



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** February 7, 2008  
**AGENDA DATE:** February 14, 2008  
**PROJECT ADDRESS:** 199 W. Montecito Street (MST2008-00008/CDP2008-00002)  
 Replacement of Railroad Bridge Deck over Mission Creek  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner  
 Michael Berman, Project Planner

### I. PROJECT DESCRIPTION

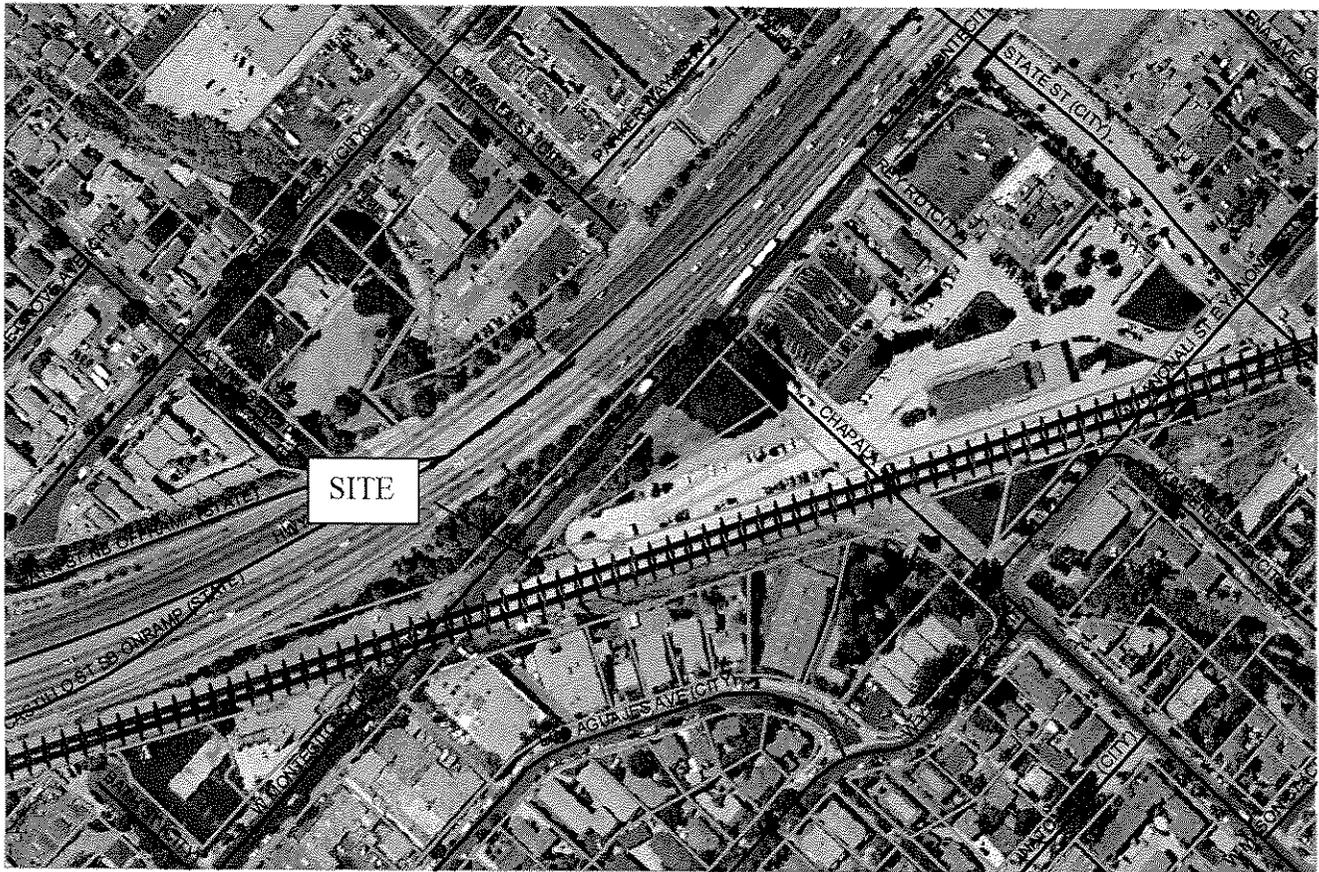
The project consists of replacing a 2,978 square foot existing railroad bridge deck over Mission Creek with a 2,230 square foot bridge deck using the existing bridge abutments to support the bridge deck. The area where the existing deck would not be replaced would be repaired to provide a similar appearing, but not matching wall. The span of the new bridge would remain as currently exists.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan/Local Coastal Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



