



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 1, 2016
AGENDA DATE: September 8, 2016
PROJECT ADDRESS: 1414 Park Place (MST2015-00349)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4539
 Beatriz Gularte, Senior Planner *BEG*
 Tony Boughman, Assistant Planner *TB*

I. PROJECT DESCRIPTION

The project consists of the installation of a new playground and patio at the Municipal Tennis Courts located in the City's Eastside neighborhood. Site amenities will include a new approximately 2,300 square foot playground structure and pad, playground fencing, a new patio area, benches, two drinking fountains, signage, and new trees and landscaping. An area of the existing parking lot will be demolished to accommodate the new playground and a portion of the existing landscaping will be converted to the new patio. Asphalt and concrete pathways around the existing tennis courts and proposed playground will be repaired. Safety improvements will include: installation of two pole lights near the playground, new exterior lighting at the restrooms, two chain link gates at the practice tennis courts, and a new swing gate at the parking lot entrance. A portion of the existing parking lot will be restriped to improve circulation. The project will result in the loss of one parking space for a total of 72 uncovered spaces on-site. A total of 69 cubic yards of cut and fill will be balanced on-site for the proposed project. The tennis facility stadium is on the City's List of Potential Historic Resources. See Applicant Letter (Exhibit C), for a more complete project description.

II. REQUIRED APPLICATIONS

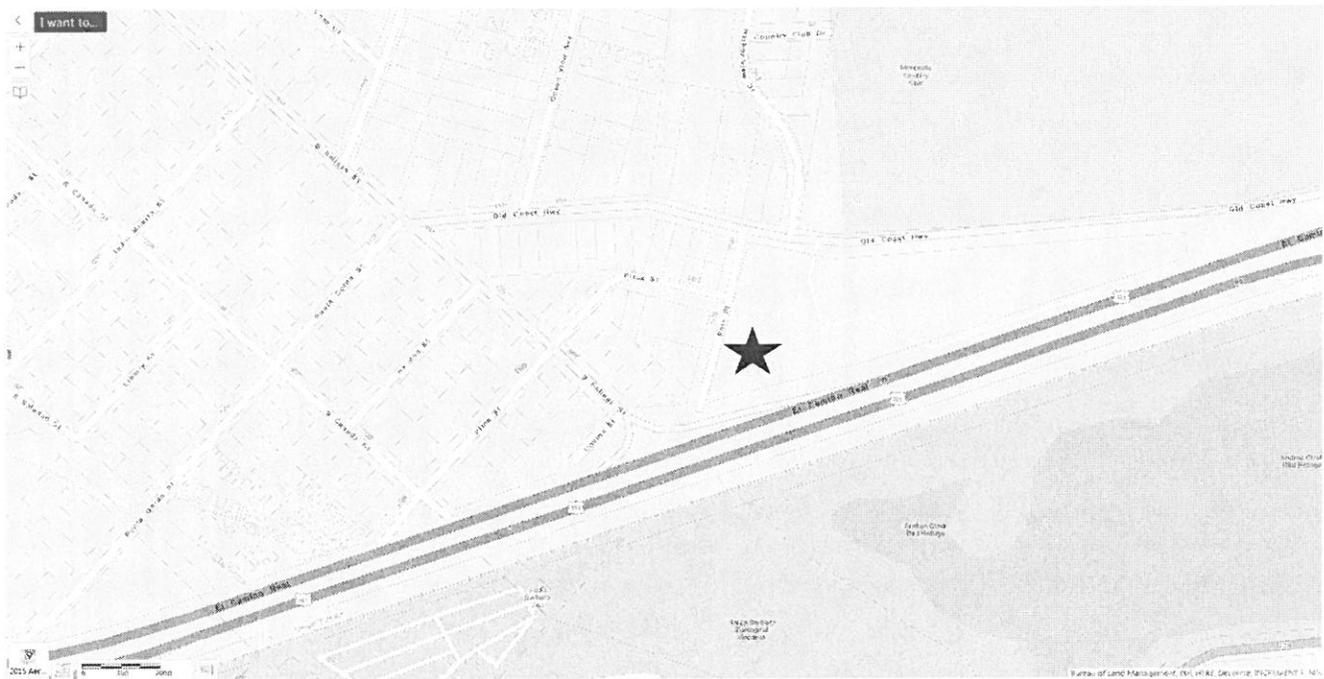
The discretionary application required for this project is a Coastal Development Permit (CDP2016-00006) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project is considered a Major Public Works Project given its cost per the definition in the SD-3 Zone, and, therefore, is considered Appealable Development that can be appealed to the California Coastal Commission.

