



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 19, 2015
AGENDA DATE: November 25, 2015
PROJECT ADDRESS: 402 E Gutierrez Street (MST2014-00274)
TO: Renee Brooke, City Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *[Signature]*

I. PROJECT DESCRIPTION

The 3.71 acre site is currently developed with an approximately 83,500 sq. ft. industrial/commercial complex with 153 parking spaces. The proposed project involves a change of use to convert an existing, 10,540 sq. ft. tenant space to a new church and ancillary uses, and rental offices. The proposal includes a minor facade alteration on the south elevation and interior improvements.

The discretionary application required for this project is a Parking Modification to allow 153 parking spaces to be provided, instead of the 246 required parking spaces (SBMC § 28.90.100 and SBMC §28.92.110).

Date Application Accepted: October 28, 2015 Date Action Required: February 28, 2015

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Jose Luis Esparza for Word of Life Church	Property Owner: Laguna Industrial Partners
Parcel Number: 031-343-009	Lot Area: 3.71 Acres
General Plan: Industrial	Zoning: M-1, Light Industrial
Existing Use: Industrial/Commercial	Topography: Flat
Adjacent Land Uses:	
North – Home Improvement Center	East - Commercial
South – US 101	West - Commercial

IV. DISCUSSION

The existing industrial/commercial complex is approximately 83,500 s.f. in size. The Word of Life Church proposes to occupy an approximately 10,750 s.f. tenant space that was formerly occupied by classrooms for the Santa Barbara School District. Within the tenant space, the church proposes a sanctuary, foyer, classroom/childcare, church offices, offices for rent, and storage. The church proposes to have services and associated child care on Sunday mornings and Wednesday evenings. The church offices and rental offices would be open on weekdays during regular business hours (generally 8 a.m. – 5 p.m.).

Both the weeknight/weekend and weekday parking demands for the entire complex were analyzed in a parking demand study prepared by Associated Transportation Engineers (Exhibit D). The weeknight/weekend parking demand was determined to be a maximum of 90 spaces. The weekday parking demand was determined to be 152 spaces. One hundred fifty three (153) parking spaces are provided. The parking demand is met onsite for both the weeknight/weekend and the weekday cases; therefore, Staff supports the proposed Parking Modification.

This project was reviewed by the Architectural Board of Review (ABR) on June 23, 2014, and forwarded to the Staff Hearing Officer with a comment that the Modification does not pose an adverse visual effect on the neighborhood, and directed the applicant to return to the Consent Calendar with minor exterior alterations.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is 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, because both the weeknight/weekend and weekday parking demand will be met on-site.

Said approval is subject to a condition that the church services shall not be held on weekdays between the hours of 8:00 am to 5:00 pm.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated July 12, 2014, Revised November 9, 2015
- C. ABR Minutes, June 23, 2014
- D. Parking Demand Study by ATE, October 27, 2015

Contact/Case Planner: Danny Kato, Senior Planner
(DKato@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x2567



City of Santa Barbara California

Exhibit A: The site plan for 402 E. Gutierrez Street has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

Jose Luis Esparza, AIA
Architect

RECEIVED
NOV 10 2015
CITY OF SANTA BARBARA
PLANNING DIVISION

To: Modification Hearing Officer
City of Santa Barbara, CA 93101

Tel: (805) 564-5470

Re: Word of Life
402 E. Gutierrez Street
Santa of Santa Barbara, CA 93101
APN: 331-343-009

Cc:

Date: July 12, 2014, (Rev. November 20, 2014), (Rev. November 9,2015)

Dear Officer,

There is an existing 10,790 s.f., gross, space at 402 e. Gutierrez Street that was previously occupied by El Puente School that we would like to use as a church. The existing on site parking is 153 parking spaces. The property is M-1 Zoning.

The modification being requested is for 109 parking spaces. We are calculating that the space has 22 allocated parking spaces, $(10,790 / 500 = 22 \text{ spaces})$. The space needs 131 parking spaces total and would need a modification for the 109 parking spaces. The property is a commercial property and the additional parking spaces would only be needed during services that would be held on Sundays and Wednesday evenings when the other businesses are not open.

