

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585 - 1800



March 20, 2008

To: Commissioners and Interested Persons

From: John Ainsworth, Deputy Director
Steve Hudson, District Manager
Shana Gray, Supervisor
James Johnson, Coastal Program Analyst

**Subject: Santa Barbara City College Public Works Plan Minor Amendment No. 1-2008
School of Media Arts (SoMa) Building Revisions**

Santa Barbara City College (SBCC) is proposing to amend its certified Public Works Plan (PWP) to make minor modifications to the previously approved School of Media Arts (SoMa) building. In April of 2007, the Commission approved the addition of the SoMa building to the PWP (in the SBCC PWP Amendment 1-2006) and the construction of the building (Notice of Impending Development No. 1-2007). See Exhibit A identifying the location of the SoMa building on Santa Barbara City College's East Campus and Exhibit B for the PWP Amendment changes for the proposed site plan revision of the approved SoMa building.

California Code of Regulations (CCR), Title 14 (14 CCR), Section 13368 provides that the Executive Director of the Commission can make a determination that a PWP amendment is "minor", as follows:

CCR Section 13368. Acceptance of Application for Amendment -Minor Amendment. Where an application for an amendment to a public works plan is accepted, the Executive Director shall determine whether the proposed amendment is minor in nature. If the Executive Director determines that the proposed amendment is minor in nature, notice of such determination, including a summary of the procedures set forth in this Article shall be mailed to the Commission and to all parties the Executive Director knows or has reason to know may be interested in the amendment. If no written objection to the proposed amendment is received in the Commission office within fifteen (15) working days of published notice, the proposed amendment shall be deemed minor in nature, and shall be approved. The Executive Director shall notify the Commission of the approved minor amendment at the next regular meeting of the Commission.

The proposed PWP Amendment qualifies as a Minor Amendment for the following reasons:

The existing certified 2006 PWP (also known as the April 2007 SBCC Long Range Development Plan) provides for construction of a new SoMa Building within the existing City College East Campus area and the removal of three oak trees. The 60,523 square foot (gross) structure will accommodate existing on-campus College programs that are currently operating with insufficient classrooms and laboratories, due to space limitations and/or outdated facilities. The proposed PWPA 1-2008 proposes a revised building plan to achieve greater cost-benefit efficiencies and to avoid the removal of three oak trees as previously allowed. The means to accomplish these objectives are to reduce the numbers of levels from five levels (i.e., three above-ground and two sub-surface) to three (two above-ground with a small sub-floor

basement level). Total square footage would remain the same, but grading would be reduced from 59,000 to 8,000 cubic yards, maximum structural height above and below grade would be reduced from 78 to 44 feet (building height above grade reduced from 54-78 feet with a clock tower to 35-44 feet with two heating/ventilation roof access projections and no clock tower), and the loss of three oak trees would be completely avoided. As revised, the SoMa Building will not result in the removal of any oak trees. The proposed building revisions results in the same building site with a minor extension to the south for the SoMA Building footprint on SBCC's East Campus within a developed area presently occupied by temporary trailers, walkways, and other paved surfaces. The proposed PWPA 1-2008 includes the deletion of one conceptual SBCC LRDP Component, General Classrooms, that has not been certified by the Commission as part of the SBCC PWP. This General Classroom proposal may be the subject of a future PWPA when funding and a location for this project is identified.

The revised SoMa Building proposed in PWPA 1-2008 will further reduce impacts on coastal resources, including landform alteration, biological, and visual resources, as compared to the building previously approved in PWPA 1-2006. The previously approved grading will be reduced approximately 90%, no oak trees will be removed, the building setback from the canopy of the oak woodland on the eastern slope will be increased from 20 feet to 70 feet, the building mass is reduced from 5 levels to 3 levels, and the height is reduced from 54-78 feet to 35-44 feet above finished grade.

The purpose of this notice is to advise interested parties and the Commission of the Executive Director's determination (pursuant to 14 CCR Section 13368) that the proposed amendment is minor. Pursuant to 14 CCR Section 13368, the Executive Director will report this determination to the Coastal Commission at its April 9-11, 2008 meeting at the Santa Barbara County Board of Supervisors Hearing Room, Santa Barbara. The Executive Director will also report any objections to the determination that are received within fifteen (15) working days of posting of this notice. If no written objection to the proposed amendment is received in the Commission office within fifteen (15) working days of published notice, the proposed amendment shall be deemed minor in nature and shall be approved.

For further information regarding the proposed PWP Amendment, please contact James Johnson at the address or phone number listed above. Objections to the proposed Minor PWP Amendment should be submitted in writing to the address above or to Commission staff at the Commission's April hearing in Santa Barbara by April 10, 2008.

Exhibits: Exhibit A: Santa Barbara City College Location Map
 Exhibit B: Proposed PWP Amendment Changes for SoMa Building Footprint

Sbcc pwpa 1-2008 minor amendment report

Santa Barbara City College

Long-Range Development Plan



