



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 10, 2010
AGENDA DATE: June 17, 2010
PROJECT ADDRESS: 2559 Puesta Del Sol (MST2010-00166)
Natural History Museum Master Plan
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner *AD*
Peter Lawson, Associate Planner *AD for DYK*

I. PROJECT DESCRIPTION

The discussion item will be a presentation by the Santa Barbara Museum of Natural History on proposed improvements to their facility that are a result of a thorough evaluation of their facility and a series of public outreach meetings. The goals of the project include consistency with applicable building codes, better accommodations for visitors to the campus, improved research facilities, and improved connection with the surrounding natural setting. At the conclusion of the evaluation process, the Museum will submit an application to revise their current Conditional Use Permit.

Since the project is still being formulated, the exact amount of development is not yet known, but the general location for the proposed development has been determined. The overall concept for the project involves removing a majority of the buildings except for the historic building core, which faces Puesta Del Sol. The new development would be located within the existing developed area of the Museum grounds to the west of the historic core building. The location of the existing parking facility would remain, but would be rehabilitated to accommodate storm water runoff. The oak woodland habitat, which is located on adjacent parcels within the County, would remain and become a preserve. The only additional development in the oak woodland area would be the removal of an existing residence along the northern property line, and the relocation of the MacVeagh House within that footprint. Vehicular access improvements, both within the public right-of-way adjacent to the project site and on the project site, are also being considered.

II. BACKGROUND

The Museum of Natural History is comprised of seven parcels. The Museum facilities are located on one 7.8 acre parcel, which is accessed from Puesta Del Sol. Two parcels are located across Puesta Del Sol and each is developed with single-family residences. One residence is provided for the director of the Museum. Another parcel encompasses Mission Creek, and the southern bank and is developed with a small accessory room use generally for events that occur on the surrounding patios. A footbridge accesses this side of the creek. Finally, the remaining three parcels are located with the County and two

of the three parcels are developed with residences. A oak woodland habitat encompasses all three parcels.

Since the establishment of the Museum, a number of structures were added or enlarged. On January 5, 1989, the Planning Commission approved the most recent large addition to the museum site (Resolution 002-089). This project comprised of a 15,440 square foot addition to the existing 7,000 square foot anthropology and zoology laboratory. When the Planning Commission approved the project, they requested that the Museum provide a master plan describing future development of the site. In 1991, the Museum provided a ten-year master plan (1990-2000) that included three phases of development ranging in size from 1,100 square feet to 1,700 square feet. The final outcome of the master plan grew to include a total of approximately 5,000 square feet of additions. During the past decade from 2000 to present, the majority of the construction at the museum comprised of repair and maintenance. Additionally, during this period the museum requested temporary permits for a butterfly exhibit and a permit for a small raptor facility. Since the Planning Commission was consulted on these permits, they provided the applicant and staff direction that a new comprehensive master plan should be prepared before any new small projects are submitted.

Since March of 2007, the Museum began assessing the site in preparation of a Master Plan. By March of 2009 public outreach meetings commenced. A total of three were held in the Spring of 2009 and four were held in the Spring of 2010. Also during this period, the Museum team has met with various City departments to determine what regulations may apply to the site. The result of this work is reflected in the conceptual plan being presented.

Vicinity Map



III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Suzanne Elledge Planning & Permitting Service	Property Owner: Santa Barbara Museum of Natural History
Parcel Numbers: 023-271-003 & 004, 023-272-002 & 003	Lot Area: 7.8 acre
Note: Parcel numbers & lot area include only the City portion of the site.	
General Plan: Major Public & Institutional	Zoning: E-1
Existing Use: Institutional Facility & Residential	Topography: 2%-5%
Adjacent Land Uses: North - Residential South - Institutional East - Residential West - Residential	

IV. ISSUES/DESIGN CONSIDERATIONS

Since the last significant revision to the Museum's Conditional Use Permit (CUP) in 1991, there have been changes and additions to the City's policies and ordinances. Additionally, given the location of the site within a residential neighborhood, there are a number of ongoing concerns. Below is a general list of issue areas that will be incorporated into staff's review of the project once it is submitted. However, please note that the project is still in the formulation stage and additional issues may be raised.

- Special Events – Size, number and hours of special events
- Safety – Ingress and egress on site and impacts to adjacent neighborhood during an emergency event.
- Noise – Construction, hours of events, operational equipment and orientation of buildings.
- Water Quality – Compliance with storm water requirements and location of hardscape relative to Mission Creek.
- Transportation – Pedestrian improvements both on site and adjacent to the project site, changes to the public right-of-way, parking, changes in use, & number of visitors.

V. RECOMMENDATION

That Historic Landmarks Commission and Planning Commission provide feedback to the Museum on their Master Plan proposal with the understanding that a formal application will be submitted within six to nine months.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated May 20, 2010



