements for vehicles exiting onto Canon Perdido Street.*
- * Access is usually best limited to lower vehicle volume streets such as Quarantina.*

I hope this helps with your project design.

Steve

*Steven J. Foley
Supervising Transportation Planner*

3/23/2009

ABR-Concept Review (Continued)

(Comments only; project requires Environmental Assessment, Compatibility Analysis and Planning Commission review for Development Plan Approval, a Conditional Use Permit, and modifications for parking and lot coverage.)

Activities:

(6:08)

Present: Jeff Gorrell, Lenvik & Minor Architects and Carolyn Brown, Executive Director of the Boys & Girls Club of Santa Barbara

Public comment opened at 6:24 p.m.

David Bolton, opposed: project is too large for the neighborhood, proposed parking, and opposed to palm tree relocation or removal which is currently used as a noise buffer.

An opposition letter from Paula Westbury was acknowledged by the Board.

Public comment closed at 6:28 p.m.

Straw vote: How many of the Board would like the motion to include a statement to alleviate the Board's concerns about drop-off and circulation in the site plan? 8/0 (passed).

Motion: Continued indefinitely to the Full Board with comments:

- 1) Regarding documentation, the Board is unable to give full guidance on the project as the Applicant needs to provide complete documentation of the existing site, including: a complete survey of landscaping to show the neighboring structures on the property, and clear photographs on surrounding neighborhood including the surrounding streets. Applicant to return with separate elevations and composite elevations of the school and structures.*
- 2) Study the site plan with respect to the drop-off and circulation program to alleviate the Board's concerns. Review revised proposal with the Transportation Department to develop a more satisfactory drop-off and parking area.*
- 3) Restudy the requested buffer zones for neighbors on the south side.*
- 4) Applicant is encouraged to meet with the neighbors to address neighborhood concerns.*
- 5) Carry forward the Board's previous December 15th comments #1) As to the architectural styling, the Board reserves the right to further review the project in it's mass, bulk and scale, and architectural design elements; and to ask the Planning Commission to rule on the compatibility of the increase in intensity of use. #3) Study down-light casting and noise abatement; and #4) Restudy the Canon Perdido Street windows.*
- 6) Study architectural elements to be compatible with existing and proposed buildings.*

LANDSCAPING:

- 1) The Board looks forward to a landscape plan for review.*

Action: Gross/Sherry, 5/3/0. Motion carried. (Manson-Hing/Zink/Mosel opposed, Blakeley absent)

3/2/2009

ABR-Correspondence/Contact

Spoke to Jeff Gorrell (3/2/09 a.m.) regarding the 12/15 ABR motion. Jeff requested to go back to ABR one more time before going to PC. He also specifically requested the 3/23/09 meeting date - even though 3/9/09 was available.

Activities:

2/24/2009 ***ABR-Resubmittal Received***

Resubmittal received.

12/15/2008 ***ABR-Concept Review (New) - PH***

(Comments only; project requires Environmental Assessment, Compatibility Analysis and Planning Commission review for Development Plan Approval, a Conditional Use Permit, and modifications for parking and lot coverage.)

(9:33)

Present: Jeff Gorrell, Lenvik & Minor Architects; Jeannine Morgan, Brad Frohling, Board member El Montecito School.

Public comment opened at 9:48 p.m.

David Bolton, opposition/concerns: relating to intrusive lights and noise abatement from the school directed toward residential homes in the area, trash pickup concerns, requests to relocate the trash enclosures, and concerns that the facility is growing to large for the neighborhood.

Rae Eby, opposition/concerns: relating to the size and access to the children playground, run-off drainage, parking garage concerns, and new second story blockage of light, privacy, and private view issues.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 9:58 p.m.

Motion: Continued indefinitely to the Planning Commission and to return to Full Board with the comments:

- 1) As to the architectural styling, the Board reserves the right to further review the project in it's mass, bulk and scale, and architectural design elements; and to ask the Planning Commission to rule on the compatibility of the increase in intensity of use.*
- 2) The project is moving in the right direction as to compatibility with the neighborhood; sensitivity to adjacent landmarks and historic resources; public views, ocean and mountains; and the amount of open space and landscaping.*
- 3) The Board recognizes that the school is improving and increasing playground activity use on the site.*
- 4) The Board appreciates the internal courtyard area which reduces noise to the neighborhood on the north, east, and west sides of the property.*

ARCHITECTURE:

- 1) The lobby area needs to be more prominent and relocated away from the back area, especially by the girls bathroom.*
- 2) Study the second floor egress and how it may effect the exterior elevations.*
- 3) Study down-light casting and noise abatement.*
- 4) Restudy the Canon Perdido Street windows.*

Activities:

5) Study the trash enclosure noise level control and safety factor.

LANDSCAPING:

1) The Board appreciates the palm trees to be retained. Notate on plans any trees to be removed.

2) Restudy the outdoor play area as some concern exists that this area may be inadequate in size.

