



**CITY OF SANTA BARBARA**  
**PARKS AND RECREATION COMMISSION REPORT**

**AGENDA DATE:** November 19, 2014  
**TO:** Parks and Recreation Commission  
**FROM:** Administration Division, Parks and Recreation Department  
**SUBJECT:** Cabrillo Pavilion and Bathhouse Renovation Status Report

**RECOMMENDATION:**

That the Commission receive a status report on the Cabrillo Pavilion and Bathhouse Renovation Project.

**DISCUSSION:**

The primary objectives of the Cabrillo Pavilion and Bathhouse Renovation Project (Project) are to achieve a viable community recreation center and return the building to its original status as the “crown jewel of East Cabrillo Boulevard.” Constructed and given to the City by David Gray, the Cabrillo Pavilion and Bathhouse has provided community cultural and recreational opportunities since 1926. Today, the building’s outdated interiors, structural deficiencies, failing mechanical, electrical and plumbing systems, as well as poor site accessibility, significantly limit its potential to serve Santa Barbara residents and visitors. A City designated Structure of Merit and one of its most significant public assets, renovation of the building will ensure its role as a prime recreational facility well into the future.

Project Description

The Project includes complete renovation of the facility’s mechanical, electrical, plumbing, and communication systems, and associated structural and seismic, fire protection, and accessibility upgrades. Proposed exterior building improvements include restoration of the original beach level promenade, renovation of exterior building modifications, repairs of the building façade, site grading to achieve accessibility standards and improve facility access, design modifications to the parking lots to address accessibility, and renovation of site landscaping, outdoor showers, and covered walkway (stoa) adjacent to the playground. The Project also proposes installation of a boardwalk to connect the promenade to the beach.

Proposed interior improvements for the Bathhouse floor include restoration of the lobby, renovation of men's and women's shower and locker facilities, new multi-purpose rooms for gym/fitness, recreation programs, meetings and special events, a new small tenant space, and renovation of the area for a private restaurant concession. Improvements for the Pavilion floor include redesign of the lobby to create one large room, renovation of the main special event room and restrooms, installation of a modern prep kitchen for special events and functions, and renovation of the enclosed terrace with new windows and doors. An interior elevator will connect the two floors.

### Project Status

Significant progress has been made since the Successor Agency and Oversight Board approved project funding in December 2013. The Department has been working with project architects, Kruger Bensen Ziemer Architects, Inc. (KBZ), and other technical consultants, to complete the schematic design plans for both interior and exterior renovations, conceptual landscape plans, and the coastal hazards assessment. To date, the Historic Landmarks Commission (HLC) completed four concept reviews and provided positive comments on the site plan layout and building renovation design. The HLC also approved the Historic Structures Report on September 8, 2014.

The Department conducted a community open house on September 3, 2014. With over 100 people in attendance, the open house included a presentation of the building's history, renovation objectives, Project fact sheet, and conceptual interior renovation plans. The community open house presentation and the fact sheet are posted on the Department's web page under *Key Initiatives*. Additional community outreach events will be scheduled as the Project develops.

Located in the City's coastal zone, the Project requires Planning Commission review and a coastal development permit. The coastal hazards assessment is currently under review. Additional technical studies, including Archaeological Resources, Biological Resources, and Geotechnical Analyses are needed in order to prepare the coastal development application. The City Council/Successor Agency recently approved consultant contracts to complete these studies.

### Next Steps/Project Schedule

It is anticipated that the technical studies will be complete and the Department will submit the coastal development application in January 2015. Project review and permitting is likely to occur over a 6-month period.

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