We had a parking study done by Associated Transportation Engineers, ATE, to determine the amount of parking available during Sunday and Wednesday evening from 7:00 pm to 9:00 pm when the church is scheduled to have services. On Sunday there were 125 parking spaces available minimum ranging up to 127 spaces available through the day. On Wednesday there were 115 spaces available at 7:00 pm, 111 spaces available at 8:00 pm and 114 spaces available at 9:00 pm. When services take place, the office spaces will be vacant reducing the parking need to accommodate the needs will be 85 parking spaces. The foyer will be empty, 81 parking spaces for the sanctuary and 4 parking spaces for the child care. The child care is only for use during church services.

There are fleet vehicle parking for KEYT, Stewart De-rooting & Plumbing and County Sanitation Co. The fleet parking is gated separately from the rest of the parking and 6 fleet vehicles were parked there with 3 parking spaces vacant. All other parking spaces are open.

The business hours for the neighbor tenants is attached. As you will note on Wednesday night when the church will be having services, all of the businesses

1746 Calle Poniente, Santa Barbara CA 93101, Ph/Fax 805 883-1600 Cell: 805 570-7056
Members: American Institute of Architects

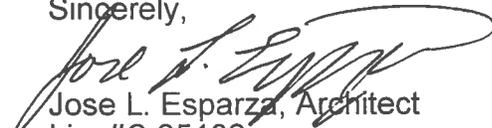
are closed by 6:00 pm, 1 hour prior to services starting. All businesses are closed on Sunday when the church has services all day.

The church has no special events. It is understood that if the need for a special event arises, the church will request a permit from the City of Santa Barbara prior to the event.

We request the modification be granted because the proposed church use with services of all day on Sundays and Wednesday services from 7:00 pm to 9 pm do not adversely effect the available parking spaces on the property. The parking study determined that the minimum parking spaces available at the study times was 111 available parking spaces. The church service would require using 86 parking spaces leaving 25 parking spaces open. If 3 of these spaces are behind locked gates in the fleet vehicle parking area that still leaves 22 available parking spaces. All parking spaces are located on the site and there is no parking agreement required with any neighboring properties.

Thank you for the consideration for the modification of the 109 parking spaces needed to proceed with the church at this location.

Sincerely,



Jose L. Esparza, Architect
Lic. #C 25132

Tenant	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Right Scale	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	Closed	Closed
Church Offices	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	Closed
Church Services	Closed	Closed	7 pm-9 pm	Closed	Closed	Closed	7 am-7 pm
Sunnyside Deli	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	Closed	Closed
Carquest	8 am-6 pm	8 am-6 pm	8 am-6 pm	8 am-6 pm	8 am-6 pm	8 am-4 pm	Closed
Tent Merchant	9 am-5 pm	9 am-5 pm	9 am-5 pm	9 am-5 pm	9 am-5 pm	9 am-2 pm	Closed
Kamran	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	Closed	Closed
County Sanitation	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	8 am-5 pm	Closed	Closed
KEYT	Closed	Closed	Closed	Closed	Closed	Closed	Closed
Cory Motors	7 am-6 pm	7 am-6 pm	7 am-6 pm	7 am-6 pm	7 am-12 pm	Closed	Closed
(A) Office/Retail	3 pm-5 pm	Closed	3 pm-5 pm	Closed	Closed	Closed	Closed

***** THE FOLLOWING ARE REVISED JUNE 23, 2014, CONSENT REVIEW MINUTES TO BE RATIFIED AT THE AUGUST 4, 2014, FULL BOARD MEETING. *****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin**, and **Courtney Jane Miller** (with additional review by **Howard Wittausch** on Referred Full Board Item #5 below).

ABR - NEW ITEM

A. 402 E GUTIERREZ ST M-1 Zone

Assessor's Parcel Number: 031-343-009
 Application Number: MST2014-00274
 Owner: Laguna Industrial Partners
 Applicant: Miguel Montano
 Architect: Jose Luis Esparza, AIA

(Proposal for a change of use to convert an existing tenant space to a new church within an existing commercial complex on a 3.71 acre parcel. The proposal includes a minor façade alteration on the south elevation to replace an existing rear entry door and add a sidelight and transom. This project requires Staff Hearing Officer review of a parking modification.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

Public comment: Gary Simpson, representing sole access from the rear parking lot.

