



# City of Santa Barbara California

III.

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 12, 2012  
**AGENDA DATE:** April 19, 2012  
**PROJECT ADDRESS:** 122 Santa Barbara Street (MST2012-00021)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Danny Kato, Senior Planner  
Kelly Brodison, Assistant Planner

### I. PROJECT DESCRIPTION

The project consists of a proposal to create a new parking lot with nine spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping.

### II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. A Coastal Development Permit (CDP2012-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44); and
- B. A Conditional Use Permit to allow a parking lot in the OC Ocean-Oriented Commercial Zone (SBMC §28.71.020).

**APPLICATION DEEMED COMPLETE:** March 20, 2012  
**DATE ACTION REQUIRED:** May 19, 2012

### III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. In addition, the project would be consistent with the uses of the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



**V. SITE INFORMATION**

<b>Applicant:</b>	Dennis Thompson		
<b>Property Owner:</b>	Jack and Judy Staplemann		
<b>Site Information</b>			
<b>Parcel Number:</b>	017-022-002	<b>Lot Area:</b>	5,208 sq. ft.
<b>General Plan:</b>	Ocean Related Commercial	<b>Zoning:</b>	OC/SD-3
<b>Existing Use:</b>	Vacant	<b>Topography:</b>	~12%
<b>Adjacent Land Uses</b>			
<b>North</b> – Industrial/Storage		<b>East</b> – Industrial/Manufacturing	
<b>South</b> – Commercial		<b>West</b> – Furniture/Commercial	

**VI. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. CONDITIONAL USE PERMIT REQUIREMENTS**

Automobile rentals and parking lots can be permitted in the OC Zone with a conditional use permit as long as they comply with the provisions of the Parking Ordinance SBMC §28.94. The project complies with the requirements for accessibility and maneuverability, and the project includes a screen wall, landscaping and lighting as reviewed by the ABR. The proposed parking lot will support the surrounding uses and is compatible with the neighborhood, it will not block views to or from the ocean and will not have a detrimental impact on the surrounding area.

**B. COMPLIANCE WITH GENERAL PLAN, THE LOCAL COASTAL PLAN & COASTAL ACT**

The project site is within Component 5 of the Local Coastal Plan (LCP) and the General Plan land use designation is Ocean Related Commercial/Medium-High Residential. Under the Land Use Element of the General Plan, the project site is identified as being in the East Beach neighborhood. The General Plan and the LCP describe this area as a mix of industrial, hotel-motel, residential and public facility uses.

The property is zoned OC, Ocean Oriented Commercial which strives to achieve a balanced use of the City's Waterfront and maintain the small scale, local character that is unique to the Waterfront area. Land uses shall be encouraged in this zone that maintain and enhance the desirability of the Waterfront as a place to work, visit, and live. This zone is intended to foster a vital, mixed use neighborhood and preserve and protect the coastal environment in terms of light air, and visual amenities.

A parking lot would be consistent with this neighborhood as there are many visitor-serving, commercial and industrial uses. The project would be screened and landscaped appropriately.

Staff has reviewed the project for consistency with all applicable Coastal Act and Local Coastal Plan Policies. No specific Coastal Act policies are applicable to this project in this location, therefore, this project will not be in conflict with the policies of the Coastal Act. Also, the

goals and policies of the LCP relevant to the project development are attached as Exhibit E. The project does not block views to or from the ocean or mountains, parking will not be visible from Highway 101 and pedestrian circulation will not be hindered.

## **VII. ENVIRONMENTAL REVIEW**

The Environmental Analyst has determined that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303. This section consists of construction and location of small facilities or structures where there are only minor modifications made to the exterior of the structure and include accessory (appurtenant) structures, including garages, carports, patios, swimming pools and fences.

## **VIII. DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review (ABR) on February 6, 2012 (meeting minutes are attached as Exhibit D). The ABR took no issue with the proposed parking lot and forwarded the project to the Planning Commission requesting the applicant to provide landscaping in front of the walls that includes vertical plants, and to provide a cut sheet of the exterior light fixture. The project will return to the ABR Consent Calendar subsequent to Planning Commission approval.

## **IX. FINDINGS**

### **A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act as described in Section VI.B of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code as described in Section VI of the Staff Report.

### **B. CONDITIONAL USE PERMIT**

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

*The proposed parking lot will support the surrounding Ocean Oriented Commercial uses by providing parking on a vacant lot in a neighborhood that is lacking in parking, with many industrial and commercial buildings that are legally non-conforming to parking.*

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

*The parking lot will be screened and secured by a gate and stucco wall and will provide parking for the adjacent buildings. The site will be well lighted and will not negatively affect property values in the surrounding 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.

*A building is not proposed as part of this project and the proposed parking lot is surrounded by industrial uses and vacant land, and would not result in detrimental impacts on the surrounding area.*

4. Adequate access and off-street parking including parking for guests is provided in a manner an 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.

*The parking lot has been reviewed by Transportation Planning and has been found to provide sufficient access to the property for ingress and egress and adequate maneuvering area is provided to access the parking spots. A building is not proposed as part of this project therefore there is no associated parking requirement. However, the new parking lot will provide parking for some of the surrounding buildings that are currently non-conforming to parking*

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 Planning Commission shall have the authority to approve the design of open space. Design shall mean size shape, allocation and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title.

