



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 8, 2006

AGENDA DATE: November 16, 2006

PROJECT ADDRESS: 500 Ninos Drive (MST2003-00032; MST2006-00331; MST2000-00707;
MST2002-00676; MST2002-00004; MST2006-00330)
Zoo Master Plan

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Marisela G Salinas, Associate Planner

I. PURPOSE

The purpose of this public hearing is to receive comments from the public and Planning Commission on the Draft Mitigated Negative Declaration, (Exhibit A) prepared for the Zoo Master Plan project, a Zoo at 500 Niños Drive. No action will be taken by the Planning Commission on the draft Mitigated Negative Declaration or project at this hearing.

The public review period on the Draft Mitigated Negative Declaration (Clearing House Ref. #2006-111026) began on November 6, 2006, and ends December 5, 2006, at 4:30 p.m. All correspondence received during the public review period will be addressed in the final Mitigated Negative Declaration.

After public review of the Draft Mitigated Negative Declaration, staff will prepare responses to comments received during the review period, and return to the Planning Commission with a proposed Final Negative Declaration, along with recommendations for the project itself.

II. PROJECT DESCRIPTION

The Zoo includes several parcels leased from the City of Santa Barbara. As an allowed use in the P-R Zone, the Zoo receives approximately 425,000 to 450,000 visitors annually. Visitors can walk the Zoo grounds and gardens and observe many animal species. There is also a train which allows visitors to see the back of house functions, exhibits and other areas of the Zoo not accessible from the pathways. The Zoo has a restaurant and various snack carts throughout the campus. The Zoo offers a variety of educational classes and tours for school children, lectures for adults, research opportunities and Zoo Camp for kids in the summer. It also hosts weddings, corporate events, balls and Old Spanish Days events. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. The proposed Master Plan consists of six project components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave; 5) the Service Yard; and 6) the Channel Island Fox Renovation.

The new **California Condor Exhibit** and holding area would be located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibits.

The existing **Lemur/Langur Complex** would be renovated to conform with new federal regulations and would include demolition of the existing animal holding and exhibit spaces and replacing them with two new holding buildings and exhibit spaces.

The **Discovery Pavilion** facility is proposed as a place for conservation education and the exploration of science in two flexible classroom spaces, as well as administrative offices. Phase I is designed to accommodate 18-20 existing staff members including education, collections and animal food preparation, consolidating them with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers will be removed upon completion of the project. Proposed construction consists of two separate phases of renovation and addition to existing one and two story administration and staff lounge buildings.

The first phase will require removal of two single-story keeper offices and two animal holding cages, totaling 3,038 sq. ft. of demolition. The existing single-story 1,880 sq. ft. Staff Lounge building will be renovated. The staff lounge facilities will be relocated to an existing 275 sq. ft. feed storage enclosure with 100 sq. ft. of added construction and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms would be built within a 116 sq. ft. addition to the adjacent Administration Building. A new 7,344 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage, and new education staff administrative office space.

Phase II of the Discovery Pavilion will include renovation of the 5,753 sq. ft., two-story Administration and Retail building with 1,008 sq. ft. of new office construction. Also included will be the addition of an exterior second-story building linkage and accessible elevator. Completion of both phases of the Discovery Pavilion will result in a net increase of 5,480 sq. ft.

The Wave: The Zoo proposes to demolish the existing building and trellis courtyard. The new structure will house a concessions facility, catering room, restrooms, storage, and a bridal changing room for a total of 1,450 sq.ft.

The **Service Yard** project would consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. It includes the removal of several temporary storage containers from various locations on the Zoo site, and construction of new storage units, relocation of the existing wood and metal shops and existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage.

The **Channel Island Fox Exhibit** first opened in 1999. The outdoor enclosure needs a complete renovation. The proposed exhibit spaces will be 880 sq. ft. and 1,170 sq. ft. respectively. They will also upgrade the mesh enclosure to a finely woven 1"x1" steel mesh.

Master Plan Phasing: The Master Plan will be implemented in three phases:

Phase 1: The applicant estimates beginning construction of the Wave, Condor and Channel Island Fox projects in early 2007. It is anticipated that these projects will be done concurrently and should be completed by Spring 2008. Project staging and construction parking would occur on-site.

Phase 2: The second phase of construction will begin at the end of the first, Spring of 2008 and will continue through the Fall of 2009. Projects included in this phase will be the Discovery Pavilion and Lemur/Langur.

Phase 3: The third construction phase in the late 2009 or early 2010. This phase will include the construction of the Service Yard.

III. REQUIRED APPLICATIONS

The following discretionary applications will be required for each project in addition to those specifically noted under each item:

1. A Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
2. PR Park & Recreation Zone Findings for the new development (SBMC §28.37.010) by the Planning Commission, and the Parks and Recreation Commission; and
3. Historic Landmarks Commission design review for all exterior changes.

A. DISCOVERY PAVILION & THE WAVE

4. A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);
5. A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and
6. A Final Community Priority Designation from the City Council pursuant to SBMC §28.87.300.

B. SERVICE FACILITIES YARD

7. A Preliminary Community Priority Designation from the City Council pursuant to SBMC §28.87.300;
8. A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);
9. A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and
10. A Final Community Priority Designation from the City Council pursuant to SBMC §28.87.300.

IV. DISCUSSION:

Environmental review of the proposed project is conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Draft Mitigated Negative Declaration were prepared to evaluate the project's potential impacts on the physical environment. The analysis identifies

potentially significant but mitigable environmental effects in the following issue areas: air quality, cultural resources, transportation/circulation, and water environment. Also evaluated in the document as resulting in less than significant impacts are aesthetics, biological resources, geophysical conditions, hazards, noise, population and housing, public services, and recreation issues. Mitigation measures are identified to reduce potentially significant impacts to less than significant levels, and to further minimize less than significant impacts.

V. PUBLIC REVIEW PROCESS

The Draft Mitigated Negative Declaration (MND) for 500 Niños Drive was released for public review on November 6, 2006. Comments on the Draft Negative Declaration must be submitted by December 5, 2006, at 4:30 p.m.

City of Santa Barbara
Planning Division
Attn: Marisela G. Salinas, Associate Planner
P.O. Box 1990
Santa Barbara, CA 93102-1990

Copies of the Draft MND are available for the public at the City Planning Division, 630 Garden Street from 8:30-noon and from 1:00-4:30 Monday-Friday. The document can be reviewed at the Public Library (Main Branch) at 40 E. Anapamu Street during hours of operation. The initial study is also available online at http://www.santabarbaraca.gov/Resident/Major_Planning_Efforts/Zoo/

Following the end of the public comment period on the Draft MND, staff will consider all written and public hearing comments, and will revise the document analysis as needed.

The proposed Final Mitigated Negative Declaration will then be forwarded to the Planning Commission along with a staff report on the project. At the subsequent Planning Commission hearing on December 21, 2006, the Commission will consider actions to adopt the Final MND and approve the requested planning permits for the project.