Santa Barbara
Museum of Natural History

THOMPSON NAVLOR
schacht | aslani architects



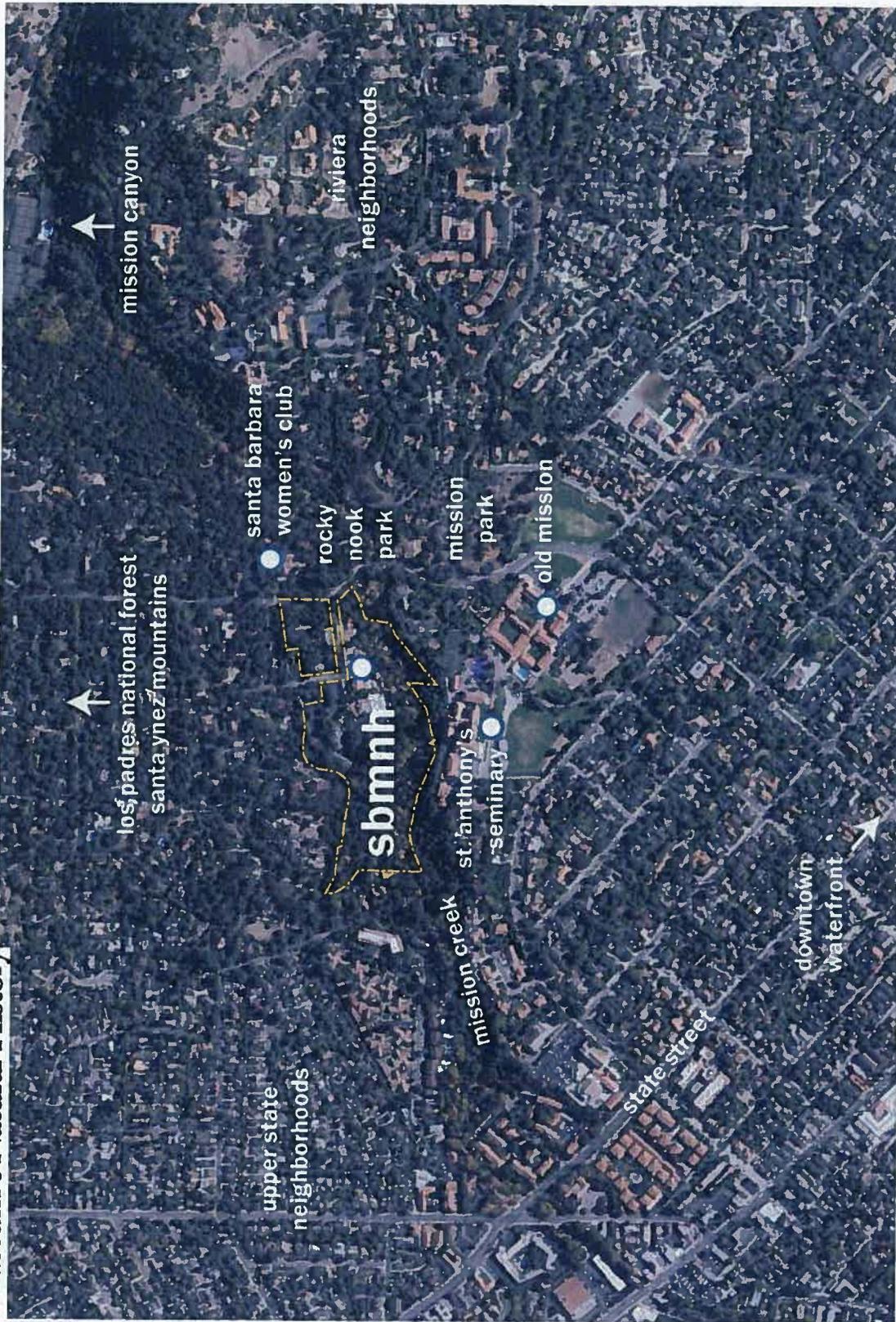
site analysis: vicinity context

EXHIBIT A



Santa Barbara Museum of Natural History

THOMPSON
schacht | aslani architects
NAVLOH



site analysis: community context



Santa Barbara

Museum of Natural History

ENCINAS
ENCINAS
LAS
ROAD
AVE

MISSISSIPPI

ROCKY NOOK
SANTA BARBARA
WOMEN'S CLUB

PARK

MARYMOUNT
ELEMENTARY
SCHOOL

RIDGE ROAD

MISSION
RIDGE

LOS OLIVOS
STREET

RESERVOIR NO 2

ST ANTHONY'S
SEMINARY

SANTA
BARBARA
MISSION

ALAMEDA

MISSION
PARK

PADRE

SIERRA
BONITA
PLAZA

CLEVELAND

EMERSON

ROOSEVELT
ELEMENTARY
SCHOOL

GARDEN

JUNIPERO
STREET

STREET

PLAZA

LOS OLIVOS

STREET

AVENUE

THOMPSON NAYLOR
schaecht | astani architects

site analysis: Institutional context



Santa Barbara
Museum of Natural History

THOMPSON NAYLOR
schacht | aslani architects

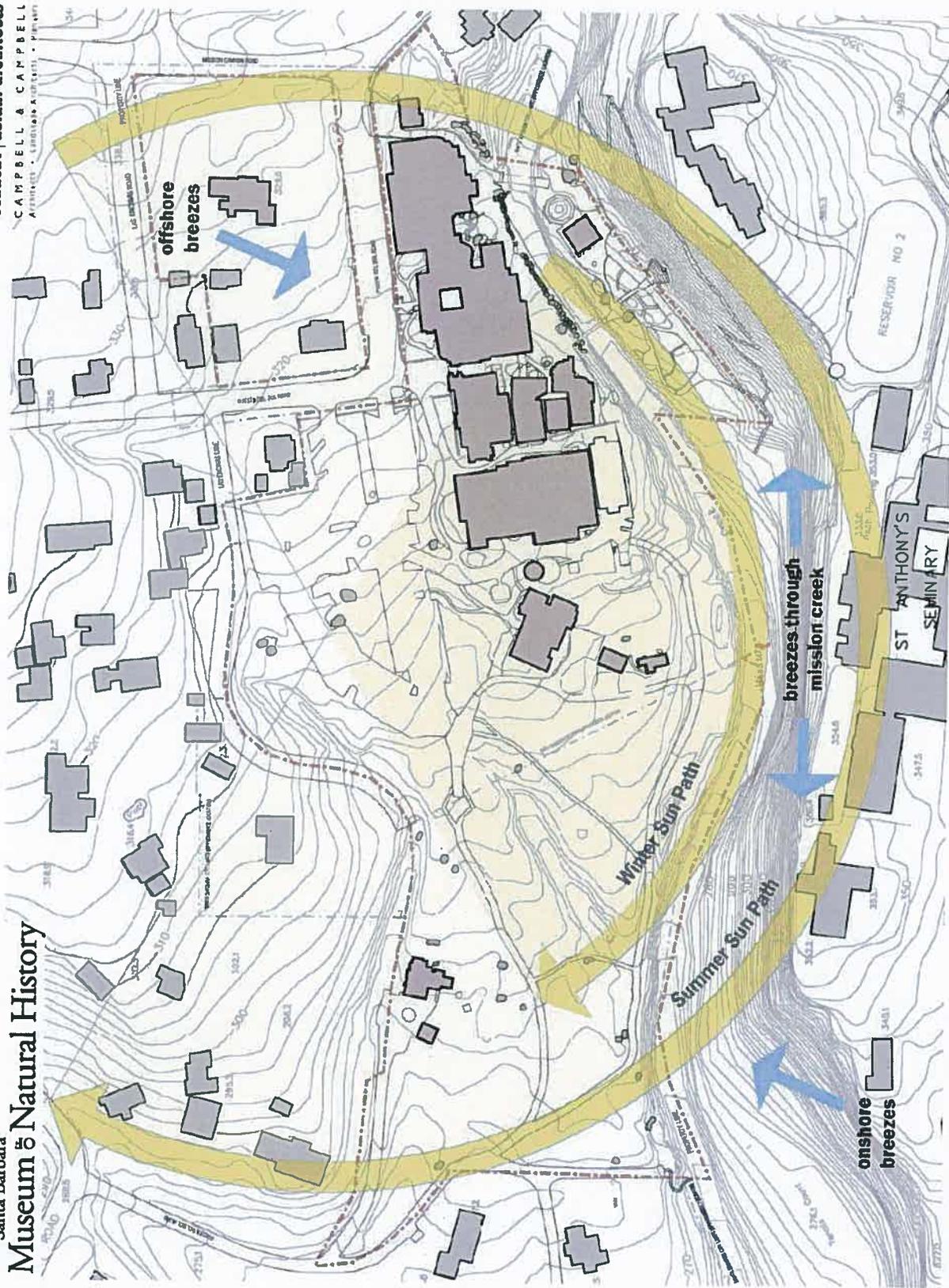


site analysis: site aerial photo



Santa Barbara Museum of Natural History

THOMPSON NAYLOR
schacht | aslani architects
CAMPBELL & CAMPBELL
ARCHITECTS • LANDSCAPE ARCHITECTS • PLANNERS



site analysis: site solar & wind patterns



Santa Barbara
Museum of Natural History

THOMPSON NAYLOR
schacht aslani architects
CAMPBELL & CAMPBELL
Architects - Landscape Architects - Planners



