

PLANNING COMMISSION
STAFF REPORT

MEETING DATE: November 1, 2010

ITEM FOR CONSIDERATION

Case No. 10-1562-RDP/CDP

Request to revise the approved Development Plan and Coastal Development Permit for the Carpinteria Children's Project at Main (formerly Main Family Resource Center) to allow infant and toddler day care and a children's learning garden.

Report prepared by: Jackie Campbell, Director
Community Development Department


SIGNATURE

Reviewed by: Alexandra Barnhill, Deputy City Attorney


SIGNATURE



Owner: Carpinteria Unified School District
Applicant: Michelle Robertson
Project Location: 5421 Eighth Street
APN: 003-323-001
Zoning: Community Facility (CF)
General Plan Designation: Public Facility (PF)

I. RECOMMENDATION

Adopt the attached Resolution, thereby approving Project Number 10-1562-DPR/CDP to allow a revision to the approved Development Plan and Coastal Development Permit to include an infant and toddler day care center and children's learning garden at the Carpinteria Children's Project at Main.

II. PROJECT DESCRIPTION

The Carpinteria Children's Project at Main Revised Development Plan project includes the addition of an infant and toddler day care center for a maximum of 26 children age three months to three years supervised by eight employees. A children's learning garden would also be added in the area previously used as a grass playground. A pee-wee soccer field would be added and remain available for public use along with the play equipment located in the southwest corner of the property. A new 144 square foot garden shed would be added between the preschool classrooms and the parking lot. Six parking spaces would be added to the existing 26-space parking lot bringing the total number of onsite parking spaces to 32; the spaces would be created through new striping in the existing paved area of the lot.

These uses would be in addition to the existing uses that collectively comprise an early childhood and education resource center. The Carpinteria Children's Project at Main provides educational support systems for families in Carpinteria through a collaboration of partner organizations that include community-based non-profit agencies providing a variety of education, health, social wellness and enrichment programs and services focusing on school readiness and complementing existing local school programs.

The center's purpose is to provide a one-stop shop of resources and educational support systems. Primary collaborative partners include the Carpinteria Unified School District as property owner, Hutton Foundation as a master lessor and property manager, and First 5 Santa Barbara County as an early educational needs and services facilitator.

The collaborative would be anchored by the Community Action Commission (CAC), Head Start Preschool. In addition to CAC/Head Start, the center includes organizations such as: Family Service Agency, Carpinteria Education Foundation, Carpinteria Unified School District, Santa Barbara County Education Office, Child Abuse Listening and Mediation, Council on Alcohol and Drug Abuse, Foodbank and the Santa Barbara County Women, Infants and Children program. The Santa Barbara County Board of Supervisors First District Supervisor Salud Carbajal also has a part-time satellite office at the facility.

The addition of the infant and toddler day care center and children's learning garden do not require any additions to the existing buildings. Fencing and landscaping would be used to create the two separate play yards (one for infants and one for toddlers) along the east and northeast portions of the existing building. Security lighting would be added for the outdoor play areas. The day care center would be located within the area of the school that was previously used as the library.

The hours of operation would continue to be from 7:00 a.m. to 5:30 p.m. Evening use up to a maximum of forty (40) nights per year would continue and would not be affected by the addition of the day care center and children's learning garden. All evening events would conclude by 9:00 p.m. and would not involve amplified sound.

Plans are attached as Exhibit 1, Attachment B.

III. BACKGROUND

The project site encompasses two city blocks in a developed urban area and is bounded by Eighth Street, Palm Avenue, Sixth Street and Walnut Avenue. Surrounding uses include single family and multi-family units, light industry, a church and Carpinteria Middle School and the community pool. Historically, the site was used as an elementary school with 25,297 square feet of enclosed building area including eight original classrooms, seven portable classrooms (one of which was converted into a computer lab), cafeteria/kitchen, administrative offices and library. Main School was originally constructed in 1938. It included a blacktop play area and a grass play field with some playground equipment (swings, bars, etc.). Over the years, many changes to the site were made including the addition of the portable classrooms in the 1990s and the computer lab in 2002. Other modernization improvements to address safety and accessibility issues were completed during the 1990s.