APPLICATION DEEMED COMPLETE: July 19, 2016
DATE ACTION REQUIRED: September 17, 2016

III. RECOMMENDATION

If approved as proposed, the project would conform to the City’s Zoning and Building Ordinances and policies of the Local Coastal Plan and Coastal Act. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map

IV. SITE INFORMATION

Applicant:	Jill Zachary, City Parks and Recreation Department		
Property Owner:	City of Santa Barbara		
Site Information			
Parcel Number:	017-381-001	Lot Area:	6 acres
Local Coastal Plan:	Open Space	Zoning:	P-R, Park and Recreation
Existing Use:	Municipal Tennis Facility	Topography:	3% slope
Adjacent Land Uses			
North – Residential/Open Space (golf)		East – Open Space (freeway)	
South – Open Space (freeway)		West - Residential	

V. ISSUES

There are no significant issues with the proposed improvements and playground installation at the Municipal Tennis Court's site. This City Parks and Recreation Facility has 11 courts and a stadium and was first installed in the early 1920's. The site is zoned P-R, Park and Recreation Zone and is designated as a Sports Facility by Council (Resolution No. 97-140). The Zoning Ordinance defines Sports Facilities as outdoor facilities where intense recreational activities and organized sports and tournaments occur and which may include related buildings and parking areas. Playgrounds of up to 4,000 square feet are included in the allowed uses. Per the Applicant's letter (Exhibit C), the most recent American Community Survey found that there are 615 children that are under 11 years old in the immediate neighborhood and the closest parks are about a mile away (Dwight Murphy Field and Sunflower Park).

While General Plan findings are not required for this project, the Land Use Element of the General Plan identifies parks and recreation facilities as a community priority (LG7.1). The Open Space Element also includes policy (OP-1) to provide ample open space through a variety of types including parks and play areas.

Parks and Recreation Facilities require Parks and Recreation Commission and/or the Planning Commission to make specific findings for approving or denying the proposed project (SBMC §28.37.025). On September 23, 2015, the project was reviewed by the Parks and Recreation Commission where the applicant was directed to finalize the design and submit an application for a Coastal Development Permit. After Planning Commission action, the project will return to the Parks and Recreation Commission for their findings.

A previous vegetation maintenance and habitat restoration project at the Andree Clark Bird Refuge included the removal of silt and vegetation from a culvert on the subject property along Old Coast Highway leading to the Bird Refuge. The current application poses no inconsistency with the conditions of approval in Planning Commission Resolution 023-11 for the prior project.

VI. LOCAL COASTAL PLAN CONSISTENCY ANALYSIS

The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the code. It is not in an area of biological sensitivity. The project provides adequate off-street parking because it is anticipated that the new playground will serve the surrounding neighborhood and generate negligible parking demand in itself, and the project protects and enhances the scenic character of the City.

The project is consistent with the policies of related to recreation because it provides low cost recreation open to the public, has no impact on coastal access, and poses no adverse impacts.

The proposal is consistent with the policies related to visual quality because of its small size and integration with the existing development in the park, and is visually compatible with the surrounding area.

The project is consistent with the Coastal Act because the proposed development provides public recreational opportunities; it is in close proximity to the existing development on the site; does not affect coastal or scenic views, or affect public coastal access; and provides adequate parking.

