

# CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

## MEMORANDUM

**Date:** September 19, 2013  
**To:** Harbor Commission  
**From:** Scott Riedman, Waterfront Director  
**Subject:** **Facilities Management Report**

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### **Sea Landing Pedestrian Walkway**

Tens of thousands of people visit Sea Landing every year. Many participate in the activities offered at the location such as whale watching, sport diving and sport fishing. Sea Landing also serves as the secure facility for passengers disembarking from cruise ships. With the recent increase in cruise ship visits, the number of people passing through the Sea Landing area has increased significantly. Staff recently contracted with Arcadia Landscaping to design improvements with the goal of making the area safer and more aesthetically appealing.

Arcadia prepared a plan to improve the sidewalk, install a handrail, and change the landscaping to be consistent with the rest of the Waterfront. Similar improvements were considered as part of the RDA funded West Beach Pedestrian Improvement Project in 2009 but were ultimately dropped from the project. The current project as proposed was approved by the City's Architectural Board of Review on September 24, 2012.

Santa Barbara Beautiful, formed by civic leaders in 1965, is dedicated to beautifying our area and works cooperatively with the City and local community groups. The organization's Board of Directors expressed interest in participating in the Sea Landing Pedestrian Walkway Project and approved the award of a \$6,000 grant to the City of Santa Barbara towards the funding of the landscaping component of the project.

The landscaping was separated from the rest of the improvements and put out to bid in June. Gosnell Tree and Landscaping submitted a low bid of \$85,000 to remove the diseased myoporum opposite the Sea Shell sheds and install the landscaping along the sidewalk. Fourteen palms were planted to line the walkway from Cabrillo Blvd. to Sea Landing. Ground cover consisting of a variety of plants was added to complement the palms. A new irrigation system was installed throughout the area.

The next upgrade involves replacing the damaged sidewalk, adding an inlaid tile mosaic of the city seal and installing a much needed handrail between the sidewalk and the harbor. The sidewalk will include fittings to allow easy installation and removal of the fencing required to meet the "secure facility" requirements for loading and offloading cruise ship passengers. These improvements are scheduled to be installed this winter when business slows down at the harbor.

## **Annual Slurry Seal Project**

Every year one or more of the Waterfront parking lots receives a new coat of asphalt slurry. Some pavement repairs were recently completed in the Cabrillo East and West lots. Each lot will be closed on separate days in mid-September while a coat of asphalt slurry is applied and the lots are re-striped. The work takes place every 5-6 years and is necessary to extend the useful life of these lots and avoid more disruptive and expensive repairs.

Striping the lots must meet the City's standards for parking. Over the years stall widths had been reduced increasing the number of stalls but the dimensions no longer meet the City's standards. In addition, a certain number of stalls must be set aside to meet the Americans with Disabilities Act (ADA) requirements. After staff reviewed the ADA requirements and City standards, it was apparent that some minor modifications to the stall dimensions and layout were necessary. Approximately 10 stalls were lost in the Cabrillo West lot as a result of complying with these requirements. This project was funded in the Waterfront Department's FY 2013 Capital Improvement Program for \$75,000.

## **Garden Street Parking Lot – Funk Zone Access**

Located at the northwest corner of Garden Street and Cabrillo Boulevard, the Garden Street Lot is the least used among the Waterfront's eight parking lots. However, there is considerable foot traffic in the area along Cabrillo Boulevard. For example, the Chamber of Commerce Visitor Center, located at the southeast corner of the lot, provides information to thousands of people throughout the year; many of which arrive in the tour buses that queue up along Cabrillo Boulevard.

The Funk Zone is comprised of a wide variety of eclectic businesses and has become a very popular destination for residents and visitors alike. Two Funk Zone properties are located along the western edge of the Garden Street lot but there is no access to these properties due to a fence. The two property owners approached Waterfront staff a few years ago suggesting a public/private partnership whereby access from the Garden Street lot to their properties could be established. Parking in many parts of the Funk Zone is limited and access to this area from the Garden Street Lot seemed like an excellent way to increase parking in the lot and public access to the Funk Zone.

With so many visitors coming to Santa Barbara in tour busses parking along Cabrillo Boulevard, the City's Chief Building Official determined that an ADA compliant path of travel would have to be established from Cabrillo Boulevard to the northwest corner of the lot where access to the Funk Zone properties could be established. This required a detailed analysis by staff of the City's parking standards to change the angle and number of stalls in this section of the lot to allow for an unobstructed path of travel. Complying with the ADA also required construction of a ramp down to the Funk Zone

properties which are at a slightly lower elevation. These requirements resulted in the loss of nine parking stalls.

These changes to the Garden Street Lot required review and approval by the City's Historic Landmarks Commission (HLC) since the property is located adjacent to the El Pueblo Viejo Landmark District. The HLC approved the project with some conditions related to additional landscaping and minor modifications to the ADA requirements. With this timely approval staff was able to add the restriping of the lot to the City's annual slurry seal contract resulting in a reasonable cost for the improvements. The adjacent Funk Zone property owners have agreed to bear the cost of many of the improvements with the Waterfront responsible for the additional landscaping and a share of restriping the affected parking stalls. These improvements should be completed by the end of September resulting in much needed parking for the Funk Zone and additional parking revenues to the Waterfront.

Attachment: Project Map, Garden Street Parking Lot

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