**SITE LOCATION MAP**

**APPLICATION DEEMED COMPLETE:**  
**DATE ACTION REQUIRED:**

January, 30, 2008  
April 29, 2008

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Southern Pacific Railroad Company	Property Owner: City of Santa Barbara, Redevelopment Agency
Parcel Number: 033-010-013, 037-010-024, & 033-042-017	Lot Area: 2.86 acres
General Plan: Commercial	Zoning: C-2/S-D-3
Existing Use: Railroad bridge	Topography: Flat

The proposed project would meet the requirements of the Commercial Zone.

**V. ISSUES**

**A. DESIGN REVIEW**

The Historic Landmarks Commission (HLC) reviewed and approved the Historic Structures Report (HSR) at a hearing on February 6, 2008. The application for conceptual review of the proposed bridge deck replacement was not received in time to allow for an HLC hearing where comments on the project could be obtained. However, due to the limited nature of the project, the fact that the HLC found the HSR to be adequate, and the need to expedite review of this project, Staff has not followed usual protocol. Staff believes that the process followed would meet the needs of the decision-makers in this case.

**B. COMPLIANCE WITH THE GENERAL PLAN/LOCAL COASTAL PLAN**

*Land Use Element*

A goal of the Land Use Element is to provide adequate public facilities. The proposed project would provide a replacement railroad bridge that ensures that adequate rail service is provided to the public. Therefore, the project is consistent with this goal.

*Conservation Element*

Applicable Conservation Element policy requires that archaeological, historic, or architectural resources will be preserved and protected. A Historic Structures Report (HSR) was prepared for the bridge deck replacement that recommends that the applicant to photo document the existing bridge, memorializing the existing bridge in a historic plaque, reuse of sandstone cap blocks, staining the bridge to match the existing wood deck, and using veneered Santa Barbara Sandstone along the abutments and pier.

Adhering to the proposed construction plan, as recommended by the HSR, would provide the required protection and enhancement of the scenic character of the City. There would be little change in the visual appearance of the area because the old deteriorated bridge would be replaced with a similar, although narrower, bridge. Therefore, the project is consistent with this policy.

The project would result in minimal increases in construction air emissions because it replaces an existing bridge. During construction, the applicant would be required to comply with standard conditions of approval that would ensure that air quality is maintained above Federal and State ambient air quality standards. Therefore, the project is consistent with this policy.

Conservation Element policy requires reduced dependence upon the automobile. The proposed project would replace an existing railroad bridge ensuring continued alternative transportation to the automobile. Therefore, the project is consistent with this policy.

Applicable policy requires enhancement and preservation of the City's critical ecological resources, maintenance and protection of existing water resources, and that human habitation does not adversely affect public health and safety. The proposed project is within a reach of Mission Creek that has a concrete bottom and vertical sandstone walls and supports steelhead only when they are moving through the area. The proposed project would result in the replacement of an existing wider bridge deck with a narrower bridge deck that has the same span over the creek, as well as repairs to limited portions of the upper sandstone walls to accommodate the new deck and to complete the sandstone walls and cap where the wider bridge would not be replaced. The project construction would occur when creek flows are low and would include precautions, also required by conditions of approval, to ensure that low flows in the creek and associated habitat are not contaminated ensuring that sensitive species that may use the water are not impacted. The project is not expected to substantially impact ecological resources or water quality. Therefore, the project is consistent with these policies.

#### *Local Coastal Plan/Coastal Regulations*

The project site is located within the Santa Barbara City College to Chapala Street neighborhood, according to the Local Coastal Plan. These neighborhood portions of the Local Coastal Plan make no reference to the railroad line and bridge.

Local Coastal Plan Policy 6.11-C and Coastal Act section 30232 require bridges renovated in the vicinity of creeks to provide an emergency response and cleanup plan to address accidental releases of toxic materials. The applicant has proposed measures to address accidental hazardous materials spills and an emergency response plan is required in the project conditions of approval. Therefore, the project is consistent with this policy.