In 2007, Main Elementary School was closed due to declining enrollment and budget concerns at the Carpinteria Unified School District. The District considered several alternative uses for the campus and ultimately signed a lease with the Hutton Foundation to allow operation of a family resource center to support early childhood education and the local provision of social services for Carpinteria.

In 2008, the City Council approved a Development Plan Permit to allow the Main Family Resource Center. The facility began operations in January 2009 with several social service groups creating office spaces within the former school buildings and a Head Start Pre-School operated by Community Action Commission (CAC). The project was reviewed by the Planning Commission for compliance with its conditions in June 2009 and again in January 2010. At both hearings, the project was found by the Commission to be operating consistent with its conditions of approval. All required documentation regarding the number of employees, students and night meetings has been submitted in a timely manner and only a couple incidents of reports from neighbors regarding parking and noise issues have occurred. Beyond those two incidents of reports to City Hall, the facility operations have been compatible with the surrounding residential neighborhood.

Architectural Review Board

The proposed revisions to the existing permitted facility were reviewed by the Architectural Review Board (ARB) on September 16 and October 14, 2010. The ARB recommended preliminary approval with some changes to the site plan that were made by the landscape architect. Specifically, fencing around the infant play yard is to be black vinyl-coated chain link screened by plantings on the outside of the fence (closest to Walnut Avenue). The toddler play yard is to be secured by the existing brick wall with a decorative wrought iron fencing on top and additional pilaster/columns placed on top of the wall to achieve the needed 48-inch height required by the state licensing agency.

The garden shed will be made of wood, per ARB comments. The ARB also suggested that the School District consider planting some vines on the fence surrounding the property, particularly along Palm Avenue where the portable classroom buildings are located. The ARB will review final fencing, lighting and landscape plans prior to issuance of clearance to proceed with commencement of operation of the day care center and construction of the children's learning garden. The ARB will also review any new signs proposed for the facility.

Minutes from the two ARB meetings are attached as Exhibit 2.

IV. ENVIRONMENTAL

Staff also analyzed whether any new noise, traffic, recreation, visual and/or other environmental impacts would be associated with the revised project. The property will continue to be used for youth educational purposes as it has in the past, will have a substantially similar intensity of use, will operate within the same hours of operation, will remain open to the public for use of the pee-wee soccer field and play equipment during non-business hours, and will not result in any physical changes to the exterior of existing buildings, staff concluded that the project does not pose any new noise, traffic, recreation or visual impacts. While there will be additional trips associated with the day care center, the volume of trips will not trigger any threshold of significance at area intersections as most trips associated with day care are pass-by or diverted trips that are already on the road to another destination in the vicinity. Six additional parking spaces will be provided onsite to accommodate the increase in parking demand by new employees. The play yards for the infants and toddlers will be screened from view by existing walls and/or new fences and landscaping. Security lighting will be added to ensure that inappropriate use of the site after hours does not occur; lighting will be screened from view and will be directed downward so as not to impact adjacent neighbors across Walnut Avenue. Noise impacts from the infant and toddler day care would occur only during business hours and will not cause a significant impact to the neighborhood as noise levels associated with this use do not trigger City thresholds of significance. Also, the use will be mainly indoors with only temporary use of the outdoor play areas during daytime hours.

The proposed project is located in an urban area on a property that is zoned to accommodate community facility uses and served as an elementary school for many years and a family resource center for the past nearly two years. Given the discussion regarding traffic, parking, noise, recreation and visual impacts above, and the fact that there is no potential for the project to result in significant environmental effects as there is no wildlife habitat or environmentally sensitive habitat on the site, the proposal is categorically exempt from environmental review pursuant to §15332 [in-fill development projects within urbanized areas] of the California Environmental Quality Act (CEQA) Guidelines. See Exhibit 3, Notice of Exemption, for more details.

