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7. **Capital Improvement Reimbursement to Tenants**

John Greer, Waterfront Business Manager, went over the staff report outlining the proposed Capital Improvement reimbursement Program for Waterfront tenants. He reported that there was a lot of positive feedback for this program from the tenants.

Moved to recommend that the City Council, upon request by individual tenants, approve appropriate Lease Amendments incorporating the Capital Improvement Reimbursement Program clause. Finger/Owen 5-0.

8. **Stearns Wharf Parking Fee/Validation Presentation**

John Bridley, Waterfront Director, introduced the staff report and noted that the validation policy outlined in the report was for discussion and public comment, only. John Greer, Waterfront Business Manager, gave a presentation regarding the proposed Stearns Wharf parking fee/validation system which was the second in a series of several parking and operational changes being considered by staff and the Parking Committee (Finger/Owen). Several Stearns Wharf tenants spoke to the Commission with the majority against the validation proposal. No action taken.

9. **Marinas 1 & 4 Expansion Project - Moffat & Nichol Engineers Design**

Dave Myerson, Waterfront Facilities Manager, gave a presentation showing the Moffatt & Nichol Engineers design proposal for the Marinas 1 & 4 expansion project along with the associated costs.

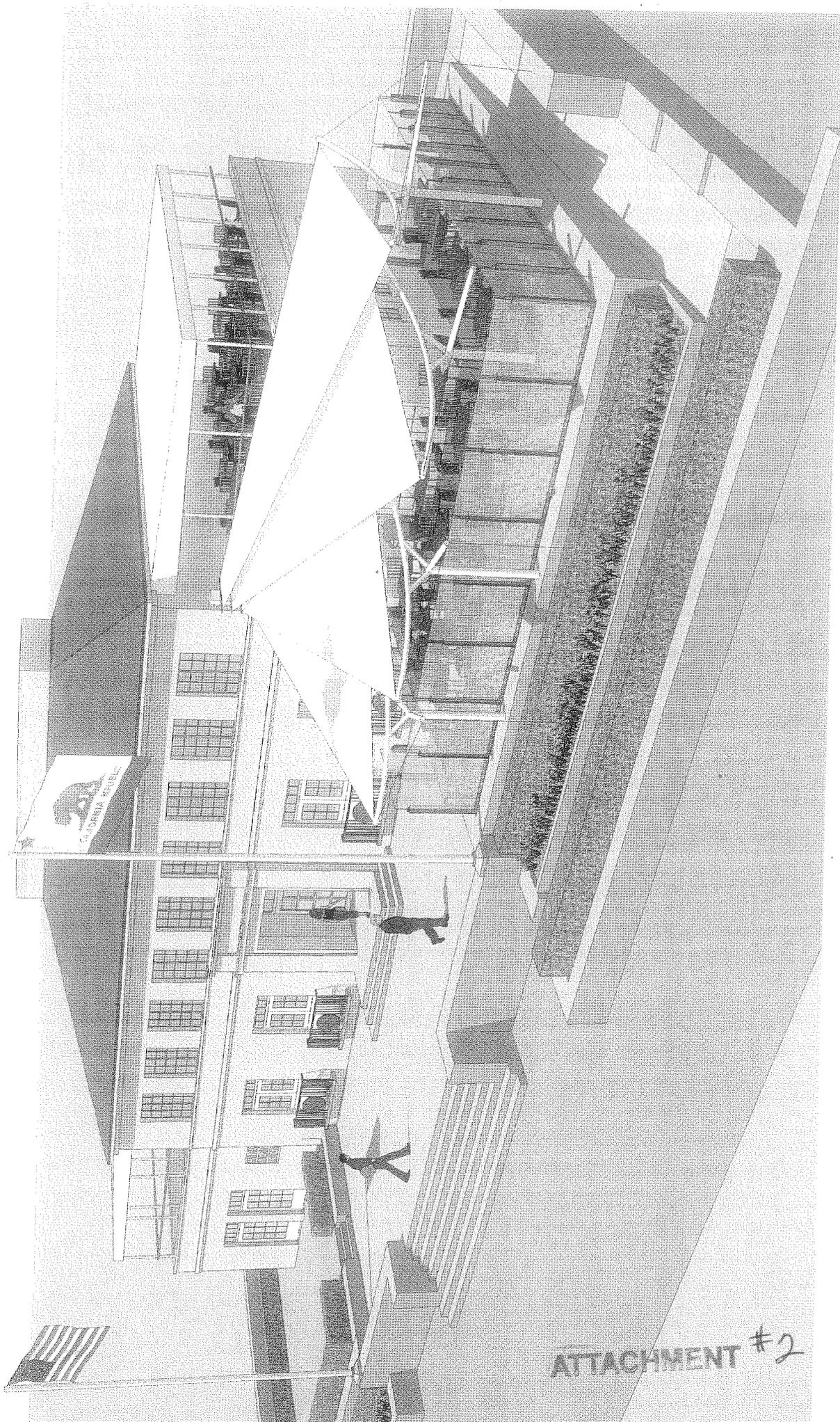
Moved to recommend that the City Council approve the contract proposal amount not to exceed \$425,000. Owen/Kronman 5-0.