- 1 view from museum entry to central courtyard
- 2 view from parking lot towards coastal range
- 3 view from walk in front of Fleischmann towards coastal range
- 4 view along the south edges of the museum buildings towards the creek, past the butterfly pavilion

- 5 views from the middle of the bridges to the creek
- 6 views from south side of the creek, looking back towards the creek
- 7 views from south side of the creek towards the tower
- 8 views toward st. anthony's

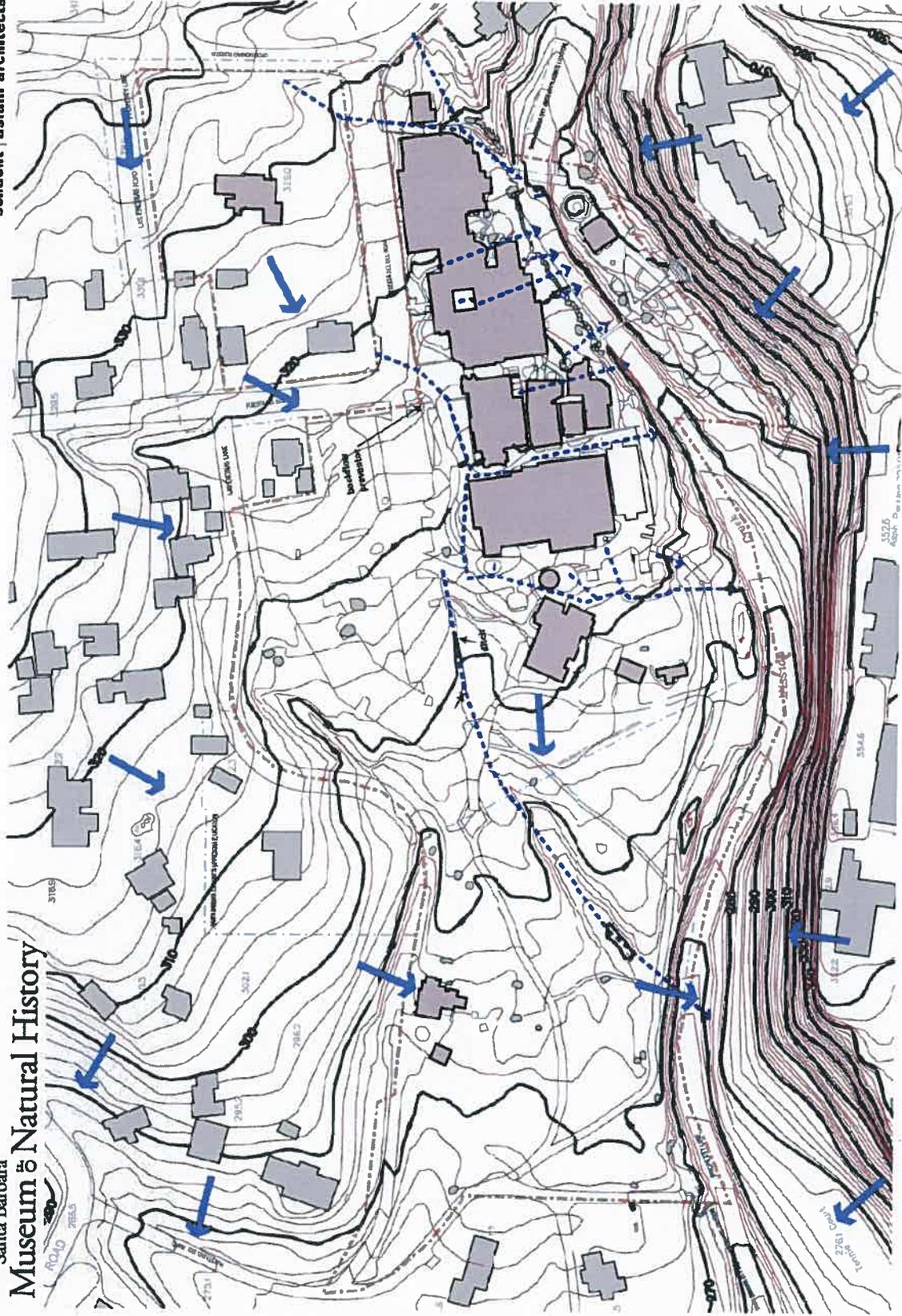
site analysis: significant views





Santa Barbara