V. ANALYSIS

Staff has reviewed the project in terms of its compliance with the development standards of Chapter 14, Zoning, of the Carpinteria Municipal Code, and with the policies and objectives of the General Plan/Coastal Land Use Plan.

Zoning Code Requirements

The site is zoned Community Facility (CF) District. As set forth in Section 14.34 of the Carpinteria Municipal Code:

The purpose of the CF district is to provide appropriately located areas for education, institutional, government, and other public facilities. It is the intent of this district to ensure that such uses are well designed and landscaped so as to be harmonious with surrounding land uses.

Permitted uses in this zone district include public parks, playgrounds, and other public recreational facilities, public and private schools, clubs and lodges for community groups and organizations, community, civic center, governmental uses and any other community facility which the Planning Commission finds is similar in character to those listed above. Given the wide array of uses allowed in this zone, the proposed expansion of uses at the existing facility can be permitted through a Revised Development Plan.

Features of the existing development related to setbacks and distance between buildings were legal when developed but are not in compliance with current Community Facility zone district standards and are therefore legal nonconforming. However, the proposed project does not alter the nonconforming status, since the project does not propose any exterior physical alterations to existing buildings or construction of new buildings that would encroach farther into established setbacks from property lines. New fencing and landscaping will be added to secure the infant and toddler play areas along Walnut Avenue and to secure the proposed children's learning garden. These types of improvements are not subject to the setback provisions of this zone district. The new garden shed will be located on the interior of the property, consistent with setback requirements. Additional parking would be added within the existing parking lot by restriping the existing paved area of the lot and would respect all setbacks. None of the features proposed as part of the Revised Development Plan would cause the site to become more nonconforming as a result of instituting the proposed day care and learning garden uses. Therefore, the existing nonconforming elements are allowed to continue pursuant to Section 14. 82. of the Carpinteria Municipal Code.

General Plan/Coastal Plan

The project site has a General Plan/Coastal Plan designation of Public Facility (PF) and is in Design Sub-area 2 (Downtown/Old Town District) in the Community Design Element of the City's General Plan/Coastal Plan. The following policies are applicable to the proposed revisions to the existing use.

LAND USE ELEMENT

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city's edge.*

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

The underlying zoning designation is Community Facility which allows community, civic and governmental uses, as well as schools, as permitted uses. Locating additional services and resources at the Carpinteria Children's Project at Main concentrates these social services into an existing public building in the City's downtown neighborhood. The proposal is appropriate for the site given the former public elementary school use of the parcel and the compatibility of the proposed uses with the existing social service/community facility uses onsite and the existing developed neighborhood that includes a variety of uses including single and multi-family residential, church, light industry and other community facilities (e.g., Carpinteria Middle School, Community Pool, tennis courts). The existing uses have been operated for nearly two years and have been found to be compatible with the existing residential neighborhood in two compliance reviews conducted by the Planning Commission in 2009 and 2010. As there is no proposed physical change to the facility buildings and the intensity of use will not significantly increase from the former elementary school use or the existing community facility use in terms of traffic, parking demand, hours of operation, etc., the proposed additional services and resources at the site will preserve the City's small beach town character consistent with this objective and policy from the Land Use Element.

Policy LU-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

The Public Facilities Land Use Designation suggests that the site be set aside for uses of a public benefit nature, such as is proposed in the requested application to allow a Revised Development Plan to include an infant and toddler day care center and children's learning garden. Concentrating educational and social service resources in one centralized location in the City's downtown serves the intent of this Land Use Element policy and is consistent with the City's small town character in that social services and education resources will be provided in the community, making them accessible to all Carpinterians.