VI. RECOMMENDATION

Staff recommends that the Planning Commission:

- A. Receive a Staff presentation outlining the environmental and public review process, summarizing the project description, and summarizing the Draft Mitigated Negative Declaration analysis for 500 Niños Drive; and
- B. Hold a public hearing to receive public, agency, and Planning Commission comments on the Draft Mitigated Negative Declaration.

Exhibits:

- A. Draft Mitigated Negative Declaration/Initial Study,** (distributed to Planning Commission under separate cover, and available for review at the City Planning Division, 630 Garden Street)
- B. Vicinity Map & Site Plan and Elevations

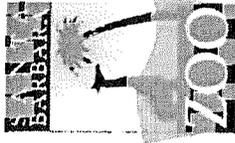
Draft Mitigated Negative Declaration/ Initial Study

(distributed to Planning Commission under separate cover)

Copies of the Draft MND are available for the public at the City Planning Division,
630 Garden Street from 8:30-noon and from 1:00-4:30 Monday–Friday.
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during hours of operation.

The initial study is also available online at
http://www.santabarbaraca.gov/Resident/Major_Planning_Efforts/Zoo/

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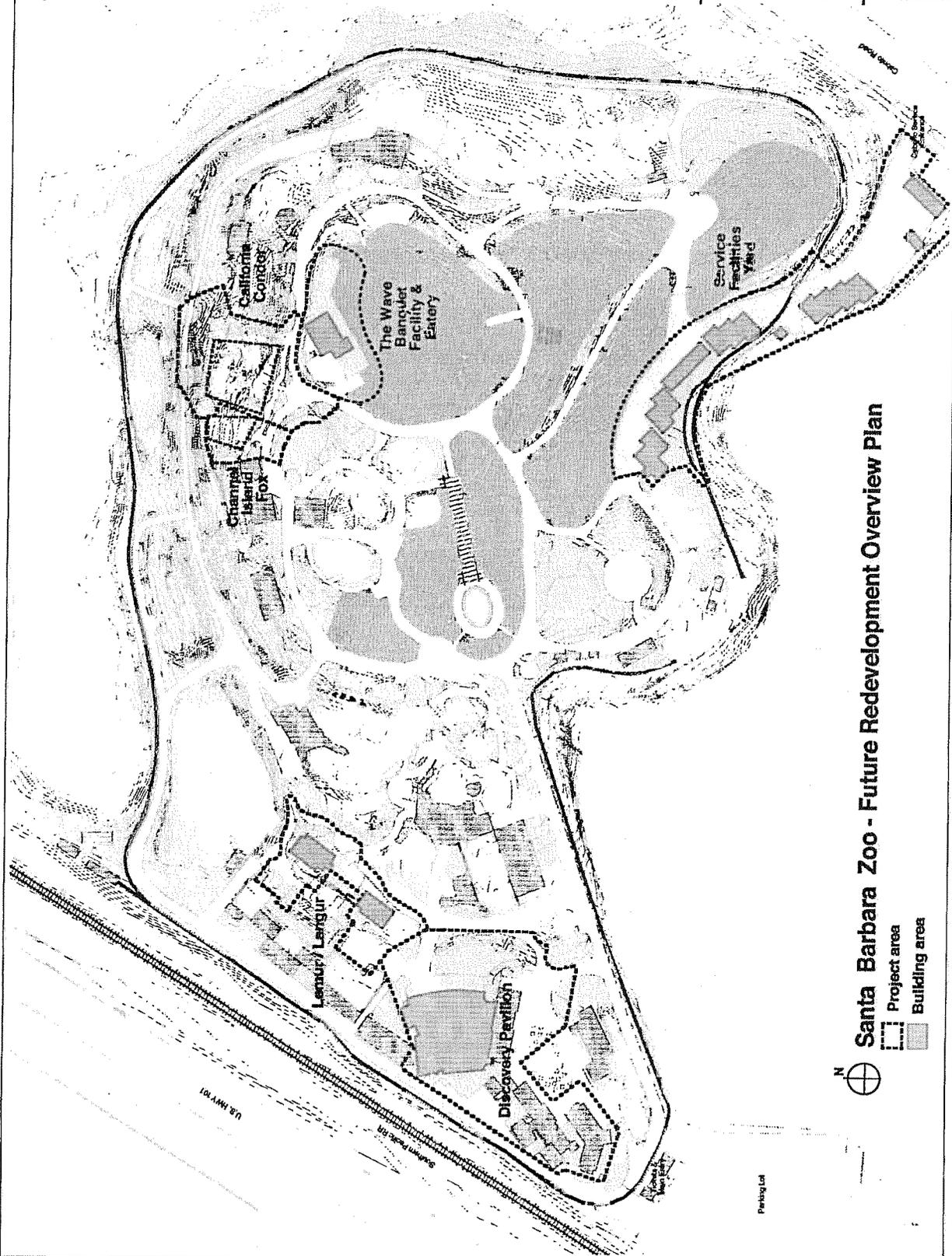


**Redevelopment
 Overview Plan**

Santa Barbara Zoological Gardens
 250 News Drive
 Santa Barbara, CA 93103
 805.962.5300

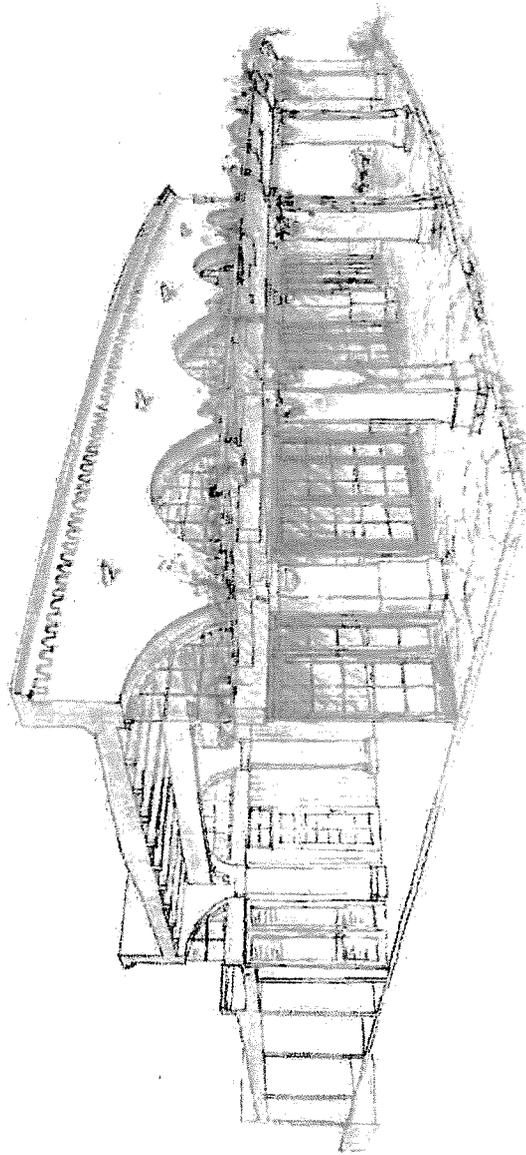
This plan is a conceptual rendering of the proposed project. It is not intended to be used for construction or other legal purposes. The project is subject to the review and approval of the Santa Barbara County Board of Supervisors and the Santa Barbara City Council. The project is also subject to the review and approval of the Santa Barbara Zoological Gardens Board of Directors.