10. **Selection of Committee Members**

The Harbor Commission reviewed the current list of active committees and made the following changes.

Budget: Commissioner Watson (eliminated second member)

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ATTACHMENT #2



November 5, 2009

Chucks Waterfront Grill  
113 Harbor Way  
Santa Barbara, CA, 93109

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## PATIO RENOVATION PROJECT

### DESIGN OBJECTIVES

Use of the existing exterior dining patio at Chucks Waterfront Grill is often limited by the weather conditions in the Santa Barbara Harbor. The goal of the project is to protect dining customers from the effects of wind, drizzle, rain, direct sun, and cold air temperatures, without compromising the sense of "outdoor" dining or access to the spectacular views of the boat harbor and mountains. A comfortable patio environment will draw more customers to the restaurant, and in turn, activate the patio in front of the Waterfront Center, making the building appear more approachable, and benefitting the Maritime Museum and the other tenants.

### DESIGN PROCESS

The Waterfront Center building is listed as a City Historic Landmark. The project team has worked closely with the City Historic Landmarks Commission (HLC) since 2005 to craft a functional and historically appropriate design solution. Several design concepts were prepared and reviewed by HLC. Ultimately the commission appointed a sub-committee to work directly with the project team, which resulted in a design that received unanimous final approval from the full commission.

### SCOPE OF WORK

A new 66 inch high glass windscreen will be constructed around the perimeter of the existing patio to protect the area from wind. The windscreen will mount to the existing concrete site walls and will have a glass gate on the west side for serving access from the kitchen. Four overlapping fabric elements inspired by the sailboats in the harbor will be added above the patio to deflect the marine drizzle and provide sun protection in the summer. A "mast" and four lightweight steel structures will support the fabric "sails". New lighting fixtures will be mounted on the mast and sail supports to illuminate the underside of the sails and the patio. Landscape lighting will also be provided in the perimeter planters. All lighting will have dimming controls. A new built-in heating system will be installed to replace the existing portable propane heaters. A new recycled decking material will be placed over the existing concrete patio surface. New tables and chairs will be installed allowing flexible use of the patio for dining, events, etc. The proposed design will necessitate modifying some signage design and locations for the restaurant. Lastly, the building and trim will be returned to the original historic paint color scheme.

### CONSTRUCTION BUDGET

Two local general contractors have provided a construction cost budget for the majority of the project scope utilizing the same construction drawings that were submitted to the City Building and Safety Department. The sails and rigging portion of the scope is a specialty item, which has been budgeted by a firm specializing in this type of construction. Construction observation services by the architect and structural engineer will also be necessary. The cost for re-painting the building and trim are NOT included in the budget estimate.

The construction budget estimate for the project totals \$333,416 (includes a 10% construction contingency).

ATTACHMENT #3