Continued indefinitely to the Staff Hearing Officer for return to Consent Review with comments:

- 1) The proposed project needs more architectural enhancement on both the east Gutierrez Street and parking lot sides, such as better articulation of the façade to delineate the building as a new church.
- 2) Add additional landscaping.
- 3) Provide additional existing parking lot details, and generally upgrade the parking lot due to significant change of use.
- 4) Provide existing tree locations.
- 5) The proposed modification poses no adverse visual effect to the neighborhood.

ABR - FINAL REVIEW

B. 101 N MILPAS ST C-2 Zone

Assessor's Parcel Number: 017-083-015
 Application Number: MST2014-00195
 Owner: Amiri Family Trust
 Applicant: Permit Consultants
 Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

(Project was last reviewed on June 9, 2014.)

**Final Approval as noted on plan Sheets A2.1, L1.0, and L2.0.
 EXHIBIT C**



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

October 27, 2015

14038L05

Mr. Miguel Montano
P.O. Box 634
Santa Barbara, CA 93102

UPDATED PARKING STUDY FOR THE 402 E. GUTIERREZ STREET CHURCH PROJECT - CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following updated parking study for the 402 E. Gutierrez Street Church Project, proposed in the City of Santa Barbara. The study quantifies the City's Zoning Ordinance parking requirements for the existing and proposed site uses and forecasts the peak parking demands for the project based on parking demand data published by the Institute of Transportation Engineers (ITE). The parking study also evaluates the availability of parking at the project site to accommodate church services and addresses comments made by City staff.

PROJECT DESCRIPTION

The project is proposing to develop a church within a 10,445 SF vacant space located in an existing industrial/commercial center located on the south side of E. Gutierrez Street between Laguna Street and Olive Street. The proposed church would include a sanctuary with 324 seats where services would be held, 5,000 SF of office space, a 2,151 SF storage area, and a child care facility. Church services would be held on Wednesday evenings between 7:00 P.M. and 9:00 P.M. and throughout the day on Sundays. The church office would be open on weekdays during normal business hours and would not be used when services are held. The proposed child care facility, which would have 2 staff members and a maximum of 20 children, would operate only when church services are held. It is noted that the church is proposing to sub-lease 1,641 SF of the office space to another tenant. This leased space would not be used on weekday evenings or on weekends when services are held.

Parking for the industrial/commercial center is provided in existing surface parking lots containing a total of 153 parking spaces. The church has negotiated a reciprocal parking agreement with the adjacent businesses to allow the church to use the open spaces within the lot when church services are held on Wednesday evenings and on Sundays.

Table 1 presents the hours of operations for the existing and proposed site uses. As shown, the existing site uses are closed during the periods when church services would be held.

**Table 1
Hours of Operation**

Tenant	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Right Scale	8 AM - 5 PM	Closed	Closed				
Sunnyside Deli	8 AM - 5 PM	8 AM - 5 PM	Closed				
Carquest	8 AM - 6 PM	8 AM - 4 PM	Closed				
Tent Merchant	9 AM - 5PM	9 AM - 2PM	Closed				
Kamran	8 AM - 5 PM	Closed	Closed				
County Sanitation	8 AM - 5 PM	Closed	Closed				
KEYT	Closed	Closed	Closed	Closed	Closed	Closed	Closed
Cory Motors	7 AM - 6 PM	7 AM - 12 PM	Closed	Closed			
Office/Retail	3 PM - 5PM	Closed	3 PM - 5PM	Closed	Closed	Closed	Closed
Church Office	8 AM - 5 PM	8 AM - 5 PM	Closed				
Church Service	Closed	Closed	7 PM - 9 PM	Closed	Closed	Closed	7 AM - 7 PM

ZONING ORDINANCE PARKING REQUIREMENTS

The City of Santa Barbara Zoning Ordinance parking requirements for the existing and proposed site uses are presented in Table 2. The table shows the parking requirements for both typical weekday business hours and for the evening and Sunday periods when church services are held.