10.18.2020



Santa Barbara Zoo - Future Redevelopment Overview Plan

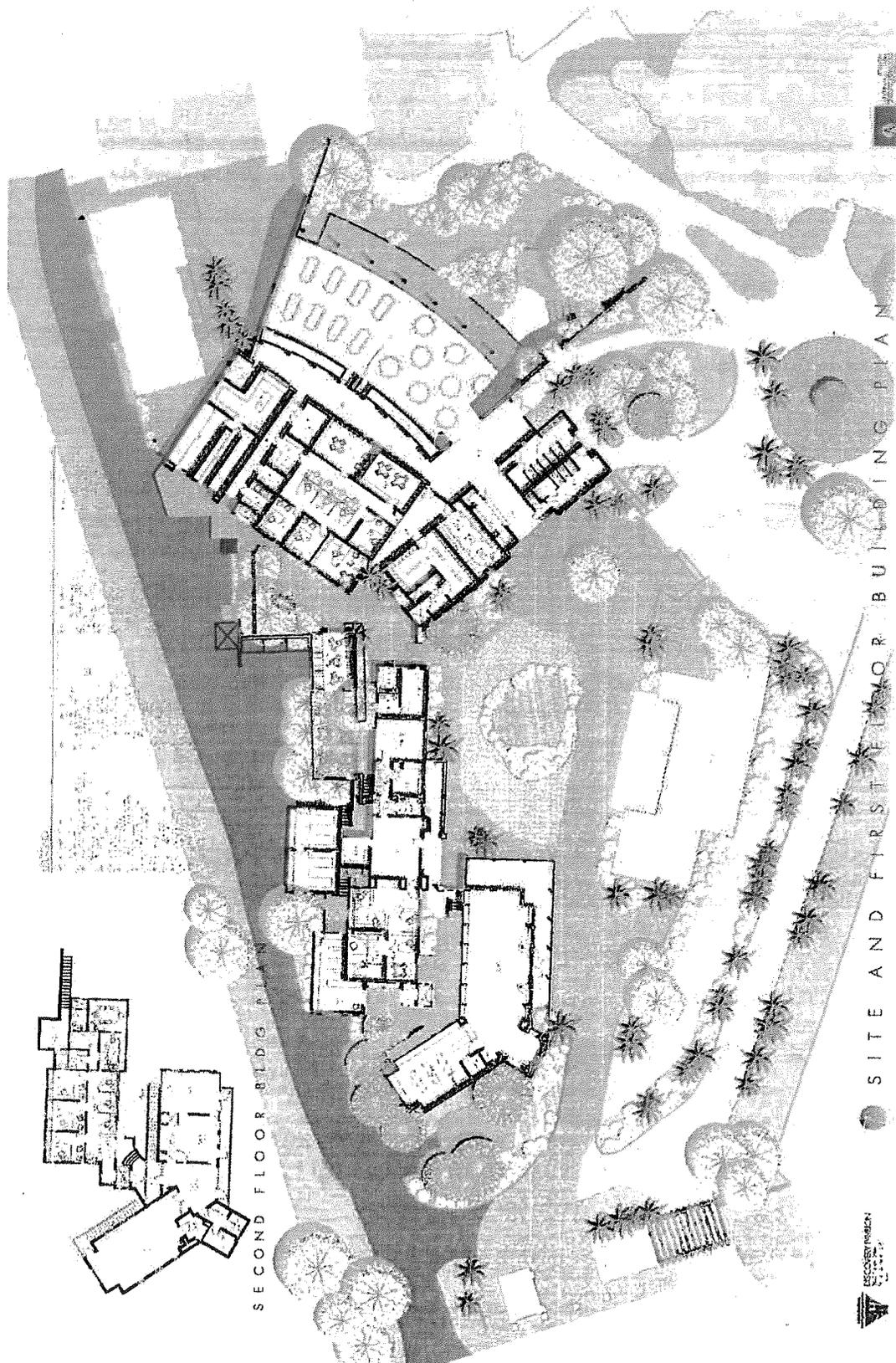
Project area
 Building area



SECTION PERSPECTIVE

DISCOVERY PAVILION
500 Nitroa Drive
Santa Barbara, CA
104-102



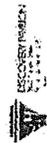


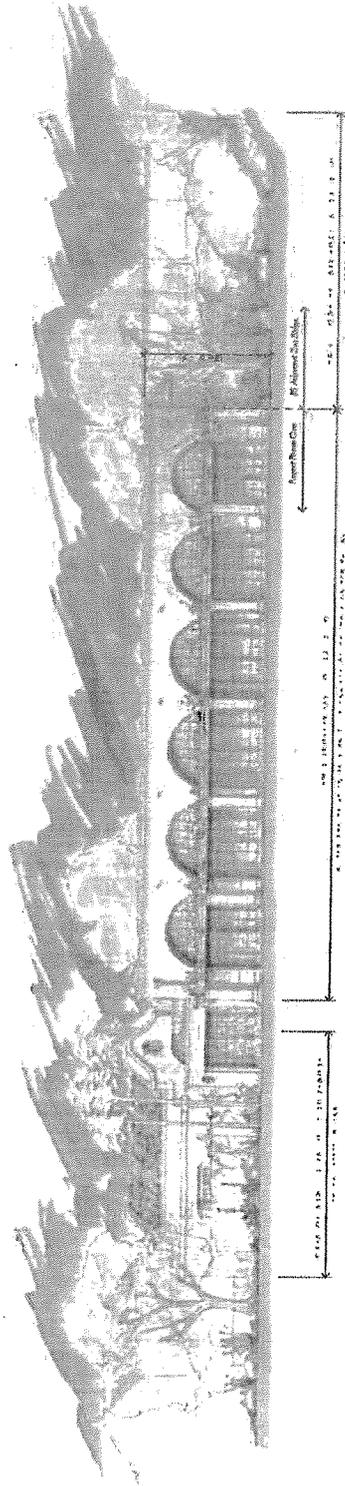
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SECOND FLOOR BLDG PLAN