VII. ENVIRONMENTAL REVIEW

The project qualifies for a Categorical Exemption from further environmental review under the CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

The project site is located within the Prehistoric Watercourse archaeological resource sensitivity zone, however, no grading or ground disturbance would occur in areas not previously disturbed by fill grading in the project area.

VIII. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on two separate occasions (meeting minutes are attached as Exhibit D). On September 9, 2015, the HLC continued the project to the Planning Commission with positive comments. They commended the proposal, requested additional landscaping, and stated that the project complies with the Project Compatibility Criteria. They also found the proposed playground to be sensitive to, and an appropriate and compatible development with the potential historic resources on the site.

IX. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

- A. The project is consistent with the policies of the California Coastal Act because the proposed development provides public recreational opportunities; it is in close proximity to the existing development on the site; does not affect coastal or scenic views, or affect public coastal access; and provides adequate parking.
- B. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the code because it provides low cost recreation open to the public, has no impact on coastal access, provides adequate off-street parking, and protects and enhances the scenic character of the City.

B. FINDINGS FOR PARK AND RECREATION FACILITY (SBMC §28.37.025)

The Planning Commission shall review and make the following findings when approving or denying a project pursuant to SBMC §28.37.010.C. These findings can be made as described in staff's summary of the analysis of the application following each finding.

- A. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors.

This finding can be made because: the improvements are a response to existing community need for a children's playground; currently neighborhood children visit the facility to play in the parking lot; the patio will serve the existing need of tennis patrons; the new trees and landscaping will enhance the site; and, the paving addresses the existing deteriorated condition. The use is also consistent with the City's General Plan.
- B. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood.

This finding can be made because: the facilities are set back from adjacent streets; lighting will enhance safety and will not encroach beyond the project area; the project design is compatible with the existing site and historic tennis stadium; the existing 73 space parking lot is proposed to be reduced to 72 spaces, yet is still above the parking requirement of 24 spaces; and, seven additional trees and associated landscaping are proposed;

- C. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties.

This finding can be made because: the total site area of 7.7 acres is sufficient; the project is proposed in areas of the park which are already developed; the playground will be located where there is an existing parking lot; the nearest corner of the fence around the playground is setback more than 40 feet from the adjacent street where the required setback is 10 feet; photometric information submitted demonstrates the new lighting fixtures will not have a negative effect on surrounding properties; and, the predicted noise levels generated by children playing at the playground is less than the ambient peak noise associated with the adjacent U.S. Highway 101;

- D. That the intensity of park use is appropriate and compatible with the character of the neighborhood.

This finding can be made because: the project responds to an existing need and provides appropriate improvements in a safe, controlled environment as an alternative to playing in the surrounding neighborhood or in the parking lot;

- E. That the proposed park and recreation facilities are compatible with the scenic character of the City.

This finding can be made because the small play structures and patio will be integrated with the existing improvements and landscaping on the site; and they will be set back from adjacent streets among existing and proposed trees and landscaping; and

- F. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location.

This finding can be made because the project proposes small playground structures that do not involve significant size, bulk and scale; their placement on the large site will be visually removed from the surrounding neighborhood; the improvements will be integrated into the existing development on the site; and, the Historic Landmarks Commission (HLC) has commented that the project is compatible (Exhibit D).

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated April 25, 2016
- D. HLC Minutes
- E. Applicable Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1414 PARK PLACE
COASTAL DEVELOPMENT PERMIT
SEPTEMBER 8, 2016

In consideration of the project approval granted by the Planning Commission and for the benefit of the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Obtain all required design review approvals.
 2. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **Written Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on September 8, 2016 is limited to a new playground, new patio, and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an

EXHIBIT A

amendment or a new Building Permit and Coastal Development Permit are required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