Action: Mason-Hing/Mosel, 5/0/0. Motion carried. (Sherry/Blakeley/Gross absent).

12/15/2008 **ABR-Notice Prepared-PC/SHO Req**

12/5/2008 **ABR-Posting Sign Issued**

12/3/2008 **ABR-FYI/Research**

NOTE: New project fees were paid in MST2002-00786.

12/3/2008 **ABR-FYI/Research**

NOTE: Project Granted Prelim. Community Priority Designation for 7,600 s.f. in MST2002-00786 on 7/15/2003.

PLANNING COMMISSION REVISED CONDITION OF APPROVAL

632 EAST CANON PERDIDO STREET
CUP EXTENSION, DEVELOPMENT PLAN, MODIFICATIONS
JUNE 3, 2010

- A. 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, Community Development Director, and the City Engineer (recordation must be complete within 90 days of the Planning Commission's approval):
1. 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. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. 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.
 3. The existing development of the Real Property recognized by the Planning Commission on August 16, 2001 is limited to 19,419 square of building area. A quasi-public Boys and Girls Club use with approximately 200 children (participants) and 20 staff persons on-site is also recognized, as described below:
 - a. Hours of operation are 12:00 p.m. through 8:00 p.m. from Monday through Friday during the school year
 - b. Hours of operation are 9:00 a.m. through p.m. from Monday through Friday, during the non-school year and on holidays.
 - c. Hours of operation are 10:00 a.m. through 8:00 p.m. on Saturday, and 12:00 p.m. through 8:00 p.m. on Sunday.
 4. The temporary (three-year) development of the Real Property approved by the Planning Commission on June 3, 2010 is limited to 7,200 square feet of building area. Also approved is the El Montecito School use with a maximum of 150 children and 14 staff persons on-site, and the improvements shown on the Development Plan, signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 - a. The portable classrooms and restroom building, totaling 7,200 square feet of building area, shall be removed from the site by July 29, 2013. At that time, the disturbed portion of the site shall be restored to its pre-construction condition, except for the public improvements within the right-of-way, or plans shall be submitted to the Planning Department for new site improvements.
 - b. There shall be a maximum of 150 children (including all programs) and 14 staff persons at the El Montecito School at any given time between the hours of 8:30 a.m. and 2:30 p.m. from Monday through Friday.

- c. The East Canon Perdido Street driveway and on-site student loading and unloading shall be used for the transportation of children seven years and younger.
5. Boys and Girls Club sponsored children's sleepovers may occur on-site up to a maximum of 24 times annually.
6. There shall be no more than twenty-two (22) special events per year, , such as Open House and Monte Carlo Casino Night, on the premises and limited to no more than 500 persons per event. These events shall terminate no later than 11:00 p.m.
7. A change in use or increase in intensity of use of the property could have potential land use, traffic and parking impacts. Prior to initiating a change of use or an increase in intensity of use greater than 10% on the site, a report shall be submitted by the property owner to the Community Development Director to determine whether additional City approvals are necessary such as Temporary Use Permits or an Amendment to the Conditional Use Permit, or any other appropriate review procedure.
8. Reports shall be provided to the Community Development Director by August 2011 and August 2012 to ensure compliance with the CUP. Said reports shall include a listing with the number of events and the number of participants at the events. The second annual report shall be submitted for review by the Planning Commission. This report shall include the information listed above and an update on the status of the proposed Conditional Use Permit Amendment for the long-term school use and permanent facilities. The Conditional Use Permit for the Boys and Girls Club shall b reviewed in three years.
9. Due to potential traffic impacts, uses other than the approved quasi-public and temporary educational uses are not permitted without further environmental and/or Planning Commission 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 Applicant.
10. The following vehicle-use disincentives shall be incorporated into the project to reduce traffic impacts caused by the project.
 - a. Owner or all employers shall enter into an agreement with the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees. These passes shall be provided free of charge to employees who request them for travel to and from work. Notice of the free passes shall be provided to existing employees and new employees when they are hired.
 - b. Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees.
11. The property owner shall inform the employees of the Boys and Girls Club and the El Montecito School to park on-site and not in the adjacent residential neighborhood.

12. The rolling vehicle gate on Quarantina Street shall be open at all times during hours of operation.
13. The rolling vehicle gate on Canon Perdido Street shall only be opened for student drop off and pick up between the hours of 8:15 a.m. to 8:45 a.m. for drop off and 2:30 p.m. to 3:00 p.m. for pick-up, Monday through Friday.
14. The new driveway on East Canon Perdido Street shall be used as an "entrance only" driveway. Exiting the site onto Canon Perdido Street is not permitted.
15. It is understood that the air conditioning units on the modular classrooms will not be used on a daily basis, however, they may be used in extreme conditions.

NOTICE OF DEVELOPMENT PLAN & OTHER APPROVALS TIME LIMITS:

The extension for the development plan approved per SBMC Section 28.87.350, shall expire three (3) 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.