Museum of Natural History

THOMPSON NAYLOR
schacht | aslani architects

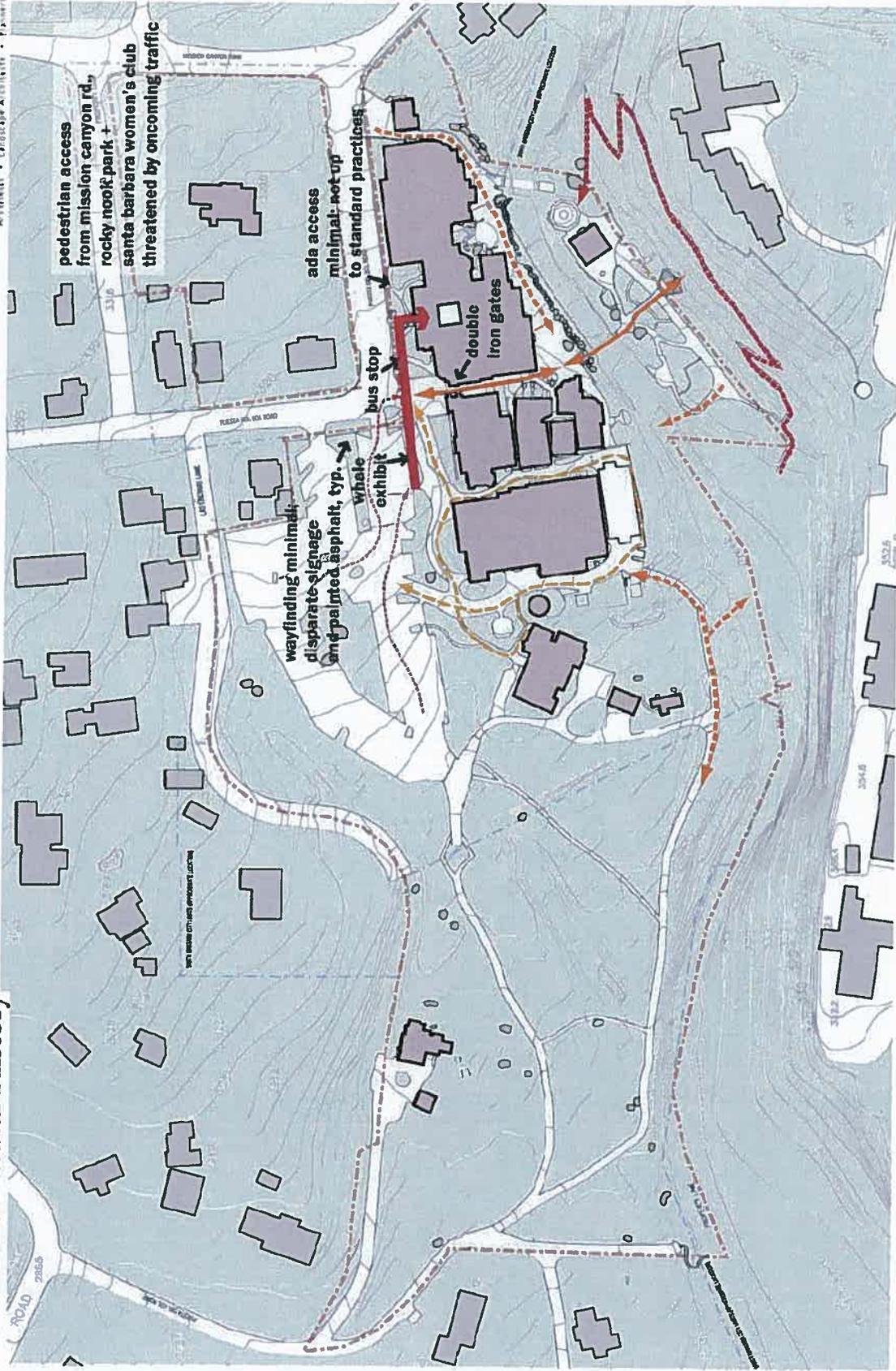


site analysis: topography & stormwater drainage



Santa Barbara
Museum of Natural History

THOMPSON NAYLOR
schacht | aslani architects
CAMPBELL & CAMPBELL
Architects • Landscape Architects • Planners

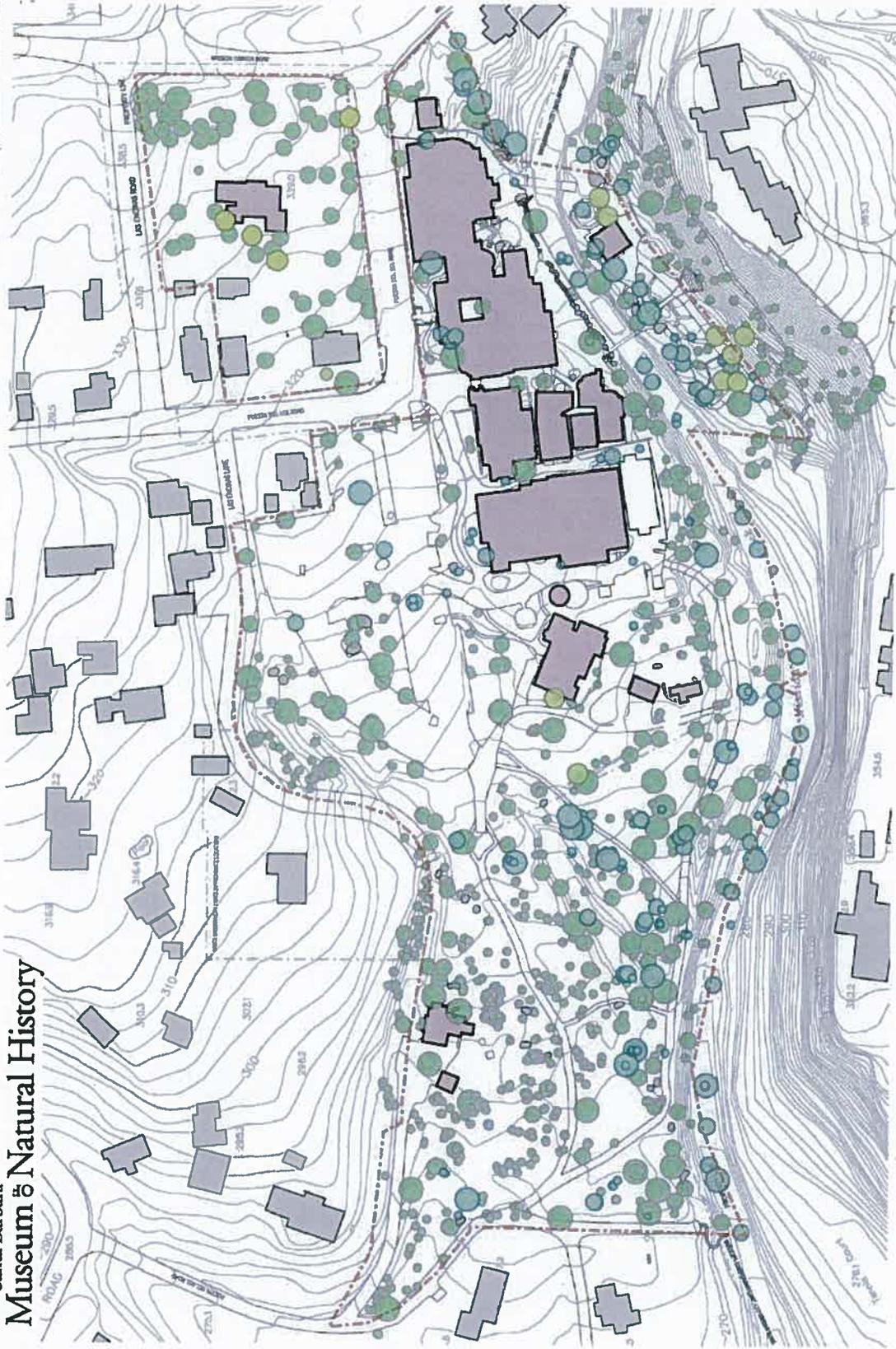


site analysis: pedestrian circulation (existing)



Santa Barbara Museum of Natural History

THOMPSON NAYLOR
schacht asiani architects



● sequoia sempervirens (redwood)

● platanus racemosa (sycamore)

