



CITY OF SANTA BARBARA

PARKS AND RECREATION COMMISSION REPORT

AGENDA DATE: August 27, 2014

TO: Parks and Recreation Commission

FROM: Administration Division, Parks and Recreation Department

SUBJECT: Cabrillo Pavilion and Bathhouse Renovation Project Status Report

RECOMMENDATION:

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

DISCUSSION:

Background

The Cabrillo Pavilion and Bathhouse Renovation Project was first initiated in 2011 with \$200,000 of City Redevelopment Agency funds. At that time, the primary focus was a complete building systems study to define the scope of building renovation needs and develop preliminary schematic designs. The study evaluated structural, mechanical, electrical and plumbing deficiencies, accessibility needs, and options for interior renovations. Concurrent with the facility assessment, the Parks and Recreation Department developed a preliminary business plan to inform building renovation and programming objectives. Development of the plan included extensive outreach to community stakeholders through focus group meetings and a public workshop. Stakeholders included adjacent hotel owners, facility users, City Councilmembers, City Commissioners (Planning, Historic Landmarks, and Parks and Recreation), representatives of recreation, arts, cultural, and tourism organizations, and City staff. Work on the project was halted in December 2011 with the passage of State legislation that dissolved redevelopment agencies throughout California.

The project was restarted in January 2014 after the Successor Agency to the City's former Redevelopment Agency (RDA) approved funding of \$9,117,026. The project was one of four projects approved for funding from the \$13.9 million in remaining RDA bond funds. Although these funds have been approved, the authorization to expend the funds must be reviewed and approved by the Oversight Board and the California Department of Finance every six months. There is concern that an unforeseen change in State law could result in the loss of all unspent funds. Given these considerations,

expedient Project implementation is a high priority. Without these funds, the City would not be able to move forward with the building renovation.

Project Objectives

The primary objectives of the 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”. Although the Cabrillo Pavilion and Bathhouse has provided community cultural and recreational opportunities since its construction in 1926, 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 today. As one of the City’s most significant public assets, its renovation will ensure that it will serve as a prime recreational facility well into the future.

Constructed by and given to the City by David Gray, the Cabrillo Pavilion and Bathhouse and surrounding beach area has been operated under the management of the Parks and Recreation Department(s) since 1932. The Parks and Recreation Department recently conducted extensive research on the building’s use over the years, collecting photographs and other documents from various resources, including City files, the Santa Barbara Historic Museum, UCSB Special Collections, and the UCSB Davidson Library. During its history, various exterior modifications and interior renovations were implemented to meet the changing recreational and cultural needs of the community. Today the Bathhouse (1st floor) serves as the base for City sports and aquatics programs, provides shower and locker facilities, houses a restaurant concession, and supports summer programs and special events. The Pavilion (2nd floor) provides the City’s prime indoor special event and meeting venue for both public and private gatherings.

The proposed project would implement a comprehensive renovation that celebrates the building’s architecture and history while achieving necessary building system and structural upgrades and establishing flexible floor plans that maximize use of existing floor area. In addition, the Project would ensure sustained revenue for recreation programs that is critical to the long-term operation of the building and the Parks and Recreation Department. Intended to generate revenue since its inception, special events, facility rentals, program fees and lease agreements have supported building operations and recreation services for the last 88 years.

Community Outreach

The Cabrillo Pavilion and Bathhouse enjoys a range of community stakeholders. As a result, community outreach will continue to play an important role in project development and facility programming. Stakeholder meetings in 2011 revealed broad

support for renovating the facility to better serve the community through programming similar to that provided today. As the Project moves through design and development review, the Parks and Recreation Department will be scheduling additional community meetings. The Parks and Recreation Commission will also be provided with regular status reports. The first community meeting to present the conceptual restoration plan is scheduled for 6 pm on September 3, 2014 at the Pavilion.

Historic Landmarks Commission Review

The Historic Landmarks Commission (HLC) will review the Historic Structures Report and preliminary concept plans for the project on August 27, 2014. Due the scope and significance of the project as well as anticipated public comment, a second hearing is also scheduled for September 10, 2014. The HLC will be focusing on the exterior renovations to the building and the findings of the Historic Structures Report.

Summary/Next Steps

Concurrent with HLC review, the Project is undergoing preliminary review by the City's Pre-Application Review Team. A Coastal Hazards/Sea Level Rise Vulnerability Assessment is also underway. The project is located in the City's Coastal Zone and requires CEQA review and Planning Commission approval of a Coastal Development Permit.

ATTACHMENT: Community Open House Flyer

SUBMITTED BY: Jill E. Zachary, Assistant Parks and Recreation Director

APPROVED BY: Nancy L. Rapp, Parks and Recreation Director 