Table 2
City of Santa Barbara Ordinance Parking Requirements

Land-Use	Size	Parking Ratio	Parking Requirement
Right Scale (Manufacturing)	26,339 SF	1 space/500 SF	53 Spaces
Sunnyside Deli (Fast-Food)	2,421 SF	1 space/100 SF	24 Spaces
Kamran (Warehouse)	8,800 SF	1 space/5,000 SF	2 Spaces
CarQuest/Tent Merchant (Office)	1,052 SF	1 space/250 SF	4 Spaces
CarQuest/Tent Merchant (Retail)	1,052 SF	1 space/250 SF	4 Spaces
CarQuest/Tent Merchant (Warehouse)	4,909 SF	1 space/5,000 SF	1 Space
Kamran (Office)	1,875 SF	1 space/250 SF	8 Spaces
Kamran (Retail)	1,875 SF	1 space/250 SF	8 Spaces
Kamran (Warehouse)	8,750 SF	1 space/5,000 SF	2 Spaces
County Sanitation (Office)	5,512 SF	1 space/250 SF	22 Spaces
KEYT (Office)	3,018 SF	1 space/250 SF	12 Spaces
Cory Motors	3 Service Bays	1 space/Bay	3 Spaces
Available Space	2,734 SF	-	2 Spaces (a)
Proposed Church (Seats)	324 Seats	1 space/4 Seats	81 Spaces
Proposed Church (Office)	3,359 SF	1 space/250 SF	13 Spaces
Proposed Church (Rental Office)	1,641 SF	1 space/250 SF	7 Spaces
Weekday Sub-Total:			246 Spaces
Parking Provided:			153 spaces

(a) Available service space parking requirement provided by City staff.

The data presented in Table 2 indicate that the City's parking requirement for the site uses that operate during typical business hours during the week is 246 spaces. The existing parking supply of 153 spaces therefore does not meet the City's parking requirements for the existing and proposed site uses. The City's parking requirement for the church service is 81 spaces and 20 spaces for the Church office (121 total spaces required). The existing parking supply of 153 spaces therefore meets the City's parking requirement for the proposed church.

PARKING DEMAND ANALYSIS

ITE Parking Demand Analysis

A parking demand analysis was prepared using the rates contained in the ITE Parking Generation report¹ to determine if the existing parking supply adequately accommodates the parking demands of the existing and proposed site uses. Table 3 presents the weekday parking demand forecasts for the existing and proposed uses assuming the ITE demand rates.

¹ Parking Generation, Institute of Transportation Engineers, 4th Edition, 2010.

Table 3
ITE Weekday Parking Demand Forecasts

Land-Use	Size	Parking Ratio	Parking Requirement
Right Scale (Office)	4,808 SF	2.47 spaces/KSF	12 Spaces
Right Scale (Manufacturing)	21,531 SF	1.27 spaces/KSF	27 Spaces
Kamran (Fast-Food)	2,421 SF	8.2 spaces/KSF	20 Spaces
Kamran (Warehouse)	8,800 SF	0.51 spaces/KSF	4 Spaces
CarQuest (Office)	1,052 SF	2.47 spaces/KSF	3 Spaces
CarQuest (Retail)	1,052 SF	3.76 spaces/KSF	4 Spaces
CarQuest (Warehouse)	4,909 SF	0.51 spaces/KSF	3 Space
Kamran (Office)	1,875 SF	2.47 spaces/KSF	5 Spaces
Kamran (Retail)	1,875 SF	3.76 spaces/KSF	7 Spaces
Kamran (Warehouse)	8,750 SF	0.51 spaces/KSF	4 Spaces
County Sanitation (Office)	5,512 SF	2.47 spaces/KSF	14 Spaces
KEYT (Office)	3,018 SF	2.47 spaces/KSF	7 Spaces
Cory Motors	3 Service Bays	N/A	19 Spaces (a)
Available Space	2,734 SF	3.76 spaces/KSF	10 Spaces
Proposed Church (Office)	5,000 SF	2.47 spaces/KSF	12 Spaces
Proposed Church (Warehouse)	2,151 SF	0.51 space/KSF	1 Spaces
Weekday Sub-Total:			152 Spaces
Parking Provided:			153 spaces

(a) ITE rates not available. Parking demand based on operational assumptions.

The data presented in Table 3 show that the existing site uses and the proposed church office/storage square-footage is forecast to generate a peak parking demand of 152 spaces. The existing parking supply of 153 spaces would therefore accommodate the parking demands of the existing and proposed site uses assuming the ITE parking demand rates.

Church Service Parking Demands

Parking demands estimates were developed for the proposed church service based on the rates contained in the ITE Parking Generation report² for Church uses (ITE Land Use #151). Peak parking demand were developed based on the overall square-footage of the church as well as the number of seats provided. Table 4 presents the parking demand estimates for the church based on the ITE rates.

² Parking Generation, Institute of Transportation Engineers, 4th Edition, 2010.