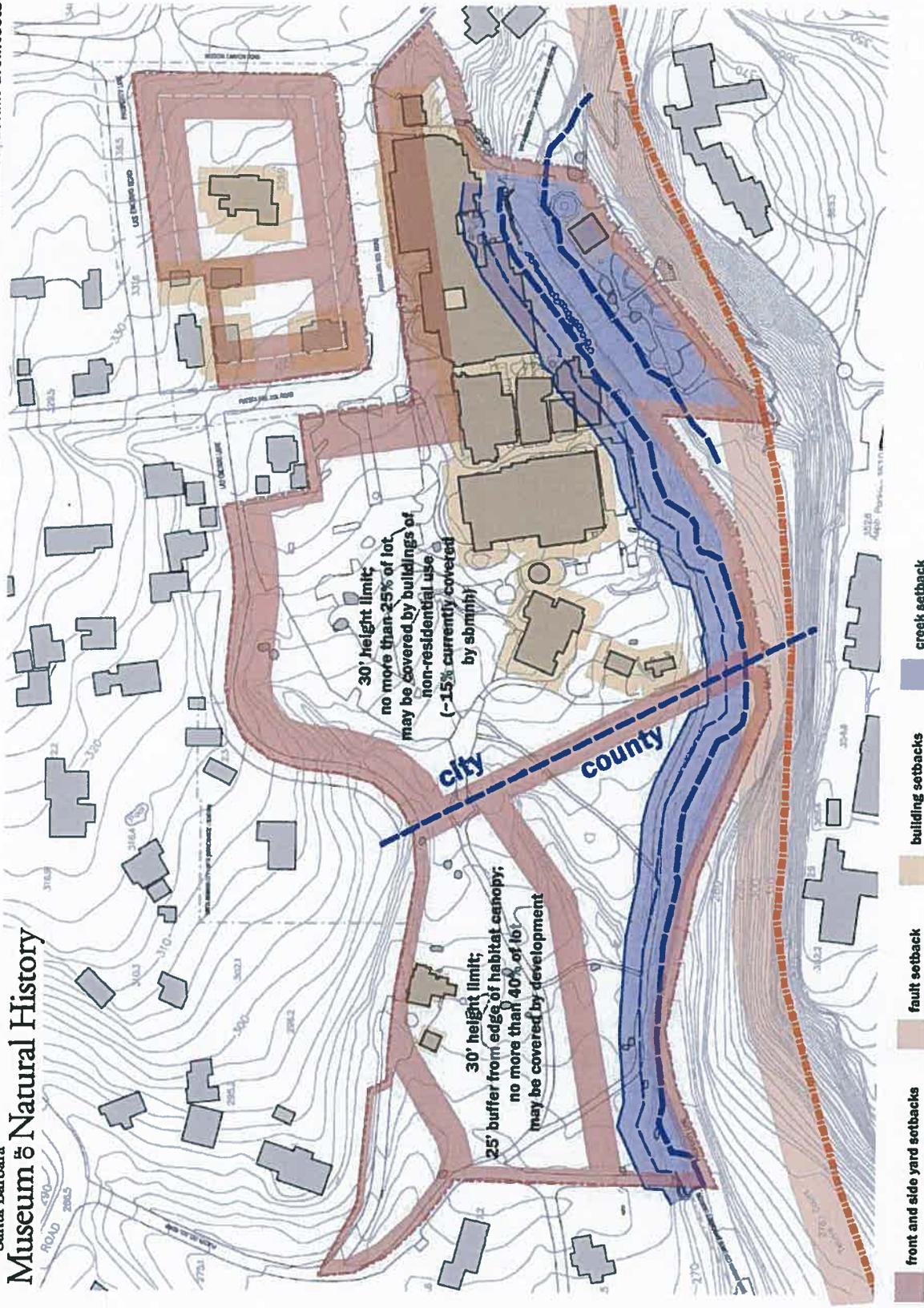
● quercus agrifolia (coast live oak)

site analysis: vegetation



Santa Barbara Museum of Natural History

THOMPSON NAYLOR
schacht iselani architects

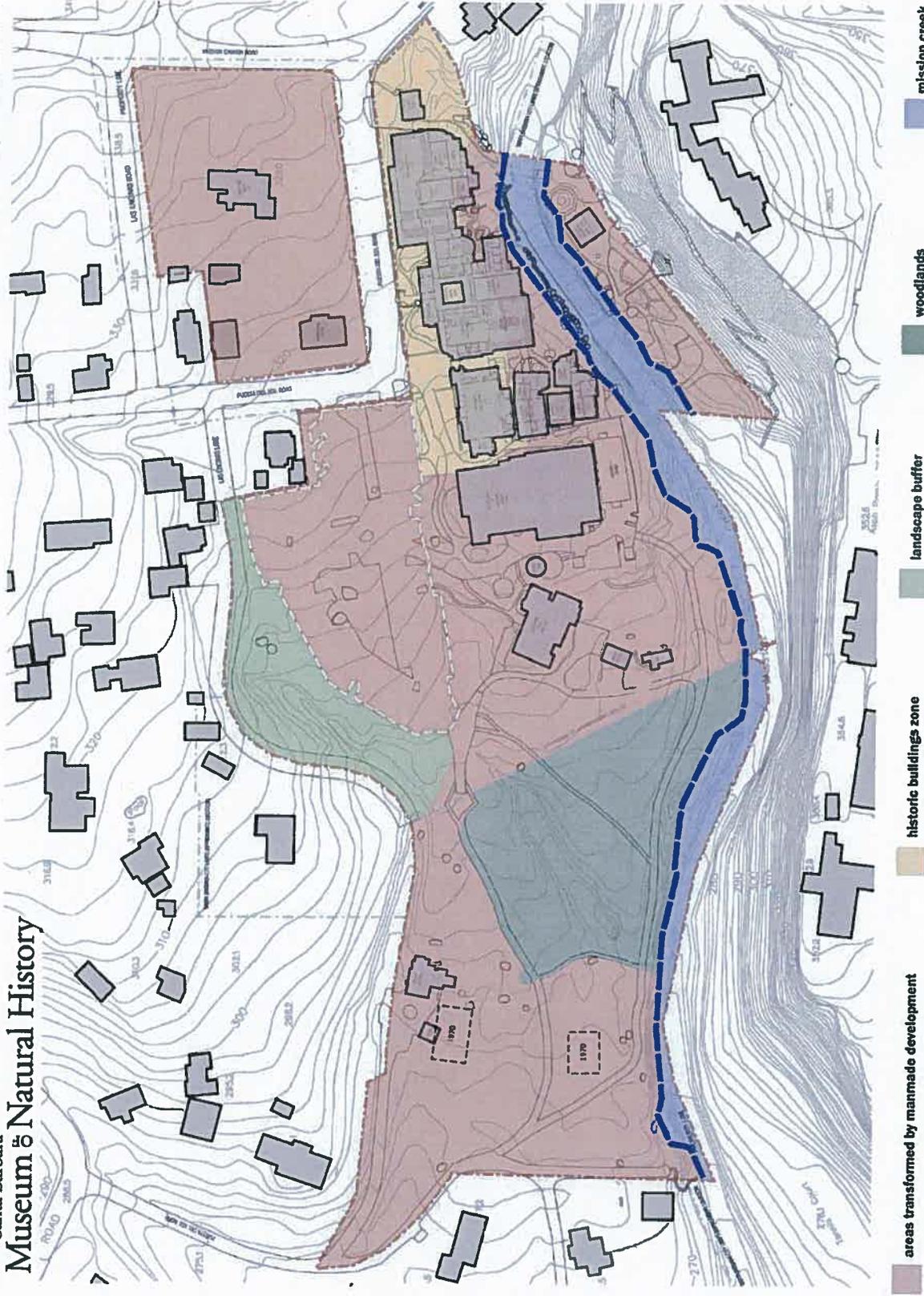


site analysis: setbacks (approximate)