- C. **Design Review.** The project is subject to the review and approval of the Historic Landmarks Commission. Prior to final approval:
1. Include a gravel drainage layer below the permeable playground with sufficient capacity for the 1", 24 hour storm.
 2. For the permeable paver patio cross-section detail specify the brand and product (i.e. model) of permeable paver that will be installed. Make sure that the selected product is designed for permeable installations. Also, include a note that the gravel retention pit layer will be compacted in 4-6" lifts. This is an ICPI specification to prevent shifting and settling. In addition, all base material should be specified as washed, open graded (no sand), crushed (angular) aggregate.
 3. Provide specifications for the permeable playground material on the plans. It must be demonstrated that a permeable material will be installed.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. Public Works Department
 - a. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
 2. Community Development Department
 - a. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. Tier 2 projects are required to use at least one BMP from Chapter 5 of the City's Storm Water BMP Guidance Manual.
 - b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
 - c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall

have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), and construction-related conditions to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
 2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
 3. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent

and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- G. **General Conditions.**
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
 2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.

- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (SBMC § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



City of Santa Barbara California

Exhibit B: The site plan for 1414 Park Place has been distributed separately.

A copy of the plans is available for viewing at the Planning and Zoning Counter, 630 Garden Street, Santa Barbara, CA between the hours of 8:30 A.M and 4:30 P.M. Monday through Thursday, and every other Friday. Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.

EXHIBIT B



City of Santa Barbara

Parks and Recreation Department

www.sbparcsandrecreation.com
www.SantaBarbaraCA.gov

April 25, 2016

Administration

Tel: 805.564.5431

Fax: 805.564.5480

Parks Division Office

Tel: 805.564.5433

Fax: 805.897.2524

Recreation Division

Office

Tel: 805.564.5418

Fax: 805.564.5480

Creeks Division Office

Tel: 805.897.2658

Fax: 805.897.2626

620 Laguna St.

PO Box 1990

Santa Barbara, CA

93102-1990

Golf Course

Tel: 805.564.5547

Fax: 805.897.2644

3500 McCaw Ave.

PO Box 1990

Santa Barbara, CA

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Neighborhood &

Outreach Services

Tel: 805.897-2560

Fax: 805.963.7569

423 W. Victoria St.

PO Box 1990

Santa Barbara, CA

Planning Commission
c/o Ms. Beatriz Gularte, Senior Planner
City of Santa Barbara
Santa Barbara, CA 93102-1990

SUBJECT: Municipal Tennis Courts Playground and Patio Project
Coastal Development Permit
MST2015-00349; APN 017-381-001

Dear Commissioners:

The Parks and Recreation Department (Department) is seeking a Coastal Development Permit (CDP) to construct a small playground and other site improvements at the Municipal Tennis Courts located at 1414 Park Place.

The project will install a 2,300 sq. ft. playground, provide site access and safety improvements, and add an outdoor patio to support existing tennis tournaments and camps. The project is a response to a community need for a safe place for neighborhood children to play. The most recent American Communities Survey found there are 615 children that are under 11 years old in the immediate neighborhood. Currently, neighborhood children often visit the facility to play in the parking lot. The closest parks are about a mile away (Dwight Murphy Field and Sunflower Park).

Project Development

In FY2015, the City Council allocated \$25,000 to complete design work for the project. The Department initiated the design process in April 2015. The design was presented at a public meeting on June 10, 2015 that included neighborhood and tennis stakeholder meeting, and received favorable comments. On September 22, 2015, the Parks and Recreation Commission visited the site, and on September 23, 2015 they recommended 7/0 to finalize the design and submit the project application for a CDP. On November 11, 2015, the Neighborhood Advisory Council reviewed the project and recommended it be prioritized for Community Development Block Grant funding.

The Historic Landmarks Commission (HLC) reviewed the concept design on July 29, 2015 and found the proposed playground and removal of the parking lot area acceptable. The HLC also supported the location of the tennis area patio. With minor revisions, the project returned to the HLC on September 9, 2015 and received favorable comments. The HLC found the project complies

EXHIBIT C

with the City Charter and Municipal Code; is compatible with the architectural character of the City and the neighborhood, is appropriate in size, mass, bulk, height, and scale; is sensitive to the adjacent landmarks and historic resources; and is appropriate to the use of open space and landscaping.