SITE AND FIRST FLOOR BUILDING PLAN

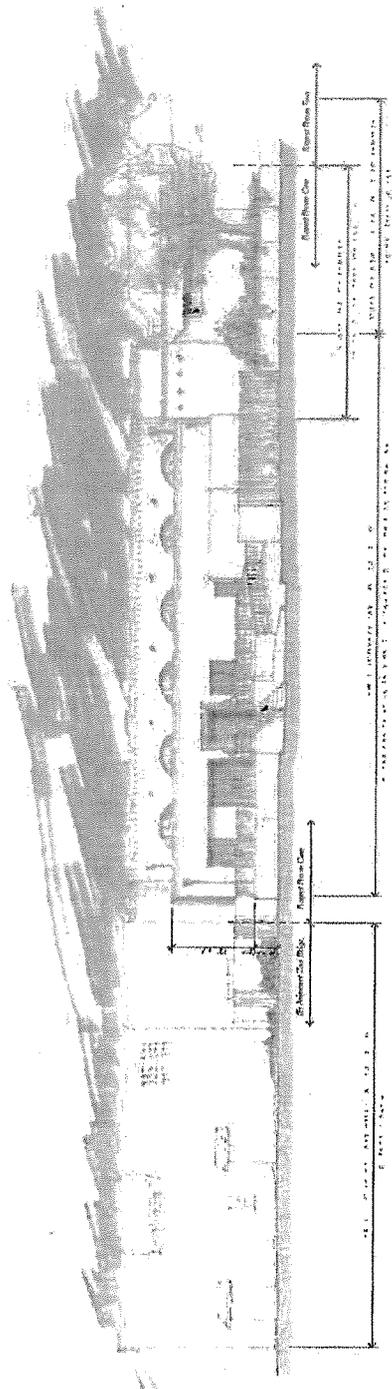




DISCOVERY PAVILION - SOUTH-EAST ELEVATION
SCALE: 1/8" = 1' 0"

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500 Niles Drive
Santa Barbara, CA
93103

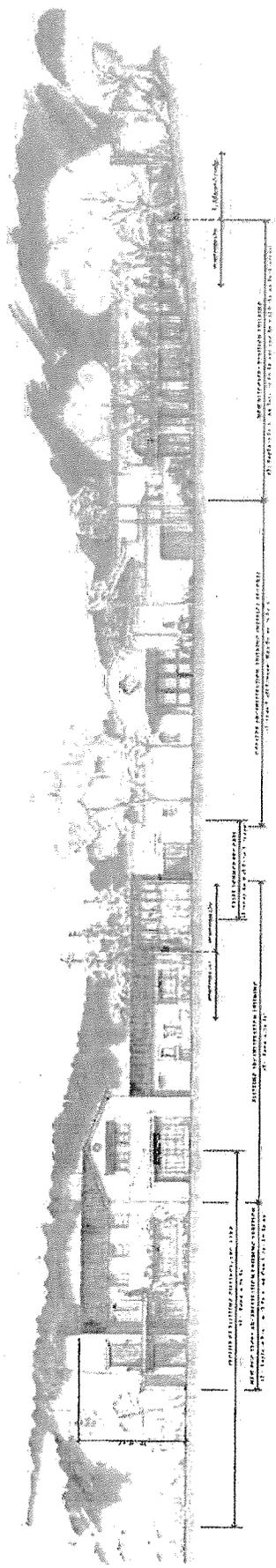




DISCOVERY PAVILION - NORTH-WEST ELEVATION
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 500 Niles Drive
 Santa Barbara, CA
 93101

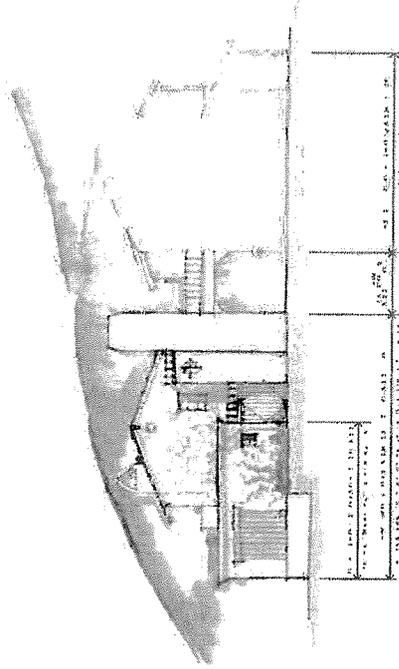




DISCOVERY PAVILION
 3000 S. UNIVERSITY AVENUE
 DENVER, CO 80202

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ADMIN BUILDING - WEST ELEVATION

SCALE: 1/8" = 1'-0"

DISCOVERY PAVILION
 503 N. MISSION BLVD.
 SANTA BARBARA, CA
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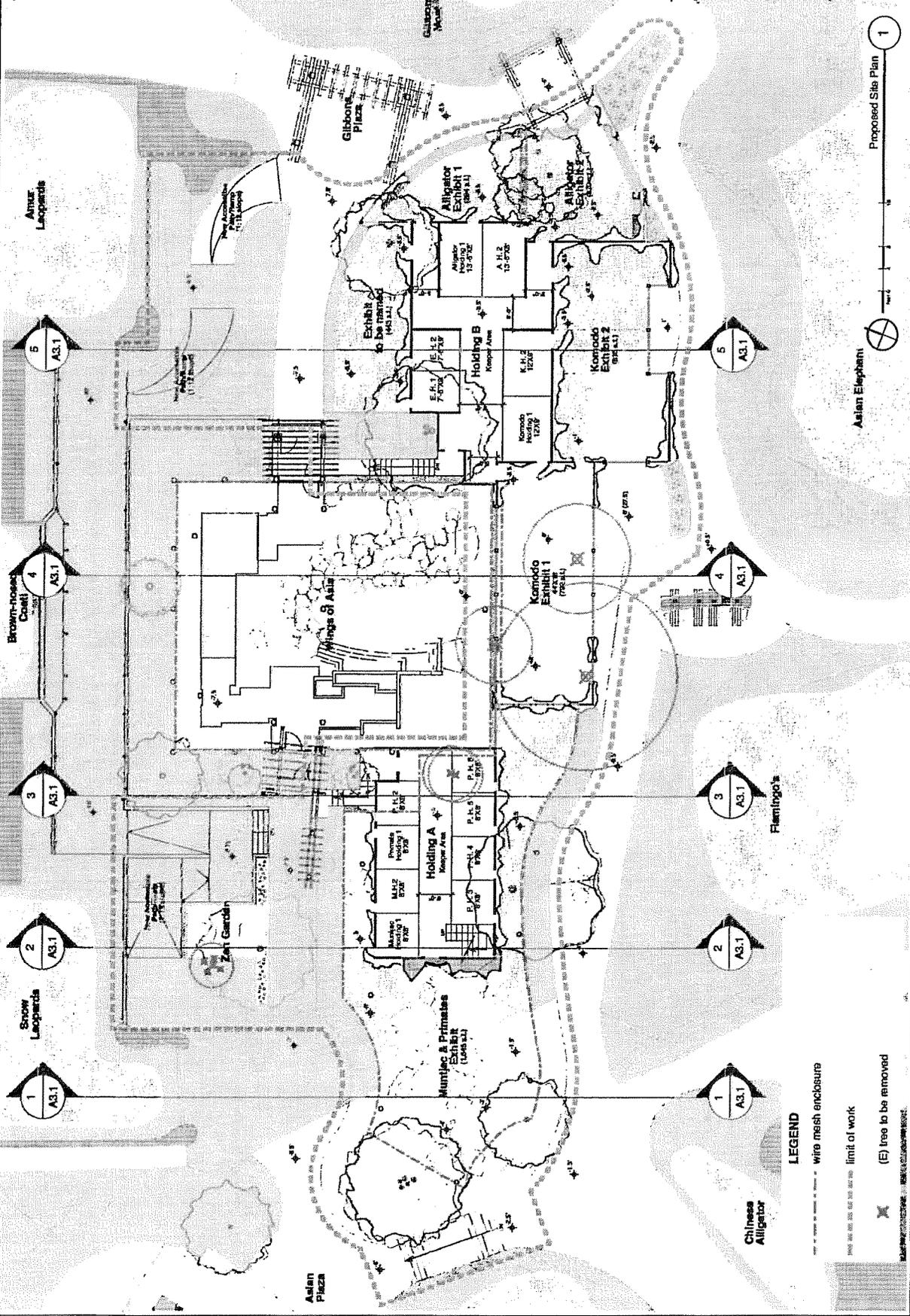


