



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 13, 2013  
**AGENDA DATE:** March 21, 2013  
**PROJECT ADDRESS:** 632 E. Canon Perdido Street (MST2002-00786)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner  
 Kelly Brodison, Assistant Planner

### I. REQUEST

A Conditional Use Permit was approved in 2001 for four modular classrooms and one modular restroom to be temporarily (3 years) constructed on site while the Boys & Girls Club of Santa Barbara, in conjunction with a private school, prepared plans and obtained entitlement for permanent school buildings. 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, 2016, for a total of fifteen years.

### II. BACKGROUND

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..

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.

The school experienced a change of ownership and became 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 that extended the temporary school CUP, for an additional three years, until July 29, 2010.

On June 3, 2010, the PC approved another three-year extension of the CUP allowing the portables to remain on site until July 14, 2013 (Exhibit B).

Staff last reviewed an application for the construction of permanent classrooms in November 4, 2004, and the project was reviewed by ABR on three occasions. However, since then the El Montecito

School vacated the premises, and the application for the permanent school was formally withdrawn in May of 2012.

On November 23, 2010, the City Council adopted a Zoning Ordinance Amendment (ZOA) that changed the way time extensions are handled so that the Community Development Director is the decision maker for CUP time extensions, rather than the Planning Commission.

Since May 2012, a new school, Providence Hall, a high school, has been occupying the modular buildings. The Boys & Girls Club of Santa Barbara in conjunction with Providence Hall is now requesting an additional three-year extension to provide time for the new school to obtain funding and pursue permits for the new permanent school.

Conceptual plans of the existing portable classrooms and the proposed project was reviewed by ABR on March 18, 2013, (ABR minutes not available as of the writing of this report), and the applicant has stated that they will be submitting the revised Development Application Review Team (DART) application sometime within the next three months.

During the summer of 2012, Staff met with the Boys & Girls Club to discuss various options to allow Providence to remain on the site. These options included:

1. Letting the CUP expire in July 2013. The temporary classrooms would be removed from the site.
2. Pursue a new CUP for the portables to remain on site permanently similarly to a public school. The ABR would review aesthetics, and the portables might be able to be designed to be compatible with local traditional Santa Barbara architecture and the nearby Middle School.
3. Propose a new permanent building and ask for extension for existing portables while Providence Hall raises funds, and drawings are prepared. Staff was the least enthusiastic about this option, as it does not seem likely that Providence Hall will be able to raise adequate funds in a timely manner.

### **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 joint use of the Boys and Girls Club and a private 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 has demonstrated their ability to work with the community and coexist in this neighborhood, and an additional extension of this combined use does not seem to have caused a detrimental impact to adjacent properties. The operation seems to be compatible with the surrounding residential neighborhood and adequate parking is available on-site.

However, the CUP was approved on a temporary basis for three years in 2001. The project has already been extended by 9 years, and lack of funding for the permanent school has been a key obstacle in the Boys and Girls Club's ability to move forward. Staff is inclined to grant a one year extension, with the possibility of future one-year time extensions if progress can be demonstrated on the permanent school facility. The extension would continue to be subject to applicable conditions from the previous CUP approval that are contained in PC Resolutions 037-04 and 044-01 (attached as Exhibits C and D). Staff

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requests input from the Planning Commission whether a time extension should be granted, and if so, how long the extension should last.

Exhibits:

- A. Applicant's letter, dated February 4, 2013
- B. Planning Commission Resolution 004-10 dated June 3, 2010
- C. Planning Commission Resolution 037-04 dated July 29, 2004
- D. Planning Commission Resolution 044-01 dated August 16, 2001
- E. ABR Minutes





**BOYS & GIRLS CLUB  
OF SANTA BARBARA, INC.**

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Santa Barbara, CA 93103  
Tel 805-962-2382  
Fax 805-962-2952  
[www.boysgirls.org](http://www.boysgirls.org)  
Fed. Tax ID #95-1641425  
Calif. # 0174427BA8GC

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**Staff**

Carolyn Brown  
**Executive Director**

Monique Littlejohn  
**Development Director**

February 4, 2013

**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 from 632 East  
Canon Perdido St. (MST2002-00786)

Dear Mr. Casey,

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

We are requesting a 3 year CUP extension for the modulars to remain on the BGC property without interrupting Providence Halls' programs while we endeavor to proceed with our proposed joint use permanent addition to our facility through the DART process. We will seek a development approval having made minor revisions to the previously reviewed El Montecito design. Jeff Gorrell has met with Kelly Brodison to discuss our going forward to complete the building entitlements and construction. The CUP is set to expire July, 29, 2013.

These economic times remain challenging, especially for non-profits. Therefore, we continue to face a Catch 22 that, while we are anxious to move forward and 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.

**GREAT FUTURES START HERE.**

**EXHIBIT A**

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

Since we last met with ABR about three years ago with El Montecito School (before Providence Hall assumed occupancy), we took their comments very seriously. At that time we met with our 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. Providence Hall is in the process of making minor changes to the plans, with the counsel of Jeff Gorrell, to reconfigure classroom spaces and offices.

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, benefits the community, improves our facilities both indoors and outdoors, and – thanks to the advice of ABR – does so with little addition of bulk and massing to our current facility.

This is very important to those who rely upon the Boys & Girls Club, as well as 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.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn Brown". The signature is written in black ink and is positioned above the typed name.