Policy LU-3h: *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community and encourage alternative means of transportation.*

Policy LU-3i: *Ensure the provision of adequate services and resources including parking, public transit and recreational facilities, to serve proposed development.*

Additional traffic added by the project would not trigger any significance thresholds. The site's location near residential districts, the downtown and established bus stops may help to encourage employees and/or visitors to the site to use alternative means of transportation and thereby further reduce the

potential for traffic impacts. Bike racks are provided on site as well. Again, as mentioned above, locating these services in one central location will allow people to take advantage of multiple resources in one location, thereby minimizing trips to other locations in and out of the City. Onsite parking includes 26 spaces in an interior parking lot. Six additional spaces will be added to accommodate the employees added to operate the infant and toddler day care center. Adequate capacity exists in the parking lot for the ongoing operations and with the addition of six spaces, will continue to be adequate to serve the demand caused by the additional day care center operations based on the current and projected number of employees and visitors to the site. Short-term parking on the streets surrounding the facility is available as well for parents dropping off children at the pre-school and day care center.

Policy LU-3f: *Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.*

Policy CDS-2a: *Ensure that new intensified land uses within the Downtown remain consistent with the City's "small beach town" image.*

The applicant has retained and reused a locally important building by converting the former Main Elementary School to the Main Family Resource Center in 2008. The facility has since been renamed the Carpinteria Children's Project at Main and continues to use the existing facility. The proposed new uses do not require changes to the exterior of the existing buildings and the campus will maintain its architectural character, integrity and compatibility with surrounding development. Overall, the uses are very similar in intensity to that which existed previously when the site was used as the Main Elementary School. Providing a central location for non-profit social services is consistent with the City's small beach town image, as well as continuing to allow public use of the proposed pee-wee soccer field and playground equipment outside of normal business hours.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with the adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

As no new physical development would interfere with views of the mountains and the sea, and the nearby properties are developed with an assortment of predominately residential structures with a mix of sizes, the project can be found consistent with these Community Design Objectives. The existing buildings preserve and enhance the unique character of the City and are of a style recognized as fitting for this sub-area. The infant and toddler play areas will be screened from view

and secured by existing walls and/or new fencing and landscaping and security lighting. Fencing and landscaping will also be provided as part of development of the children's learning garden.

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the City.*

The existing Main School building was constructed in 1938 and has been retained and re-used through the development of the Main Family Resource Center. The proposed minor improvements to accommodate the day care center and children's learning garden which include fencing and landscaping, additional parking spaces in the existing lot and construction of a 144 square foot garden shed to be located on the interior of the property all encourage a type of use of the site which enhances and does not detract from the historic character of the original school building.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the "living rooms" of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Objective CD-10: *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas, which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-6b: *Parking lots should be beside or behind the buildings, not in front. On-street customer parking for small neighborhood-serving shops, restaurants, offices and service business is encouraged. Such on-street parking should be managed as short-term convenience parking and should not conflict with parking for coastal access or for nearby residences.*

Main School operated in this location for many years without providing any onsite parking, relying instead on nearby on-street parking. When the Main Family Resource Center project was approved, a 26-space parking lot was developed on the interior of the site. Based on the traffic study submitted as part of the original application in 2008 (Associated Transportation Engineers, June 18, 2008) and observation over the past approximately two years of operations, the parking demand for the use has been accommodated by this parking lot. Additionally, public on-street parking is available on all four streets surrounding the subject property. Through the proposed revised proposal which includes the addition of eight employees to operate an infant and toddler day care center, six additional parking spaces will be added to the existing interior parking lot to provide adequate parking capacity in a location that is consistent with these objectives and policies regarding parking and frontage design.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

New security lighting will be added to the existing lighting system to ensure that after-hours unauthorized use of the play areas is discouraged. The lighting will be directed downward so as not to affect the local neighborhood with halo or spillover effects. The security lighting will be motion-sensor activated and thus will only shine when movement is detected.