**Lemur / Langur
 Building
 Renovation**
 Santa Barbara Zoological Gardens
 800 Mirra Drive
 Santa Barbara, CA 93103
 (805) 962-5339

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Site Plan
 Proposed Plan

A2.1
 Conceptual design 02/23/2004

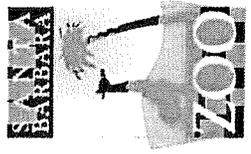


Proposed Site Plan 1



Asian Elephant

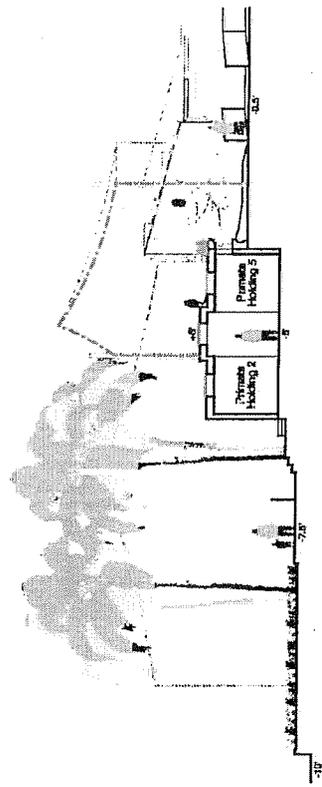
LEGEND
 wire mesh enclosure
 limit of work
 (E) tree to be removed
 Chinese Alligator
 Asian Elephant



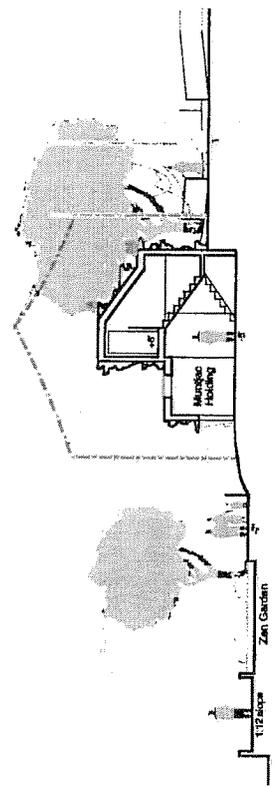
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Sections
 Cross Sections

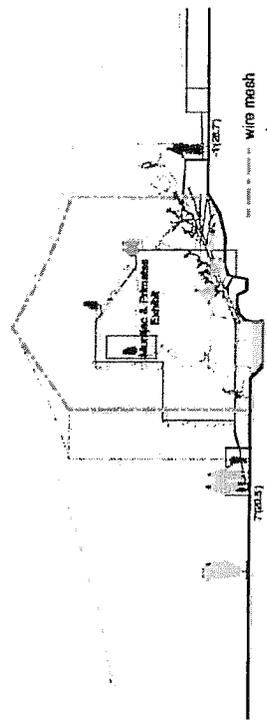
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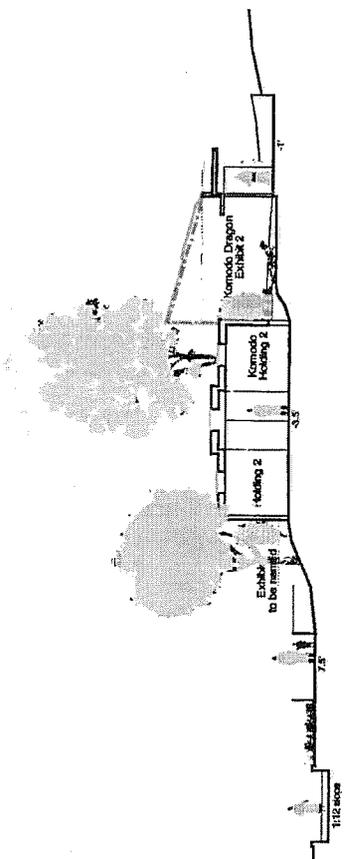
Section @ Holding Building A 3



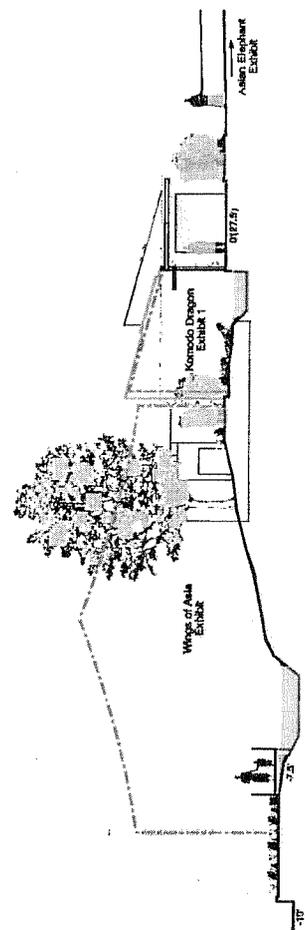
Section @ Holding Building A Stair 2



Section @ Murijac & Primates Exhibit 1



Section @ Holding Building B & Komodo Dragon Exhibit 2 5



Section @ Komodo Dragon Exhibit 1 & Wings of Asia 4

B. B. CHERMAN
 CONSULTANTS

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 FAX (415) 774-2202

Consultants:

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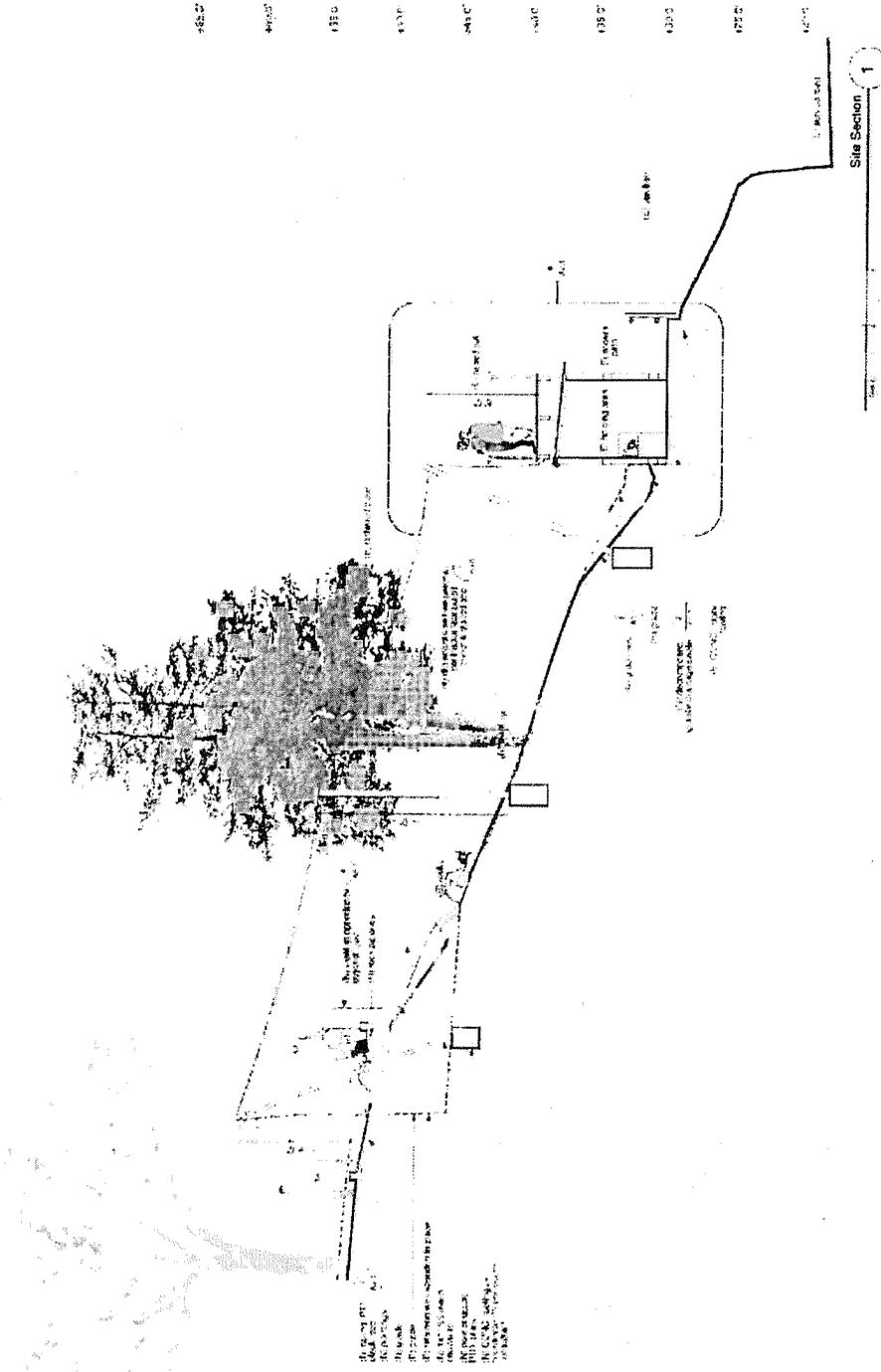


**Channel Island
 Foxes**

Northeast Farming, Inc.
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 San Francisco, CA 94109

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Site Section 1



485' 480' 475' 470' 465' 460' 455' 450' 445' 440' 435' 430' 425' 420'

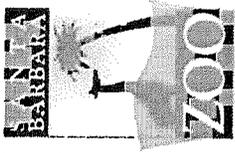
Site Section 1

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Landscaping Architect:
New Ideas Associates
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San Jose, CA 95128
408.253.1434

Civil Engineer:
The Architects Association
2200 S. Bascom Ave., Suite A
San Jose, CA 95128
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The Wave
Banquet Facility

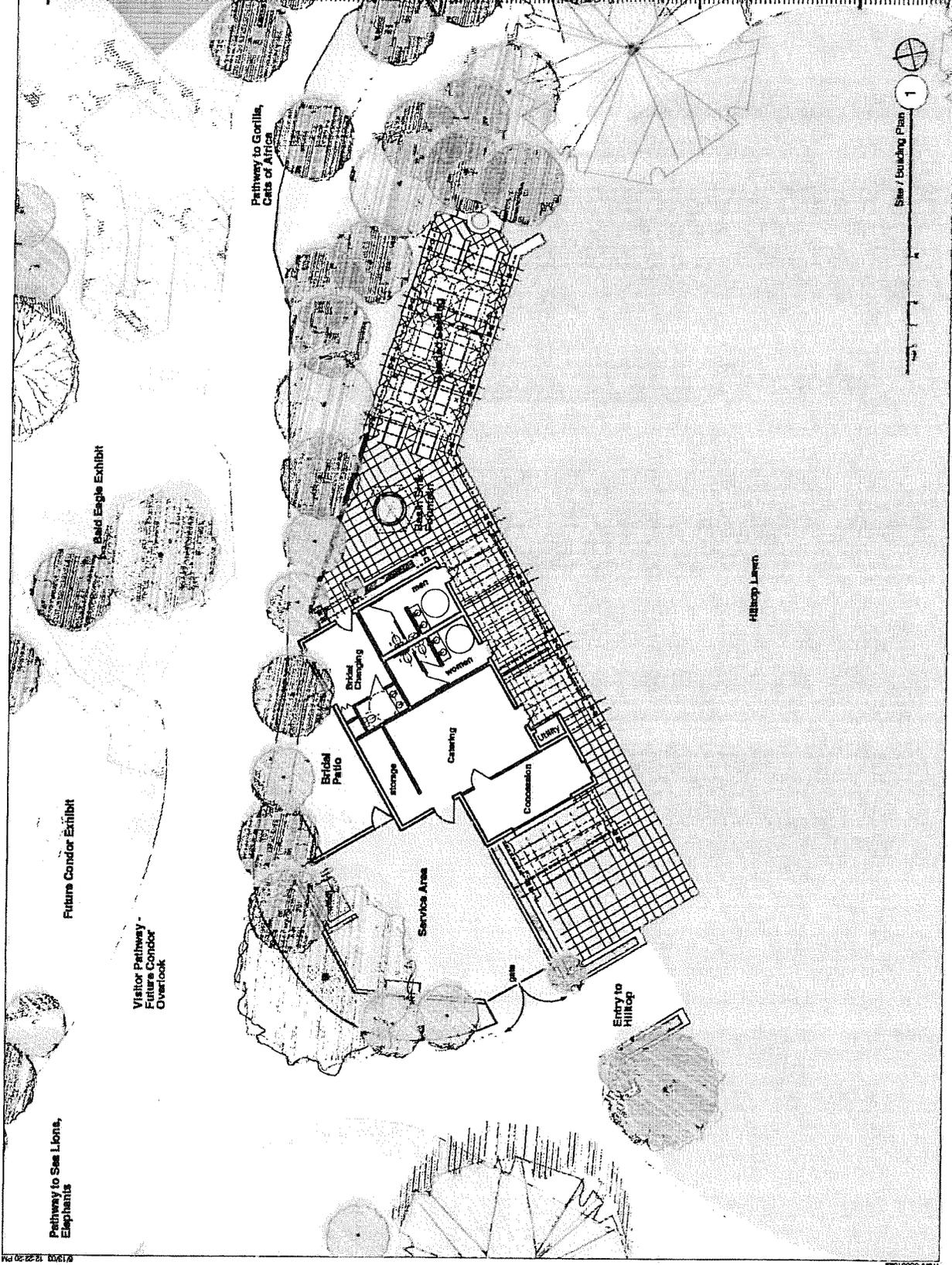
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Site / Building Plan