Funding

The total project cost estimate for the playground and patio project, including design and construction, is \$330,287. The Department anticipates the project will be funded through grants and General Fund allocations. The Department received \$53,000 from the Wood-Claeysens Foundation for the purchase of playground equipment. In March 2016, the Community Development and Human Services Committee recommend to City Council that the project receive \$126,366 in Community Development Block Grant funding, and the City Council subsequently approved the FY17 funding recommendations for the project. The balance of the funds needed to implement the project would be allocated through the City's General Fund or other grant sources.

Background

The Municipal Tennis Courts is a City Parks and Recreation Facility with 11 courts and a stadium. The site was acquired by the City in 1909 and the original tennis courts were installed in the early 1920's. During the Great Depression in the mid 1930's, the Works Progress Administration constructed the tennis clubhouse, stadium, and four courts. By the 1940's, there were nine courts, and in 1960, three more courts were constructed. The Municipal Tennis Stadium is on the City's List of Potential Historic Resources. As detailed above, the HLC found the proposed playground project is sensitive to the historic resources and is an appropriate and compatible development that preserves the integrity of the potential historic resources of the site.

Existing Zoning and General Plan Policies

The project site is located in APN 017-381-001, a 262,362 square foot parcel (7.77 acres). It is zoned P-R/S-D-3 (Parks and Recreation and Coastal Overlay Zones), and is in the non-appealable coastal zone jurisdiction, with a Sports Facility designation. To the south is U.S. Highway 101 and the Andrée Clark Bird Refuge; to the northeast is Montecito Country Club zoned A-2/S-D-3 and parcels to the west are zoned E-3/S-D-3, Multiple Family Residence.

Existing Slope

The Municipal Tennis Courts parcel has an estimated average slope of 3%. The surrounding neighborhood west of the project area has a 4% average slope. The Montecito golf course has an 11% average slope.

Project Description

The project includes a new playground for 5-12 year old children, security improvements, lighting, landscaping, parking lot circulation and safety improvements, and construction of a patio area to support tennis functions. Specific project elements include the following:

1. New Playground

A new playground, measuring approximately 2,300 sq. ft., will be located in an underutilized location in the parking lot. This location is set off from the main area of the parking lot and adjacent to an existing landscaped area that provides a buffer between the proposed playground and Park Place, the adjacent road. This location also minimizes significant detrimental noise impacts to adjacent residential properties while promoting visibility and safety. Existing asphalt will be removed and replaced with rubber playground surfacing. The playground will be fenced to separate the play area from the driveway and parking lot. The existing landscape planter next to the playground site will be enlarged by 1,300 square feet. Three new trees will add an extra element of separation and noise reduction. The existing sound walls and trees along U.S. Highway 101, in addition to the proposed landscaping, will mitigate potential air quality issues associated with the highway.

2. Safety and Security Improvements

Safety and security enhancements include a new swing gate at the park entrance, and two chain link gates with 28 feet of fencing to close off the practice court areas when not in use. The improvements will deter unauthorized parking while the site is closed and minimize illegal activity after hours. The gate will be opened during normal park hours and closed and locked at night.

3. Lighting

New lighting is needed for the playground and to increase safety. Two new light poles will be placed adjacent to the playground. The fixtures will be the City standard Lumec Domus pedestrian light fixture, mounted on a natural colored 14 foot pole. The Department has selected a new vandal resistant wall sconce for the exterior restroom that captures the same nautical style as the existing wall sconces that flank the façade. The lighting will be focused downward to minimize light spillover off the property.