CIRCULATION ELEMENT

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements functions. This shall include construction traffic and the designation of construction routes.*

Policy C-3l: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

A traffic study was prepared by Associated Transportation Engineers for the original project and concluded that the proposed uses would not result in any significant traffic impacts to area roadways or intersections. All area intersections operate at acceptable levels and will not be significantly affected by the addition of the day care center at the facility based on historic use and expected traffic generation per the Institute of Transportation Engineers Manual. At the time of the original approval of the Main Family Resource Center in 2008, the City Council found that parking demand would be satisfied through development of an onsite parking lot for 26 cars. As the proposed day care center will add eight more employees to the site, the applicant has included six additional parking spaces to accommodate the increase in employees without causing impacts to the local on-street parking availability. The additional six spaces are adequate to accommodate the demand as many employees and/or volunteers use alternative transportation (e.g., walking, bicycling, bus) to access the site and based on staff observations over the past two years, the parking lot is not used to its full capacity. Also, a condition of approval requires that after one year of operation of the infant and toddler day care center, the Planning Commission shall review the facility operation for compliance with its conditions of approval. If the parking is found to be inadequate at that time, the Commission may require additional parking or adjust the intensity of uses that are permitted.

Policy C-9n: *Require new development plans to include significant attention to alternative modes of transportation.*

The project's central location in the downtown area affords it convenient access to established bus routes, downtown restaurants and other businesses which are all within a short walking distance of the site. Existing bike racks to accommodate 30 bicycles are provided onsite for visitors and employees.

NOISE ELEMENT

Implementation Policy 1: *The City will use the land use/noise compatibility matrix to determine the appropriateness of land uses relative to roadway noise.*

The City's noise contour map shows that the project site is located within the 60 dB(A) noise contour, which is within the acceptable noise level range for noise sensitive uses as indicated by the land

use/noise compatibility matrix in the City's 2003 General Plan (page 175). The matrix indicates that noise levels up to 70 dB(A) are acceptable for schools, playgrounds and offices which are the types of uses existing and proposed as part of the Carpinteria Children's Project at Main. Therefore, the project can be found to be consistent with this policy.

Policy N-5b: *The City will require that construction activities adjacent to sensitive noise receptors be limited as necessary to prevent adverse noise impacts.*

Policy N-5c: *The City will require that construction activities employ techniques that minimize the noise impacts on adjacent uses.*

Some grading and construction will be required to implement the addition of the infant and toddler day care center and children's learning garden. The City's standard condition relating to construction timing and noise attenuation is included in the Conditions of Approval.

VI. DEVELOPMENT IMPACT FEES

As the proposed infant and toddler day care use and children's learning garden do not involve any increase in square footage of the existing building development and do not increase the intensity of use beyond the historic baseline level of use, no development impact fees are required.

VII. ACTION OPTIONS

1. Approve Project Number 10-1562-DPR/CDP to allow revisions to the Carpinteria Children's Project at Main and adopt the Findings in Exhibit 1, Attachment A and Conditions of Approval as proposed in Exhibit 1, Attachment C. (staff's recommendation)
2. Direct the applicant to prepare project revisions and return to the next Commission meeting.
3. Conceptually deny the project as proposed. Direct staff to return with findings for denial to the Planning Commission's next meeting.

VII. ATTACHMENTS

Exhibit 1 Resolution PC-10-012
Attachment A – Findings
Attachment B – Site Plan, Floor Plan and Elevations
Attachment C – Recommended Conditions of Approval

Exhibit 2 ARB Minutes date September 16 and October 14, 2010

Exhibit 3 CEQA Notice of Exemption

Exhibit 1
Resolution PC-10-012

Carpinteria Children's Project at Main
Project No. 10-1562-DPR/CDP

PC Hearing
November 1, 2010

RESOLUTION NO. PC-10-012

A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A REVISED DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT NO. 10-1562-DPR/CDP TO ALLOW AN INFANT AND TODDLER DAY CARE CENTER AND CHILDREN'S LEARNING GARDEN TO BE ADDED TO THE CARPINTERIA CHILDREN'S PROJECT AT MAIN (AN EARLY CHILDHOOD AND EDUCATION RESOURCE CENTER ORIGINALLY PERMITTED UNDER CASE NO. 08-1445-DP/CDP AND FORMERLY KNOWN AS MAIN FAMILY RESOURCE CENTER) LOCATED AT 5241 EIGHTH STREET (APN 003-323-001)

**REQUESTED BY MICHELLE ROBERTSON
CARPINTERIA UNIFIED SCHOOL DISTRICT**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Revised Development Plan Permit and Coastal Development Permit filed by Michelle Robertson, Carpinteria Unified School District, on August 13, 2010;

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on October 25, 2010; and

WHEREAS, the Planning Commission has conducted a hearing and received public comment on the application for the Revised Development Plan Permit and Coastal Development Permit; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act pursuant to §15332 [in-fill development projects within urbanized areas] of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan/Coastal Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Revised Development Plan and Coastal Development Permit are approved, making the Findings outlined in Attachment A.
2. The Revised Development Plan and Coastal Development Permit for the project shown in Attachment B are approved subject to the conditions set forth in Attachment C.