Santa Barbara
Museum of Natural History

THOMPSON NAYLOR
schacht | aslani architects

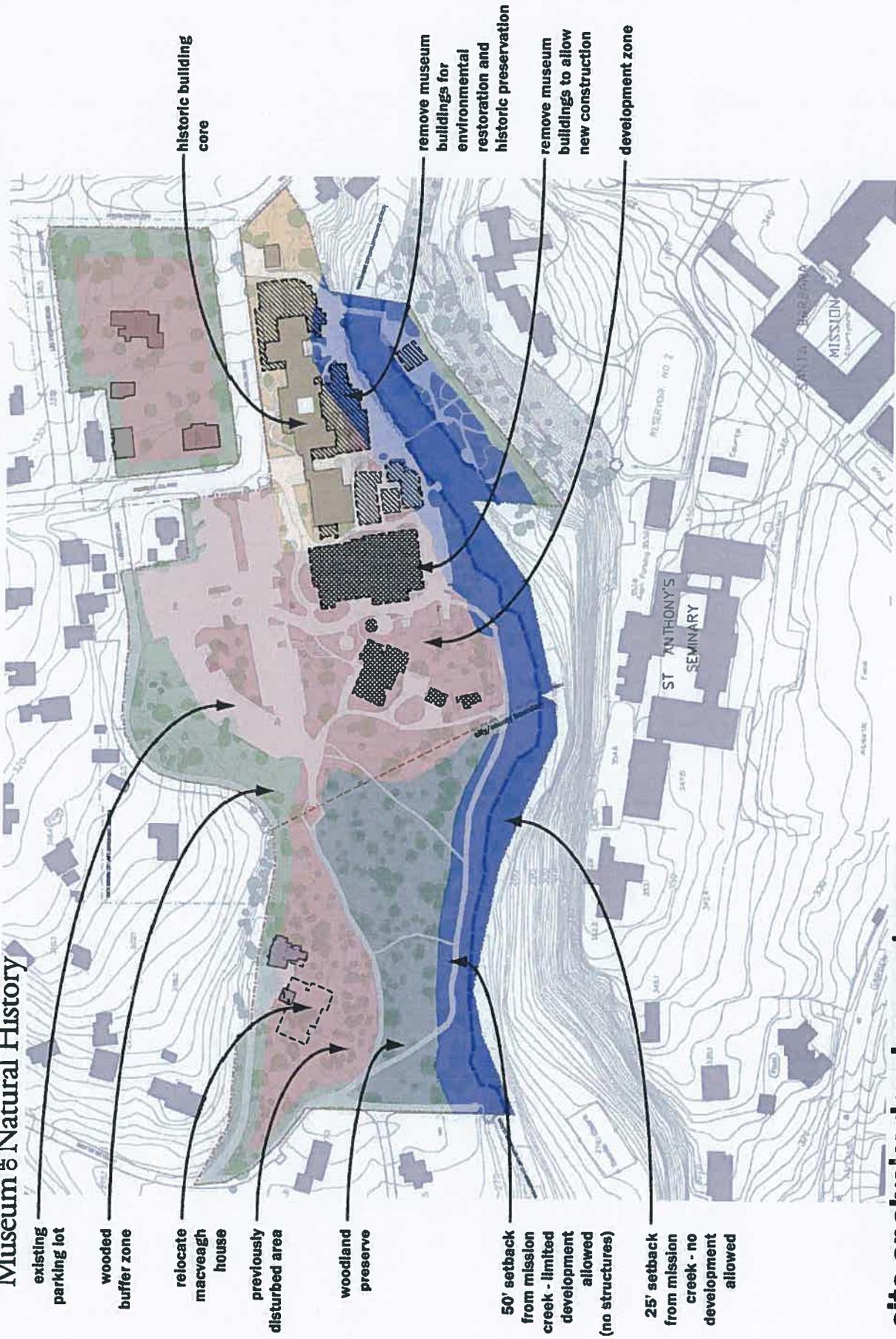


site analysis: existing site conditions



Santa Barbara
Museum of Natural History

THOMPSON NAYLOR
 schacht | aslani architects



existing parking lot

wooded buffer zone

relocate macveagh house

previously disturbed area

woodland preserve

50' setback from mission creek - limited development allowed (no structures)

25' setback from mission creek - no development allowed

historic building core

remove museum buildings for environmental restoration and historic preservation

remove museum buildings to allow new construction

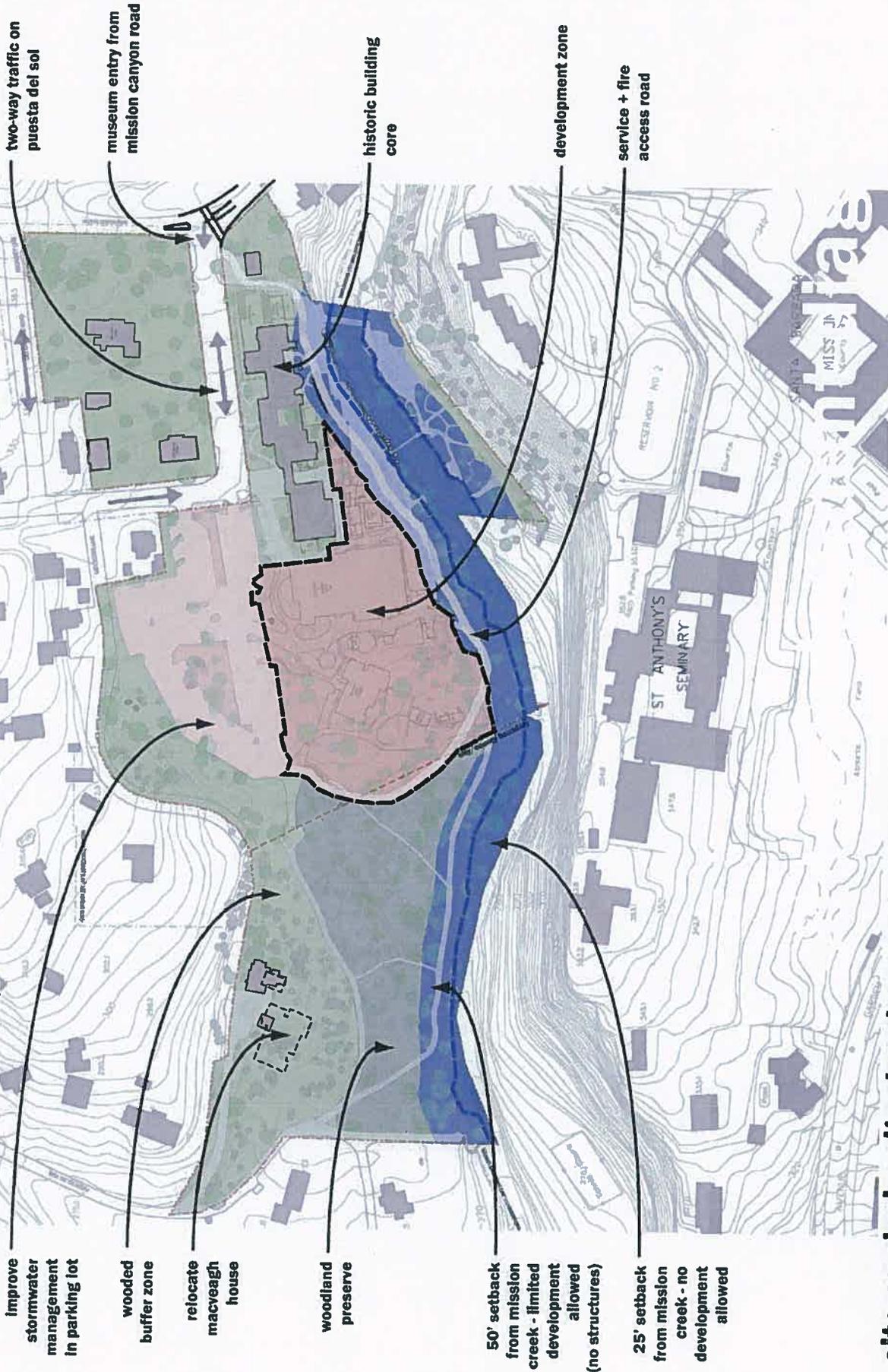
development zone

site analysis: development zones



Santa Barbara Museum of Natural History

THOMPSON NAYLOR
schacht | aslani architects



Improve
stormwater
management
in parking lot

wooded
buffer zone

relocate
macveagh
house

woodland
preserve

50' setback
from mission
creek - limited
development
allowed
(no structures)