4. Landscaping

New landscaping includes seven multi-trunk cajeput trees (*Melaleuca quinquenervia*) located in front of the playground area and around the tennis office. The trees will buffer noise and dust from U.S. Highway 101 and vehicles in the parking lot, as well as improve the aesthetics of the site. Cajeput trees were selected because this species already exists as part of the existing parking lot landscaping and is compatible with the Highway 101 Coastal Parkway Design Guidelines. The new trees will be planted from 24" box nursery stock. Three trees will be placed adjacent to an existing tree, in an expanded landscape planter that will create screening for the playground. Three additional trees will be added for aesthetics and will enhance the existing symmetry of the façade of the clubhouse. One tree will be installed in the parking island on the east side of the building.

5. New Patio

Tennis patrons have long advocated for an outdoor patio to support their existing tournaments. The Department is proposing to use 630 square feet of a landscaped area to create the new patio. A section of the existing stone wall will be cut, salvaged, and reused in the construction of the new retaining wall. Any new material will match the existing material in size and color. The patio will be constructed of permeable pavers, surrounded by the salvaged, reconstructed stone wall. Benches and a relocated water fountain will complete the new patio. The addition of the patio is not anticipated to increase the number of tennis patrons or tournaments, but rather provide a much needed amenity to existing players.

6. Improved Walking Surfaces

The existing asphalt walking surface surrounding the Tennis Center and proposed playground is rough and uneven. The project will grind down and overlay up to one inch of asphalt concrete over the existing path.

7. Parking Lot

A portion of the parking lot is proposed to be re-stripped to improve efficiency and safety within the lot. The current parking stalls along the southern parcel boundary are angled stalls, which require exiting patrons to circulate through the entire lot before leaving the property. Ninety-degree stalls would allow for exiting patrons to more efficiently depart the site.

The currently approved parking plan, dating from 1982, indicates the parking lot was approved by the Architectural Board of Review without interior planters. It

is anticipated that the 11 existing tipu tree (*Tipuana tipu*) bordering the south side of the parking lot will reach a mature canopy size of 40 to 60 feet wide. Older tipu trees in California are known to reach 100 feet wide.

8. Storm Water Management Program (SWMP)

The project will not likely trigger SWMP Tier III requirements. The proposed playground and patio surfaces are specified as permeable materials. Accompanying concrete curbing for these two improvements will total less than 500 square feet.

Asphalt maintenance and repair work will be limited to grinding the existing asphalt walkways to a maximum one inch depth then adding an overlay (micro-topping). The existing base and subgrade will not be disturbed.

Best management practices will be incorporated into the construction specifications to protect water quality during construction.

9. Demolition

The playground will require removal of approximately 3,600 square feet of asphalt. The new patio will require approximately 540 square feet of an existing planter to be converted into the patio. Equipment required for demolition will include a walk-behind concrete saw, a front loader with a back hoe, and potentially a jack hammer and air compressor. The duration of the demolition will be less than three days. Four workers will be needed.

10. Construction

The playground and expanded landscape planter will take approximately three weeks to complete. The patio will take approximately one week to complete and will likely be constructed concurrently with the playground. Construction activities will include excavating and setting concrete forms for new curbing for the playground and patio, light poles, and gate posts, installation of base material (crushed rock) under the playground and patio areas, assembly and installation of the playground equipment, and installation of pour-in-place permeable rubber playground surfacing. The patio will be constructed of permeable pavers. Landscape trees will be installed within one to three days.

The equipment needed to do the concrete and asphalt work will include an asphalt grinder, a skiff (front loader) with a back hoe, a walk behind road-roller compactor, a vibra-plate soil compactor, a nine yard concrete truck, and a dump truck. The fencing installation associated with the tennis court gates will require a delivery truck (flatbed), a post-hole auger, and small concrete mixer. The landscape installation will require a delivery truck (flatbed), and a forklift.

The construction and landscaping activities are estimated to be complete in 45 working days. Approximately ten workers will be required to complete the construction.

The Public Works Department is also proposing pedestrian safety improvements adjacent to the Municipal Tennis Courts on Old Coast Highway under a separate design review and permitting path. A new crosswalk, access ramps, sidewalk infill, and curb extensions are included in the Public Works project within the public right of way.