PASSED, APPROVED AND ADOPTED this 1st day of November 2010, by the following called vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONER(S):

ABSENT: COMMISSIONER(S):

Glenn La Fevers, Chair

ATTEST:

Jackie Campbell, Secretary

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 1st day of November 2010.

Exhibit 1
Attachment A: Findings

Carpinteria Children's Project at Main
Project No. 10-1562-DPR/CDP

PC Hearing
November 1, 2010

**PLANNING COMMISSION HEARING
PROJECT NO. 10-1562-DPR/CDP
5241 Eighth Street
November 1, 2010**

**ATTACHMENT A: FINDINGS
Carpinteria Children's Project at Main
Revised Development Plan and Coastal Development Permit**

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN,
GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

1.0 Administrative Findings

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

1.1 Procedures

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the process for public review of the subject Local Coastal Development Permit has been properly conducted as follows:

- a. An application for a Development Plan Permit and Coastal Development Permit was submitted on August 13, 2010, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on October 25, 2010. Said application and all related material have been available for public review at City offices since the date of submittal.
- b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.
- c. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet of the subject property and publication in the local newspaper, the Coastal View News.

1.2 California Environmental Quality Act

The Planning Commission finds that the project is exempt from the California Environmental Quality Act under Categorical Exemption §15332 [in-fill development projects within urbanized areas] of the California Environmental Quality Act (CEQA) Guidelines.

1.3 Development Plan Permit Findings

- a. *The proposed development is in conformance with the provisions of the applicable zoning district, coastal plan and implementation programs, general plan, and specific plan(s) if required.*

The site is zoned Community Facility and designated Public Facility in the General Plan/Coastal Plan. The existing social service and education resource center is a use that is consistent with both the zoning and land use designations for the site. As proposed, the additional uses are also consistent with all applicable policies and objectives of the General Plan/Coastal Plan as identified in the Planning Commission staff report dated November 1, 2010 and herein incorporated by reference. There are no specific plans associated with the property.

- b. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

The existing development meets all current seismic, geologic and fire standards. The site is not located within the designated FEMA flood zone. The site is within an urbanized area and all public services such as water, law enforcement and fire protection are available and in place to serve the property. Therefore, the project is sited and designed to avoid risks to life and property due to geology, flood hazard or fire hazards.

- c. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site is located in an urbanized area and has historically been used as a public elementary school and for the past nearly two years as an early education and resource center for Carpinteria families. No environmentally sensitive habitat area exists on the site. Therefore, the proposed addition of an infant and toddler day care center and children's learning garden will not impact fish or wildlife habitat as no such habitat exists on the site.

- d. *The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no recorded easements for public access on the site. As the property was operated as a public elementary school for approximately 70 years, public use has been allowed on the

playground during non-school hours and the facility has been used for civic functions (e.g., polling place). These ongoing public uses will continue to be allowed with the addition of the infant and toddler day care center and children's learning garden, though the area available for public recreational use will be reduced. Though the area will be smaller, a pee-wee soccer field will be added at the southeast corner of the property for community use and existing play equipment will continue to be available for public use in the southwest corner of the property. Existing easements for sewer, water and other public utilities are in place and will not be affected by the proposed new uses that would be added to the site. Therefore, the revised project would comply with all existing and required easements on the site and public use of parts of the site will continue. In addition, the site will continue to be used for civic purposes (e.g., as a polling place).