Table 4
Parking Demand Estimates - ITE Rates

Land-Use	Size	Average Parking Demand Rate	Parking Demand
Church	10,790 SF	8.37 spaces/1,000 SF	90 Spaces
Church	324 Seats	0.20 Spaces/Seat	65 Spaces

The data presented in Table 4 indicate that the peak parking demand estimates for the church service range from 65 to 90 parking spaces. It is noted that church office would not be operating during church services (see Table 1).

On-Site Parking Availability

The existing center contains a mix of industrial and commercial uses, including Right Scale (computer software), Kamran and Company Restaurant Equipment, Carquest Auto Parts, and Cory Motors (auto repair). The majority of the on-site tenants operate Monday through Friday from 8:00 A.M. to 6:00 P.M. and all are closed on Sundays (see Table 1).

Parking demand surveys were conducted at the existing center from 7:00 P.M. to 9:00 P.M. on Wednesday, May 14th, 2014 and throughout the day on Sunday, May 18th, 2014 (survey data attached for reference). The surveys recorded the number of vehicles that were parked on-site and determined the number of spaces that would be available for church parking during the periods when services are held. As noted previously, 153 parking spaces are provided on site. Table 5 presents the peak parking demands observed at the site and the amount of parking spaces available during the survey periods.

Table 5
Existing Peak Parking Demands

Date	Day	Time	Parked Vehicles	Available Parking	Required Church Parking
05/14/2014	Wednesday	7:00 P.M.	38	115 Spaces	65 to 90 Spaces
		8:00 P.M.	42	111 Spaces	
		9:00 P.M.	39	114 Spaces	
05/18/2014	Sunday	8:00 A.M.	27	126 Spaces	65 to 90 Spaces
		9:00 A.M.	28	125 Spaces	
		10:00 A.M.	27	126 Spaces	
		11:00 A.M.	27	126 Spaces	
		1:00 P.M.	27	126 Spaces	
		2:00 P.M.	27	126 Spaces	
		4:00 P.M.	26	127 Spaces	
		6:00 P.M.	27	126 Spaces	
		8:00 P.M.	27	126 Spaces	

The data presented in Table 5 show that the peak parking demand observed at the site on Wednesday evening occurred at 8:00 P.M. with 42 parked vehicles and 111 available spaces. The peak parking demand observed at the site on Sunday occurred at 9:00 A.M. with 28 parked vehicles and 125 available spaces. The number of spaces that are available within the on-site parking lot (111 -125 spaces) would accommodate the required church parking of 65 to 90 parking spaces.

This concludes our updated parking demand analysis for the 402 E. Gutierrez Street Church Project.

Associated Transportation Engineers



Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/MMF

Attachments: Parking Survey Data

#14038 - 402 E. GUTIERREZ CHURCH PROJECT
PARKING SURVEY DATA

DATE: Wednesday, May 14, 2014

TIME	ZONE 1	85	ZONE 2	30	ZONE 3	38	TOTAL	153
7:00 P.M.	32	38%	5	17%	1	3%	38	25%
8:00 P.M.	34	40%	6	20%	2	5%	42	27%
9:00 P.M.	32	38%	6	20%	1	3%	39	25%

AVAILABLE SPACES

115
111
114

OLIVE STREET (W)	23
11	48%
11	48%
2	9%

DATE: Sunday, May 18, 2014

TIME	ZONE 1	85	ZONE 2	30	ZONE 3	38	TOTAL	153
8:00 A.M.	19	22%	7	23%	1	3%	27	18%
9:00 A.M.	20	24%	7	23%	1	3%	28	18%
10:00 A.M.	19	22%	7	23%	1	3%	27	18%
11:00 A.M.	19	22%	7	23%	1	3%	27	18%
1:00 P.M.	19	22%	7	23%	1	3%	27	18%
2:00 P.M.	18	21%	8	27%	1	3%	27	18%
4:00 P.M.	18	21%	7	23%	1	3%	26	17%
6:00 P.M.	19	22%	7	23%	1	3%	27	18%
8:00 P.M.	19	22%	7	23%	1	3%	27	18%

AVAILABLE SPACES

126
125
126
126
126
126
127
126
126

OLIVE STREET (W)	23
0	0%
0	0%
0	0%
1	4%
0	0%
0	0%
1	4%
0	0%
0	0%