Summary

The proposed playground and site improvements at the Municipal Tennis Center are necessary to provide healthy recreational opportunities for neighborhood children. The project will enhance access and use of the City's sports facility and provide a new neighborhood amenity that is supported by the Parks and Recreation Commission and the Historic Landmarks Commission.

Please do not hesitate to call me in the Parks and Recreation Department at (805) 560-7576 or email gthomson@santabarbaraca.gov if you have any questions or need clarification. Thank you for your assistance.

Sincerely,

George Thomson,
Capital Projects Supervisor

Attachments:

- A. Municipal Tennis Center Playground and Patio Project Plans (April 2016)
- B. Coastal Development Permit Application

HISTORIC LANDMARKS COMMISSION MINUTES

July 29, 2015 CONCEPT REVIEW - NEW

Present: Keven Strasburg, Park Project Technician, City of Santa Barbara and Jill Zachary, Assistant Parks and Recreation Director, City of Santa Barbara.

Public comment opened at 2:53 p.m.

- 1) A letter from Tim Steele, neighbor at 1423 Park Place, expressed concerns regarding the elimination of parking spaces and its impact to the neighboring residents, the addition of an entryway gate obstructing emergency services, and the placement of the playground in conjunction with existing structures.
- 2) Kellam de Forest suggested that a Historic Structures Report be conducted.

Public comment closed at 2:55 p.m.

Motion: Continued indefinitely with comments:

1. The design should respect the symmetry of the historic resource.
2. The location of playground is acceptable in its general configuration with removal of parking area as proposed.
3. Restudy the parking area to be a more efficient parking layout.
4. Reconsider the rehabilitation and restoration of the tennis arena.
5. The patio area is acceptable with the condition that materials existing on the site are utilized.

Action: La Voie/Drury, 8/0/0. (Murray absent.) Motion carried.

September 9, 2015 CONCEPT REVIEW - CONTINUED

Present: Kevin Strasburg, Park Project Technician, City of Santa Barbara

Public comment opened at 3:11 p.m.

Kellam de Forest inquired about the condition of the stadium and its availability for public use and whether the open parking lot had striping. He expressed concern about the playground material being brightly-colored plastic, and if this would be the material used, it being well screened.

Public comment closed at 3:12 p.m.

Motion: Continued indefinitely to the Planning Commission with positive comments:

1. Adding a children's play area and finding the equipment appropriate to City standards are commendable.
2. The Commissioners request additional landscaping by modifying the planter areas and additional landscape in the future as weather conditions change.
3. Project Compatibility Analysis: The project complies with the City Charter and Municipal Code; is compatible with the architectural character of the City and the neighborhood; is appropriate in size, mass, bulk, height, and scale; is sensitive to the adjacent landmarks and historic resources; and is appropriate to the use of open space and landscaping.

Action: Murray/Veyna, 6/0/0. (Mahan, Suding, and Winick absent.) Motion carried.

EXHIBIT D

LOCAL COASTAL PLAN POLICIES

RECREATION

Policy 3.3

New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.

VISUAL QUALITY

Goal: Protect and enhance the scenic character of the City.

Policy 4: Trees enhance the general appearance of the City's landscape and should be preserved and protected.

- Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.
- All feasible options should be exhausted prior to the removal of trees.
- Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.

CALIFORNIA COASTAL ACT

Maintain the An important goal of the Coastal Act of 1976 is to "...maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners." To this end, the Coastal Act contains explicit policies regarding the protection and enhancement of recreational opportunities. In summary, these policies require:

1. That recreational (or commercial visitor serving) uses be given priority over general commercial industrial or residential uses;
2. That ocean fronting land *suitable* for recreational uses and where there is a demand for such uses be reserved for recreation;
3. That low cost recreation which is open to the public is preferred; and
4. That recreational facilities be sited and designed to avoid adverse impacts of overcrowding or overuse.

Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of land forms, to be visually compatible with the character of surrounding areas, and , where feasible, to restore and enhance visual quality in degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