*A stucco screen wall and landscaping is proposed as part of the project and has been reviewed and approved by the Architectural Board of Review. The project will enhance the existing vacant lot and the appearance of the parking lot is compatible with the surrounding neighborhood as determined by the ABR.*

6. Compliance with any additional specific requirements for a conditional use permit. The Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions.

*With the approval of a CUP and a CDP, the project meets the required conditions, standards and limitations for a parking lot in the OC zone.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated February 21, 2012
- D. ABR Minutes
- E. Applicable Local Coastal Plan Policies



**PLANNING COMMISSION CONDITIONS OF APPROVAL**

122 SANTA BARBARA ST  
CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT  
APRIL 19, 2012

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Make application and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
  - a. Make application and obtain a Building Permit (BLD) for construction of approved development.
  - b. Make application and obtain a Public Works Permit (PBW) for all required public improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on \_\_\_\_\_ is limited to a nine space parking lot and associated walls, gate, lighting, and landscaping and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan 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, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR the owner is responsible for its immediate replacement.

4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
  5. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
  6. **Gates.** Any gates that have the potential to block access to any designated commercial space shall be locked in the open position during business hours.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR) shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Landscape Screening.** Landscaping with low water use plants and a solid screen wall or fence shall be provided to buffer the parking area from Santa Barbara Street.
  2. **SWMP.** The proposed borings for infiltration for the parking lot shall be installed as shown on the plans approved by the Planning Commission on April 19, 2012.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department - Public Works Permits:**
    - a. Apply for a Public Works Permit to cut and cap two (E) sewer laterals at the main.
    - b. Apply for a Temporary Traffic Control Permit and a Haul Route Permit from the Public Works counter.

2. **Community Development Department.**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

- 1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, (s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

2. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash

representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

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

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission / Staff Hearing Officer.

- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

#### **NOTICE OF APPROVAL TIME LIMITS:**

The Planning Commission action approving the Conditional Use Permit shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

**NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

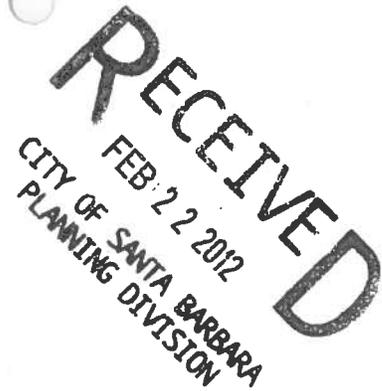
**NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):**

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.









February 21, 2012

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

Subject: Conditional Use Permit for 122 Santa Barbara Street

Dear Members of the Commission:

I am seeking a Conditional Use Permit to allow a new parking lot to be developed at the subject property. This request would be for the Commission to find that parking is a Consistent Use in the "OC" zone under Section 28.71.020.7.

The property is a 5,208 square foot lot in the "Funk Zone," and it is bordered by a furniture store, an industrial building, and an open storage yard. All parcels are zoned OC/SD3. The property was developed with a 3,140 square foot Quonset-hut type industrial building in the 1930's, with no parking. That building burned last year, and the entire building was demolished. What remains is the concrete slab of the building and fencing at each end.

The proposal is to retain the existing concrete slab and augment it with curbs, fences, gates, landscaping, lighting and storm water management facilities. The result would be an attractive and secure 9-unit parking lot for the use of nearby tenants, in a neighborhood which is sorely lacking in off-street parking. Ultimately, the lot may be used to increase the occupancy allowed in nearby buildings.

This proposal will not involve any new noise or odor sources, other than that of cars. There are no easements, creeks, or recreational trails nearby. Water for irrigation will be supplied from the existing city meter. The site is in a flood zone, and no special studies have but done for the property. There will be some excavation required for storm water management devices, and soil will be exported. Construction of the improvements should be completed within one to two months.

Regarding storm water management, there is no storm water entering the site from other properties, and we are reducing the impermeable surface by approximately 17%. We are also proposing to drill small drywells at the concrete slab's low spots to provide additional retention.

We had a pre-application review with Planners Danny Kato and Bettie Weiss on August 24, 2011, which led to this application. The ABR gave positive comments to the project at its February 6, 2012 Consent meeting.

Sincerely,

Dennis Thompson, AIA, LEED AP





ARCHITECTURAL BOARD OF REVIEW  
CASE SUMMARY

122 SANTA BARBARA ST

MST2012-00021

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**Project Description:**

Proposal to create a new parking lot with nine spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping. Planning Commission review of a Conditional Use Permit is requested.

**Activities:**

**2/6/2012**

***ABR-Consent (New)***

*(Comments only; project requires environmental assessment and Planning Commission review of a Conditional Use Permit.)*

*Continued to the Planning Commission with comments: 1) provide landscaping in front of walls that includes vertical plants; 2) provide a cut sheet of exterior light fixture.*

**2/6/2012**

***ABR-Consnt Mail Notice Prep'd***



## LOCAL COASTAL PLAN POLICIES

**Policy 3.3** New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.

**Policy 3.4** New development in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation

**Policy 9.1** The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new developments;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;
- (4) Developing a system to evaluate view impairment of new development in the review process.