Carolyn Brown  
Executive Director  
Boys & Girls Club of Santa Barbara, Inc.

cc: Kelly Brodison, Project Planner  
Jeff Gorrell, AIA



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 004-10  
632 EAST CANON PERDIDO STREET  
TIME EXTENSION  
JUNE 3, 2010

**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)**

The applicant requests to extend 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

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 time extensions have been granted and the approval is still valid.

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**, 3 people 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, May 27, 2010
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. **Setback Requirements (SBMC §28.21.085.A)**

The requested modification of the regulations for non-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

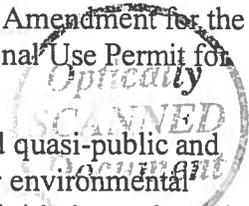
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock since the proposal involves the continuation of an existing educational use; and
5. The proposed development will not have a significant unmitigated adverse impact on 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.

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 19,419 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 three year time extension for the approval of the temporary 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 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 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.

This motion was passed and adopted on the 3<sup>rd</sup> day of June, 2010 by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Jacobs)

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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.

*Julie Rodriguez*

Julie Rodriguez, Planning Commission Secretary

*June 10, 2010*

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

## 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.

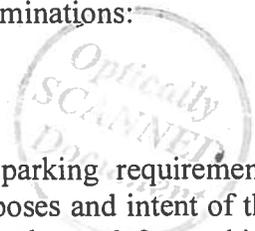
**WHEREAS**, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

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

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.

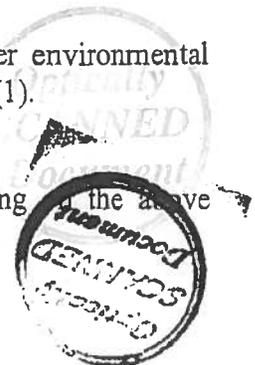
The discretionary applications required for this project are:

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 on the above application, and the Applicant was present.

EXHIBIT D



**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)

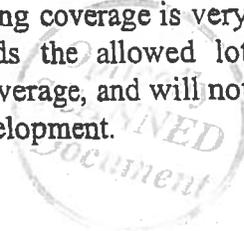
The requested modification for relief of the required parking requirements results in a project which remains consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. The project will provide 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.

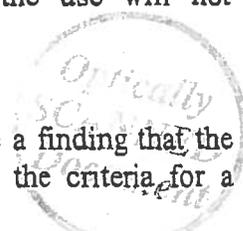
6. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The proposed modular classrooms are consistent with the height and scale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

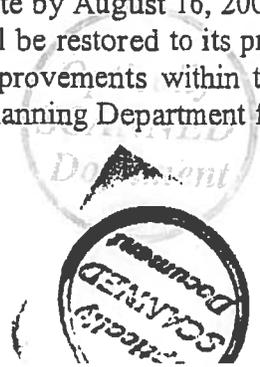
D. Recommendation to the City Council

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:

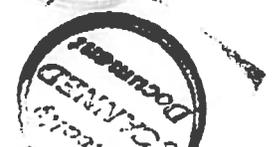
- A. The following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director, and the City Engineer (recordation must 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.



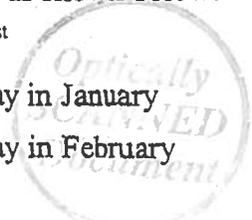
- b. There shall be a maximum of 150 children (including all programs) and 14 staff persons at the Montessori School at any given time between the hours of 8:30 a.m. and 2:30 p.m. from Monday through Friday.
  - c. The East Canon Perdido Street driveway and on-site student loading and unloading shall 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.



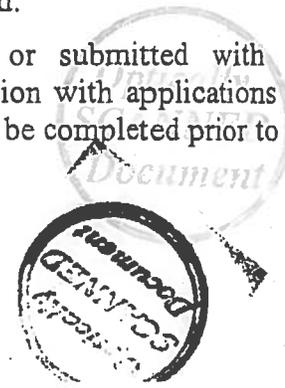
5. The trash enclosure shall provide adequate room for garbage and recycling bins.
  6. Explore possibilities to move or rotate the P1 classroom in order to gain additional room between the existing soccer field and the proposed classroom.
  7. Provide a landscape plan, prepared by a Landscape Architect, 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 1<sup>st</sup>  
Martin Luther King Jr.'s Birthday .....3<sup>rd</sup> Monday in January  
Washington's Birthday .....3<sup>rd</sup> Monday in February



Memorial Day .....Last Monday in May  
Independence Day .....July 4<sup>th</sup>  
Labor Day .....1<sup>st</sup> Monday in September  
Thanksgiving Day.....4<sup>th</sup> Thursday in November  
Following Thanksgiving Day .....The Friday following the 4<sup>th</sup>  
Thursday in November  
Christmas Day .....December 25<sup>th</sup>

\*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:

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

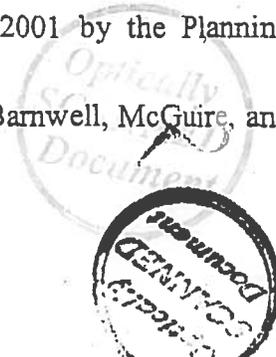
**NOTICE OF DEVELOPMENT PLAN & OTHER APPROVALS' TIME LIMITS:**

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)







ARCHITECTURAL BOARD OF REVIEW  
CASE SUMMARY

632 E CANON PERDIDO ST

MST2008-00563

C-MAJOR ADDITION

Page: 1

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**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.

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

**Activities:**

*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.*

*From: Foley, Steven*

**Activities:**

*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.*