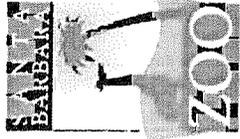
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8.11.01
Sethmeyer Design



1

Site / Building Plan



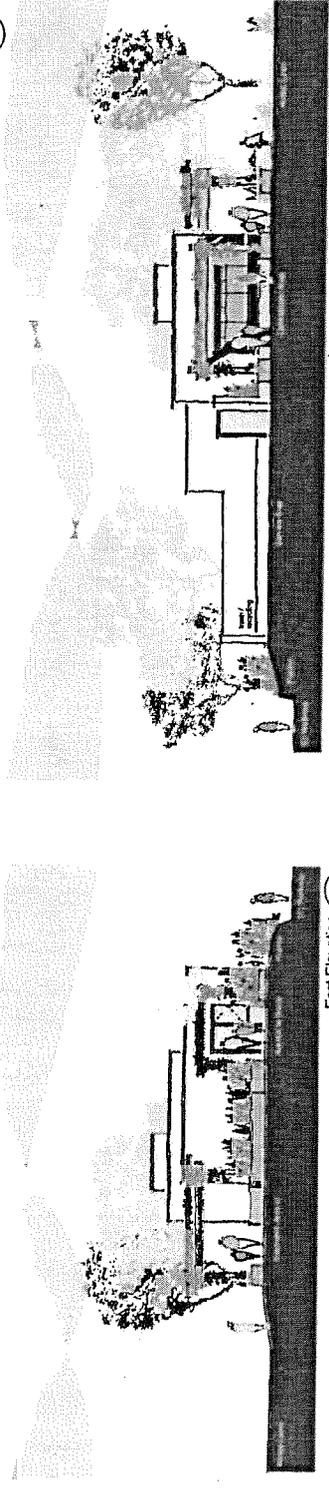
The Wave
Banquet Facility

Santa Barbara Zoological Gardens
500 North Drive
Santa Barbara, CA 93103
805.962.5739

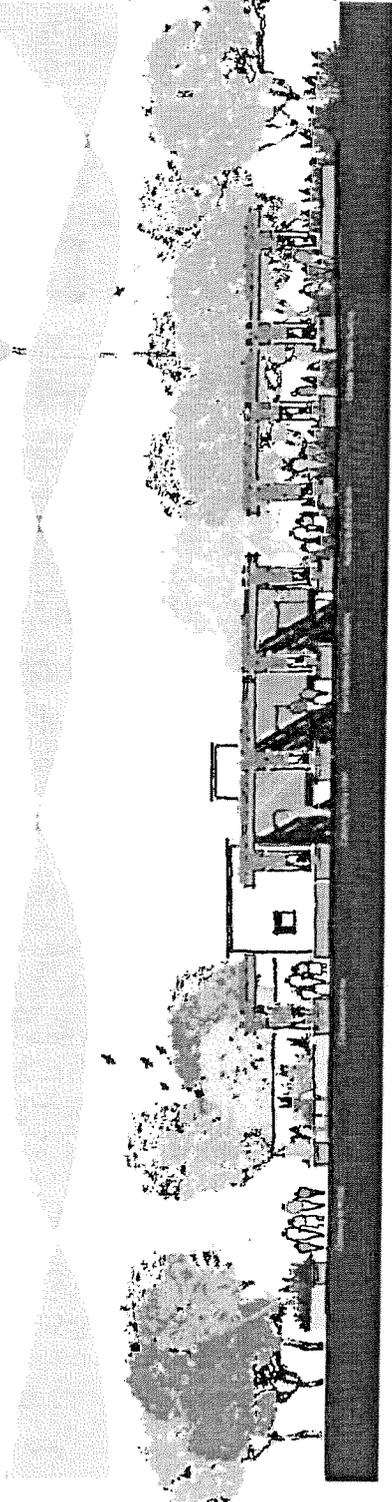
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North Elevation 4



West Elevation 2



South Elevation 1

Elevations

A3.1

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Berkeley, CA 94702
415.863.1200

Shawn's Green & Joseph, Inc.
1400 University Ave.
Berkeley, CA 94702
415.863.1200