**Policy 9.3** All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

**Policy 9.5** All parking facilities shall be screened from public view in a method suggested in the City's Scenic Highways Element of the General Plan.

roads, parks, and other open spaces.

**Policy 11.5** All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.

**Policy 11.6** The City shall locate and develop new public and private parking in larger, multi-use facilities wherever feasible in order to minimize street access points, reduce peak parking space requirements, and improve facility control.



**III. RECOMMENDATION**

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General and Local Coastal Plans. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.

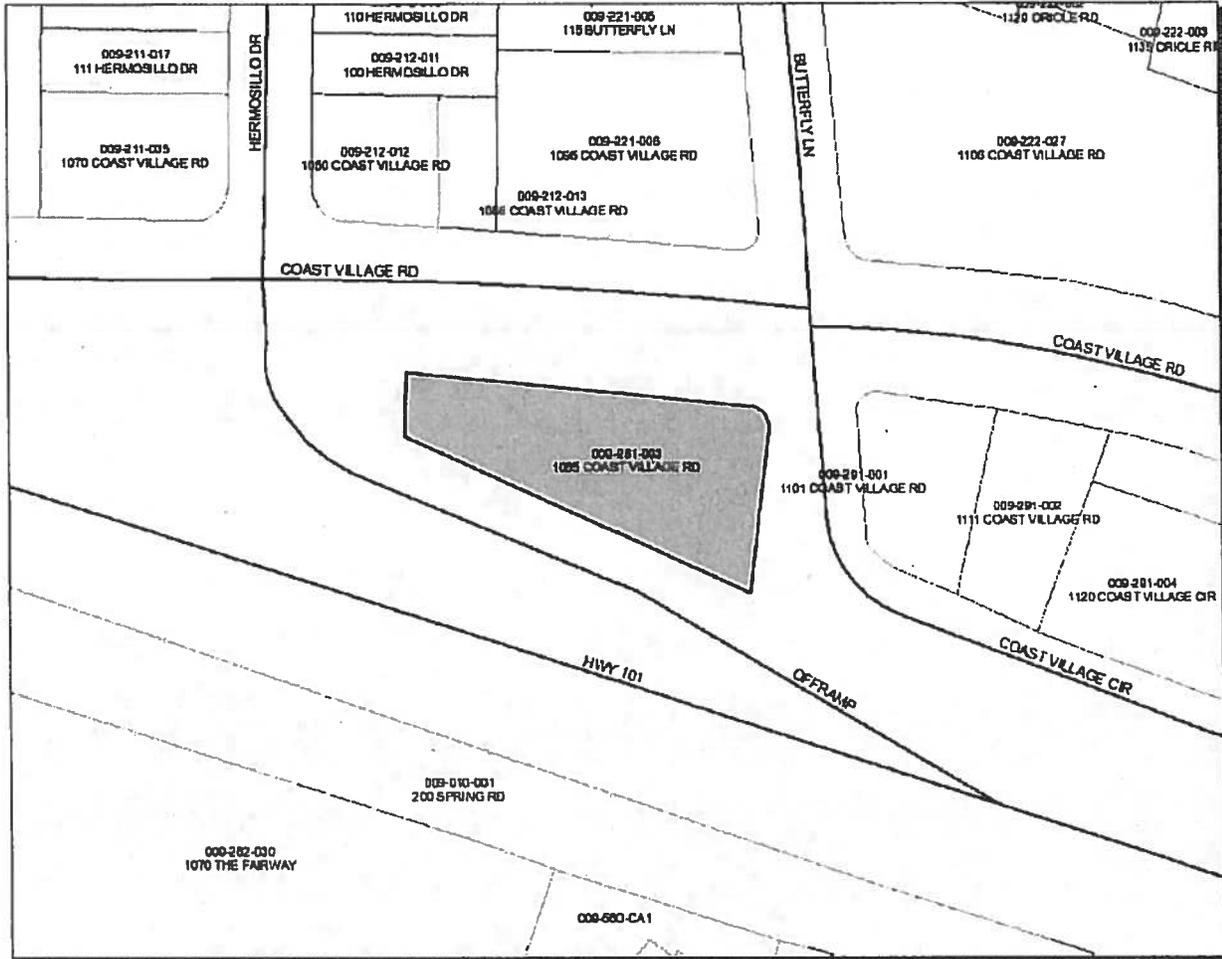


Fig.1: 1085 Coast Village Road, the subject site, is highlighted.

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Architect Kevin Dumain, DesignARC		
<b>Property Owner:</b>	Janda Partners LP (Bob and Linda Uellner)		
<b>Site Information</b>			
<b>Parcel Number:</b>	009-281-003	<b>Lot Area:</b>	24,893 sf / 0.57 acres
<b>General Plan:</b>	Commercial/ Medium-High Residential	<b>Zoning:</b>	C-1 Limited Commercial