- e. *The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect community services in that these services are currently in place and serve the existing operations on site. These services are readily available to serve the proposed day care and learning garden uses as well. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project. Requirements of the Carpinteria Valley Water District and Carpinteria Sanitary District were included in the original permit approval in 2008 for the Main Family Resource Center and are attached to the conditions of approval. No new conditions have been added by the special districts for the additional uses represented by the infant and toddler day care center and children's learning garden.

- f. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The environmental review of this project determined that the project does not have the potential to result in significant environmental effects as discussed in the Planning Commission staff report dated November 1, 2010 and incorporated herein by reference. The conditions of approval requiring adequate onsite parking, limiting hours of operation and limiting evening events have been developed to ensure the general welfare and comfort of the neighboring properties and residents.

1.4 Coastal Development Permit Findings

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

The project involves the continued use of the former Main Elementary School as an early childhood and education resource center which would now also include an infant and toddler

day care center and children's learning garden. The property is designated Public Facility (PF) in the General Plan/Coastal Plan and is zoned Community Facility (CF). The proposed uses are consistent with this land use designation and are allowed as permitted uses in the Zoning Code. An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of November 1, 2010 and herein incorporated by reference.

Exhibit 1
Attachment B: Reduced Plan Set

**Carpinteria Children's Project at Main
Project No. 10-1562-DPR/CDP**

**PC Hearing
November 1, 2010**

Exhibit 1
Attachment C: Recommended
Conditions of Approval

Carpinteria Children's Project at Main
Project No. 10-1562-DPR/CDP

PC Hearing
November 1, 2010

**PLANNING COMMISSION HEARING
PROJECT NO. 08-1445-DP/CDP
5241 Eighth Street
November 1, 2010**

**ATTACHMENT C: CONDITIONS OF APPROVAL
Carpinteria Children's Project at Main
Revised Development Plan and Coastal Development Permit**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

**COMMUNITY DEVELOPMENT DEPARTMENT
General Conditions**

1. This Revised Development Plan and Coastal Development Permit approval is restricted to APN 003-323-001, located at 5241 Eighth Street, and is for the use of the site as an early education and resource center for Carpinteria families. The center's purpose is to provide a one-stop-shop of resources and educational support systems. Primary collaborative partners include the Carpinteria Unified School District as property owner, Hutton Foundation as a master lessor and property manager, and First 5 Santa Barbara County as an early educational needs and services facilitator.

The collaborative would be anchored by the Community Action Commission (CAC), Head Start Preschool. In addition to CAC/Head Start, the center includes organizations such as: Family Service Agency, Carpinteria Education Foundation, Carpinteria Unified School District, Santa Barbara County Education Office, Child Abuse Listening and Mediation, Council on Alcohol and Drug Abuse, Foodbank and the Santa Barbara County Women, Infants and Children program.

A parking lot with 32 spaces would be provided onsite to accommodate employees and visitors to the site. There are no proposed changes to the exterior of the existing buildings. Other than a 144 square foot garden shed adjacent to the parking lot, there are no new buildings or additions to existing buildings proposed. Landscape enhancements would be made on the west side of the property to accommodate the play yards for the infant and toddler day care center. The children's learning garden would be located in the area previously used as a grass playground and would provide an opportunity for families who currently use the center to plant and grow vegetables and fruits.

The hours of operation would be from 7:00 am to 5:30 pm. Evening use up to a maximum of forty (40) nights per year would occur. All evening events would conclude by 9:00 pm and would not involve amplified sound.

The project shall comply with Exhibit 1 attached to the staff report dated November 1, 2010.

2. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitations period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
3. Water conserving fixtures shall be utilized throughout the project.
4. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.
5. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.
6. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
7. All buildings, roadways, parking areas, landscaping and other features shall be located substantially as shown on the attached exhibits.
8. The applicant agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the proposed project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. In addition, the applicant agrees to indemnify the City for any and all legal costs in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
9. The standards defined within the City's adopted Building Codes relative to the building and occupancy shall apply to this project.
10. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of an amendment or revision application to be considered by the Planning Commission.