W.E.C. Consulting Engineers
1400 University Ave.
Berkeley, CA 94702
415.863.1200

for review only - NOT FOR CONSTRUCTION

Service Facilities Yard

Santa Barbara Zoological Gardens
800 Ninth Drive
Santa Barbara, CA 93108



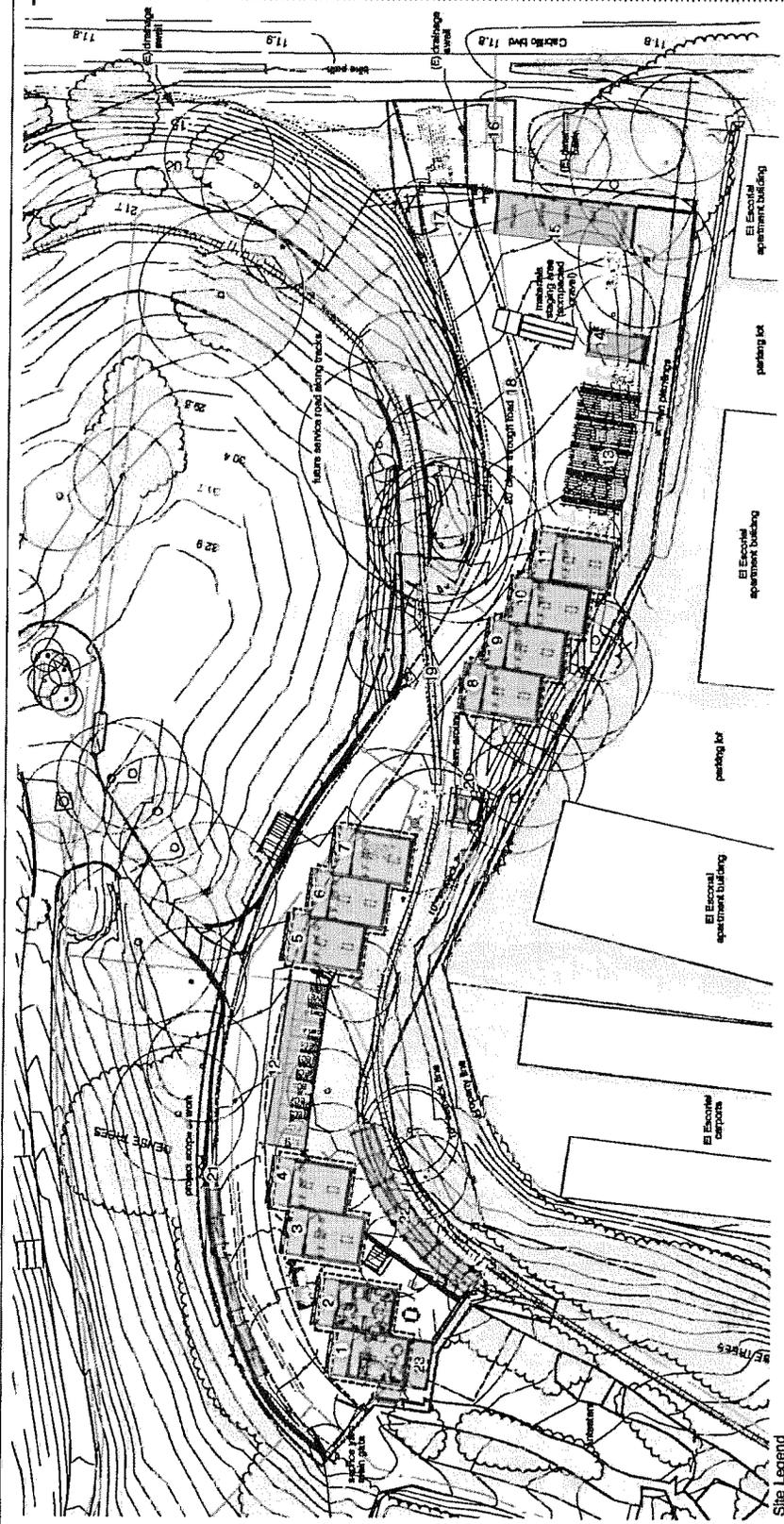
Revision Log

Revision	Date
1	

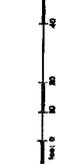
Site Plan
Project Info
Project Legend

A1.1

07.02.2010



Service Yard Site Plan



Legend

—	property line
—	10' setback line
—	scope of work
×	tree canopy

Item Name	Dimensions	ASIF	Comments/Notes
1. asphalt walk/atrium	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
2. glass enclosure	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
3. glass enclosure	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
4. general maintenance/occupational hardware	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
5. wood shop	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
6. metal shop	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
7. power events storage and waste gots and	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
8. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
9. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
10. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
11. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
12. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
13. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
14. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
15. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
16. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
17. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
18. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
19. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
20. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
21. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
22. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
23. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station
24. power events storage	18' x 20'	320 SF	terrace, microwave, ADA restroom, eye wash station

Notes:
1. All dimensions and elevations are in feet and inches unless otherwise noted.
2. All dimensions are to the centerline of the structure unless otherwise noted.
3. All dimensions are to the centerline of the structure unless otherwise noted.
4. All dimensions are to the centerline of the structure unless otherwise noted.
5. All dimensions are to the centerline of the structure unless otherwise noted.
6. All dimensions are to the centerline of the structure unless otherwise noted.
7. All dimensions are to the centerline of the structure unless otherwise noted.
8. All dimensions are to the centerline of the structure unless otherwise noted.
9. All dimensions are to the centerline of the structure unless otherwise noted.
10. All dimensions are to the centerline of the structure unless otherwise noted.

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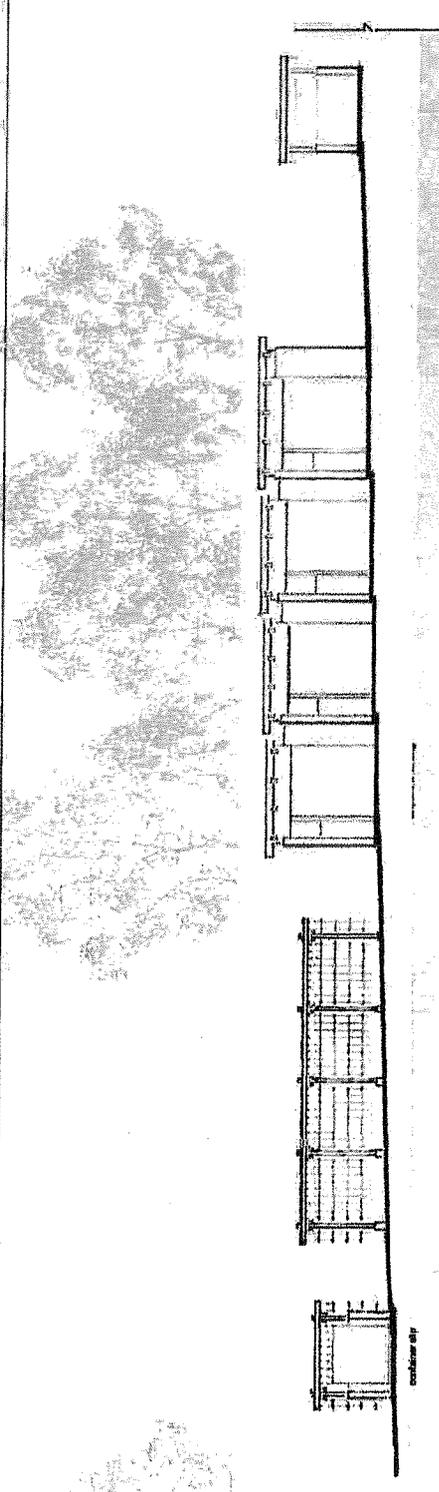
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Santa Barbara, CA 93103

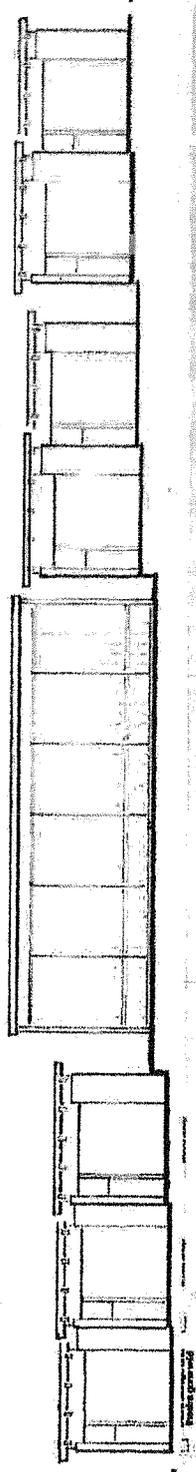
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Elevations

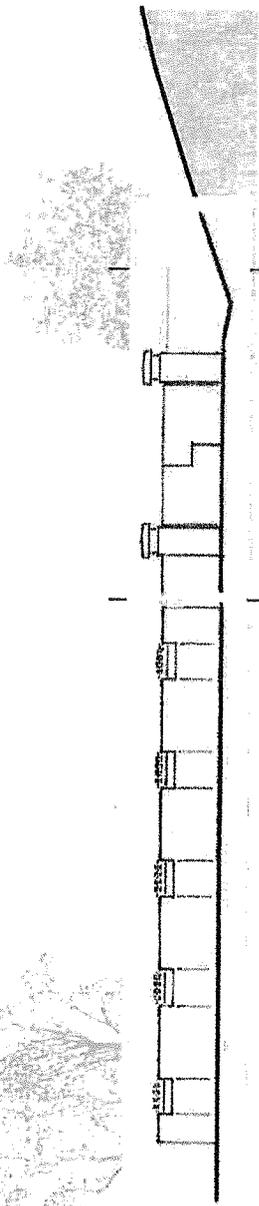
A3.1
Schematic design 07/22/2003



Lower East Elevation 3



Upper East Elevation 2



Estate Wall and Gate at Cabrillo 1