25' setback
from mission
creek - no
development
allowed

two-way traffic on
puesta del sol

museum entry from
mission canyon road

historic building
core

development zone

service + fire
access road

site analysis: site development strategies



Santa Barbara Museum of Natural History

THOMPSON NAYLOR
schaecht | aslani architects

improve stormwater management in parking lot

wooded buffer zone

relocate macveagh house to previously developed residential site

woodland preserve

50' setback from mission creek - limited development allowed (no structures)

25' setback from mission creek - no development allowed

two-way traffic on puesta del sol

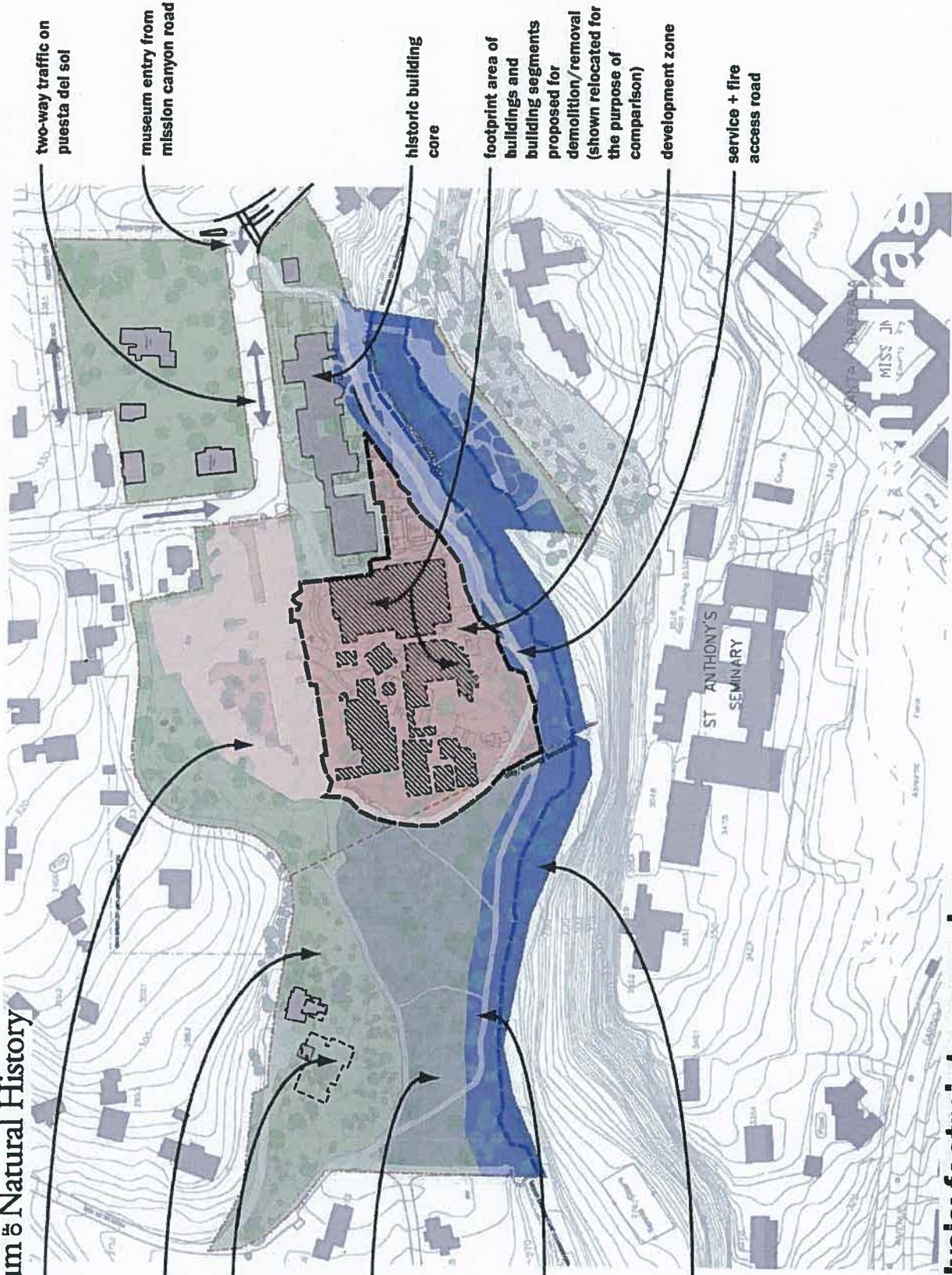
museum entry from mission canyon road

historic building core

footprint area of buildings and building segments proposed for demolition/removal (shown relocated for the purpose of comparison)

development zone

service + fire access road



site analysis: footprint comparison



Santa Barbara
Museum of Natural History

Celebrating 90 years of inspiring a passion for the natural world

May 20, 2010

Mr. Peter Lawson, Associate Planner
City of Santa Barbara
Community Development Department
Planning Division
630 Garden Street
Santa Barbara, CA 93101

Re: 2559 Puesta del Sol, Santa Barbara Museum of Natural History
Outline of materials to be presented and discussed at the June 17 joint meeting of the
Planning Commission and Historic Landmarks Commission

Dear Mr. Lawson,

I am writing to provide some preliminary information regarding the project and supporting materials that will be discussed at the June 17, 2010 joint meeting of the Planning Commission and Historic Landmarks Commission. As you know, the Santa Barbara Museum of Natural History is preparing to submit its Master Plan PRT package by the end of the current year. At the June meeting, the Museum hopes to engage in a dialogue with the Commissions regarding this master planning project and receive feedback on the design and planning concepts developed to date.

In a letter dated March 18, 2010 and addressed to Senior Planner Danny Kato, the Museum outlined its request for a deadline extension regarding the submittal of a request for Conceptual Review of an updated Conditional Use Permit beyond the previously agreed upon date of March 2010. The Museum has faced some unexpected and challenging situations during the past year, outlined in the aforementioned letter, but continues to push forward with its master planning efforts.

The Santa Barbara Museum of Natural History is passionate about and dedicated to its role as a steward of the natural world. The Museum's mission includes reaching out to its communities and delivering education that connects its visitors to the unique environment of Santa Barbara in which it operates. The Museum's goal for the future of its campus is to provide a setting that is integrated with the nature of its site, embraces the specific history of its place, and embodies a model of sustainability. The heart of the Museum's vision for the future is a plan that will encompass the rehabilitation of existing buildings and the creation of future facilities that will meet the highest standards of environmental design while continuing to provide a place for community gathering, education, and interaction. The master planning effort has comprised a comprehensive assessment of needs for this institution that has already served Santa Barbara for almost 100 years; as a result of this effort, the Museum will be able continue to do so for the next 50 - 100 years.

Significant time and expense have been invested in the master planning process, and the Museum is looking forward to communicating with the Commissions regarding its vision for the future of the campus and of the institution. During the course of 2010, the Museum has engaged in a

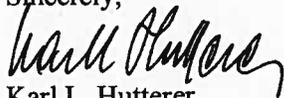
substantial master planning effort involving a comprehensive team of consultants as well as the Museum staff. Between February of this year and the present date, our team of architects and consultants has held monthly planning workshops to advance the master planning effort, on each occasion meeting with both Museum staff and the Museum's Master Planning Committee. A number of technical studies have been undertaken as part of the planning process, including biological, geological and archaeological site studies as well as analyses focused on historic structures and both pedestrian and transportation access.

The planning team has consulted with staff from the Creeks Restoration and Water Quality Improvement Division and the Fire Department regarding the details of this project to ensure that the Museum's vision is compatible with established governmental regulations and guidelines. A series of community meetings were held in March at which the Museum shared its future vision with the public and was able to receive public comment regarding the planning effort. In April, I presented on behalf of the Museum our master planning work at the annual membership meeting of the Mission Canyon Association. The next series of public meetings is scheduled for the first week of June, at which the Museum will provide an update on the progress of the master plan. The Museum plans to continue its work toward the completion of the PRT package, and has targeted December of 2010 for its submittal.

Included as attachments to this letter are: a list of consultants performing work on the Museum's Facilities Master Planning process, a list of consultants working on the project, a summary of master planning activities to date, and an updated planning schedule through the completion of the PRT submittal process. Also included is a series of analytical drawings that illustrate the breadth of study that has been undertaken in the preparation of the Museum's Facilities Master Plan. Much of the enclosed information has already been shared with the public via community meetings and is being continuously updated as the project progresses. At the joint meeting in June, the planning team will present this analytical information as well as conceptual massing, plans, and sections of the proposed new facilities.

Thank you for providing the Museum and its planning team with an opportunity to meet jointly with the Planning Commission and the Historic Landmarks Commission. We look forward to sharing with you our vision for the future.

Sincerely,



Karl L. Hutterer
Executive Director

Attachments

RECEIVED
MAY 21 2010

CITY OF SANTA BARBARA
PLANNING COMMISSION

Attachment I**List of consultants performing work on the Santa Barbara Museum of Natural History Facilities Master Plan**

Walter Schacht planners	Schacht Aslani Architects	architects & museum
Cima Malek-Aslani planners	Schacht Aslani Architects	architects & museum
Susette Naylor	Thompson Naylor Architects	architect & senior advisor
Suzanne Elledge	Suzanne Elledge Planning & Permitting Services	land use advisors
Dr. Pamela Post	Post-Hazeltine Associates	historical consultants
Timothy Hazeltine	Post-Hazeltine Associates	historical consultants
Kathleen Brown	Atelier	museum strategic planners
Chuck Howarth designers	Gyroscope, Inc.	museum planner & exhibit
Doug Campbell	Campbell & Campbell Landscape Architects	landscape architects
Regula Campbell	Campbell & Campbell Landscape Architects	landscape architects
Vernon Williams	Flowers & Associates	civil engineers
Scott Schell	Associated Transportation Engineers	transportation engineers
Jeffrey Haight	Ehlen, Speiss & Haight, Inc.	structural engineers
Paul Tziouvaras	Mechanical Engineering Consultants, Inc.	mechanical engineers
Tom Hughes	Mechanical Engineering Consultants, Inc.	mechanical engineers
John Maloney	JMPE	electrical engineers
Todd Tranby	Earth Systems Engineering Southern California	fault hazard geologists
Dr. Larry Gurrola	Larry Gurrola Geological & Environmental Services	professional geologist
Barbara Erwine consultants	Paladino & Company	sustainable design
Rick Lloyd	Davis Langdon	project cost consultants
Steve Davis	Davis Land Surveying	land surveyors
Josh Thomas	As-Built Drawing Services	as-built drawing providers
Randy Hacker consultants	McMurray Stern, Inc.	compact shelving

Attachment II**List of draft reports prepared**

SBMNH Biology Report
 SBMNH Archaeology Report
 Development Issues Report
 Draft Historic Structures Report – Museum Buildings
 Draft Historic Structures Report – MacVeagh House
 Draft Historic Pedestrian Access Report – Mission to Museum
 Strategic Planning Assessment Report
 Market Potential Report
 Community Assessment
 Interactive Program Planning Report
 Existing Transportation Conditions Report
 Fault Rupture Report
 Integrated Design Charrette Report

Attachment III**Summary of planning activities to date****Planning Activity**

Architectural and engineering assessment of existing conditions of facility	March 2007
Draft Historic Structures Report	May 2007
Strategic Planning: Market Assessment	January 2008
Strategic Planning: Community-wide interviews	January 2008
Formation of Board Master Planning Committee	March 2008
Master planning consultant team formation and scope determination	July 2008
Conceptual exhibit planning	August 2008
Internal space need survey	October
2008	
Consultant team site visit and workshops	October
2008	
Completion of long term Strategic Plan	November
2008	
Campus seismic survey	February
2009	
Consultant team site visit, workshops, report to Board on site conditions & constraints	March 2009
Neighborhood meetings (3)	March –
April 2009	
Consultant studies: landscape, parking & traffic, fire protection, zoning, etc.	April – June
2009	
Consultant team site visit, workshops, report to Board (report on broad development options)	May 2009
Consultation with City departments (Transportation, Fire, Creeks, etc.)	August 2009
Consultant team site visit, workshops, report to Board (progress review)	September
2009	
Investigations of potential development of a downtown branch campus	Nov. 2009 –
Jan. 2010	
Master Planning Committee meeting & programming workshops	February
2010	
Master Planning Committee meeting – final program	March 2010
Neighborhood meetings (2)	March 2010
Consultation with City departments (Transportation, Fire, Creeks, etc.)	March –
April 2010	
Master Planning Committee meeting – intermediate review of planning progress	April 2010
Presentation at annual membership meeting of the Mission Canyon Association	April 2010
Master Planning Committee meeting & report to Museum Board	May 2010

Attachment V

Analytical diagrams and planning presentation drawings (also see attached drawing package)

Vicinity context
Community context
Institutional context
Site aerial photo
Site solar & wind patterns
Significant views
Topography & stormwater drainage
Vehicular circulation (existing)
Pedestrian circulation (existing)
Existing pedestrian routes through Museum
Visitor experience – entrance to creek
Vegetation
Building chronology
Setbacks (approximate)
Existing site conditions
Development zones
Site development strategies
Footprint comparison