Local Coastal Plan Policy 11.15 and Coastal Act sections 30210 and 30211 require pedestrian movement and safety to be encouraged and provided. The proposed project would temporarily preclude pedestrian access to the construction area but includes a plan to provide detours for pedestrians. Since project construction would be temporary, lasting up to five weeks (one week of high activity and four weeks of low activity), the project provides alternative access and the bridge is primarily a railroad bridge that would be replaced. Given the minimal time of disruption, the project would be consistent with this policy. The project would have no effect on public recreation. Therefore, the project would be consistent with these provisions.

Coastal Act section 30251 requires that scenic and visual qualities of coastal areas be considered and protected. The proposed bridge would replace an existing deteriorated bridge with a new narrower bridge that would be reviewed by the Historic Landmarks Commission for consistency with the visual appearance of surrounding historic features. A Historic Structures Report prepared for the project indicates that the proposed bridge would not impact surrounding historic features and that the bridge design would be acceptable. Therefore, the project is consistent with this section of the Coastal Act.

### **C. ENVIRONMENTAL REVIEW**

The project is exempt under CEQA Section § 15302 Replacement of existing structures. A Historic Structures Report prepared for this project indicates that the project would not cause a significant impact on the historic resources in the area including the Railroad Depot that is on the National Register of Historic Places, provided that the applicant documents the existing bridge and provides a monument describing the bridge. The applicant has proposed to document the bridge and provide a monument. A biologist has reviewed the project and indicates that impacts would be less than significant since no heavy equipment would be located in the creek bed, and equipment fluids and contamination from construction would be addressed by implementation of measures to minimize release of hazardous materials and to address any accidental releases of these substances.

## **VI. FINDINGS**

The Planning Commission finds the following:

### **COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

1. The project is consistent with the policies of the California Coastal Act.
2. 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.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

- A. Conditions of Approval
- B. Plans
- C. Applicant's letter, January 3, 2008
- D. Applicable General Plan/Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

199 W. MONTECITO STREET  
COASTAL DEVELOPMENT PERMIT  
FEBRUARY 4, 2008

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, 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:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission) on February 14, 2008 is limited to replacing a 2,978 square foot existing railroad bridge deck over Mission Creek with a 2,230 square foot bridge deck using the existing bridge abutments to support the bridge deck. The area where the existing deck would not be replaced would be repaired to provide a similar appearing, but not matching wall and the improvements shown on the Plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
  2. **Historic Resources.** The project design shall comply with the design approved by the Historic Landmarks Commission (HLC) and be in conformance with recommendations of the Historic Structures Report accepted by the HLC including photo-documentation, a matching plaque memorializing the bridge, staining the section of the bridge spanning the north elevation, use of the proposed railing, and veneer of the abutments and pier with Santa Barbara Sandstone.
  3. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
  4. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
  5. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.
  6. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a

**EXHIBIT A**

container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

7. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
8. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
9. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
10. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Saturday before 7:00 a.m. and after 8:00 p.m., and all day on Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday. In addition, heavy equipment operation is prohibited before 8:00 a.m. or after 7:00 p.m. on any work day unless otherwise permitted according to the exception described in the following paragraph.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number. Subject to notification of the neighbors the project would be permitted to conduct 24-hour construction for one night provided neighbors are notified in advance about the construction.

11. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
  - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
13. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
14. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
15. **Unanticipated Archaeological Resources Contractor Notification.** 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 associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant 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.

16. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

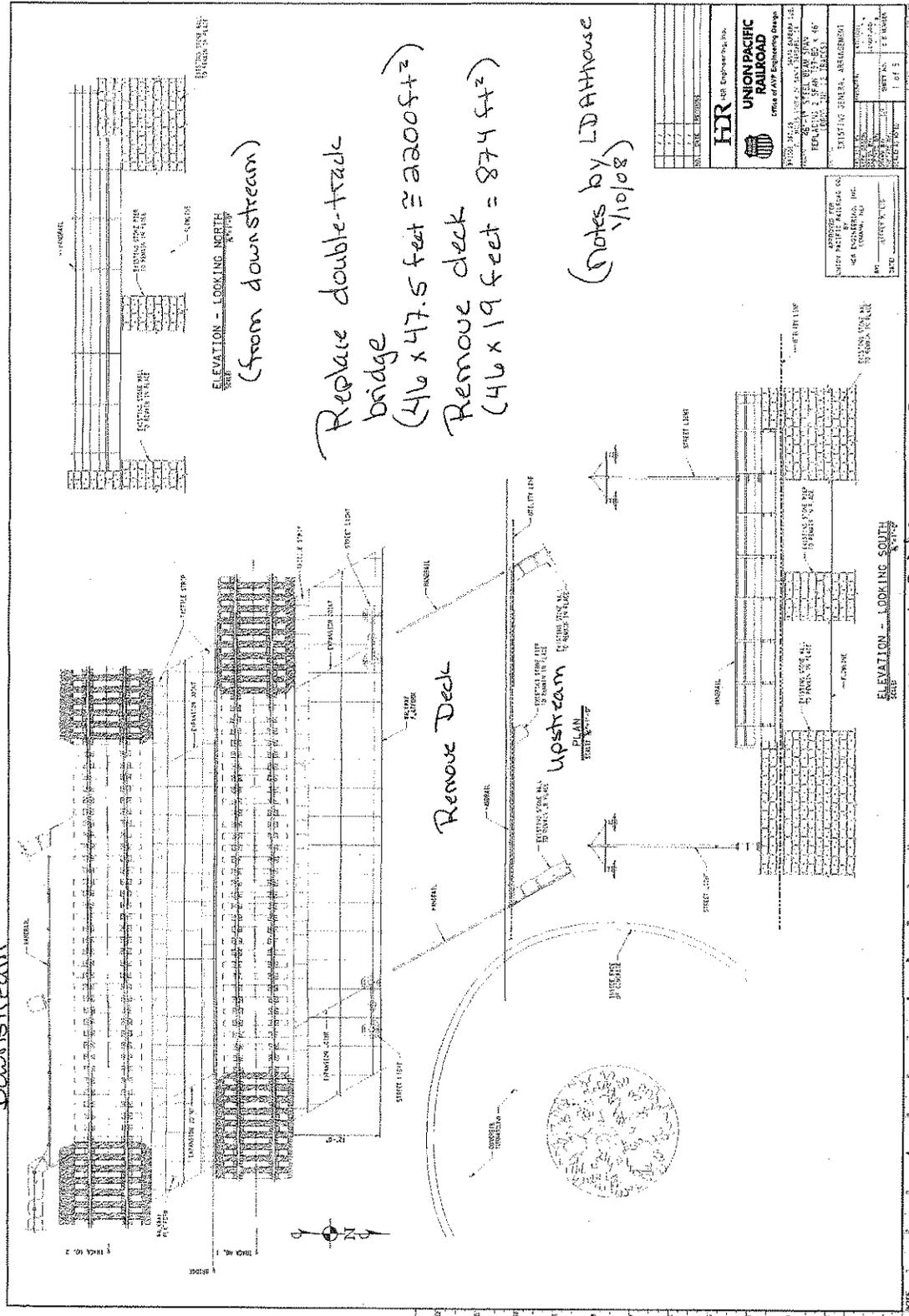
**NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS (SBMC § 28.44.230):**

A. **TIME FOR COMMENCEMENT OF APPROVED DEVELOPMENT.** The time for commencement of the approved development shall be two years from the date of the final action upon the application, unless a different time is specified in the conditions of approval for the coastal development permit.

B. **EXTENSIONS.** Prior to the time that commencement of development must occur under the terms of the coastal development permit or Subsection A, the applicant may apply to the Community Development Director for an extension of time not to exceed an additional one-year period. Such an extension of time may be granted no more than three (3) times, and under no circumstances shall the time for commencement of development be more than five (5) years after the date of the final action on the application. Extensions of time may be granted by the Community Development Director upon findings that the development continues to be in conformance with the certified Local Coastal Program, that the applicant demonstrated due diligence to implement and complete the proposed development as substantiated by competent evidence in the record, and that there are no changed circumstances that may affect the consistency of the development with the certified Local Coastal Program, the General Plan and applicable City ordinances, resolutions and other laws.

Existing

Downstream



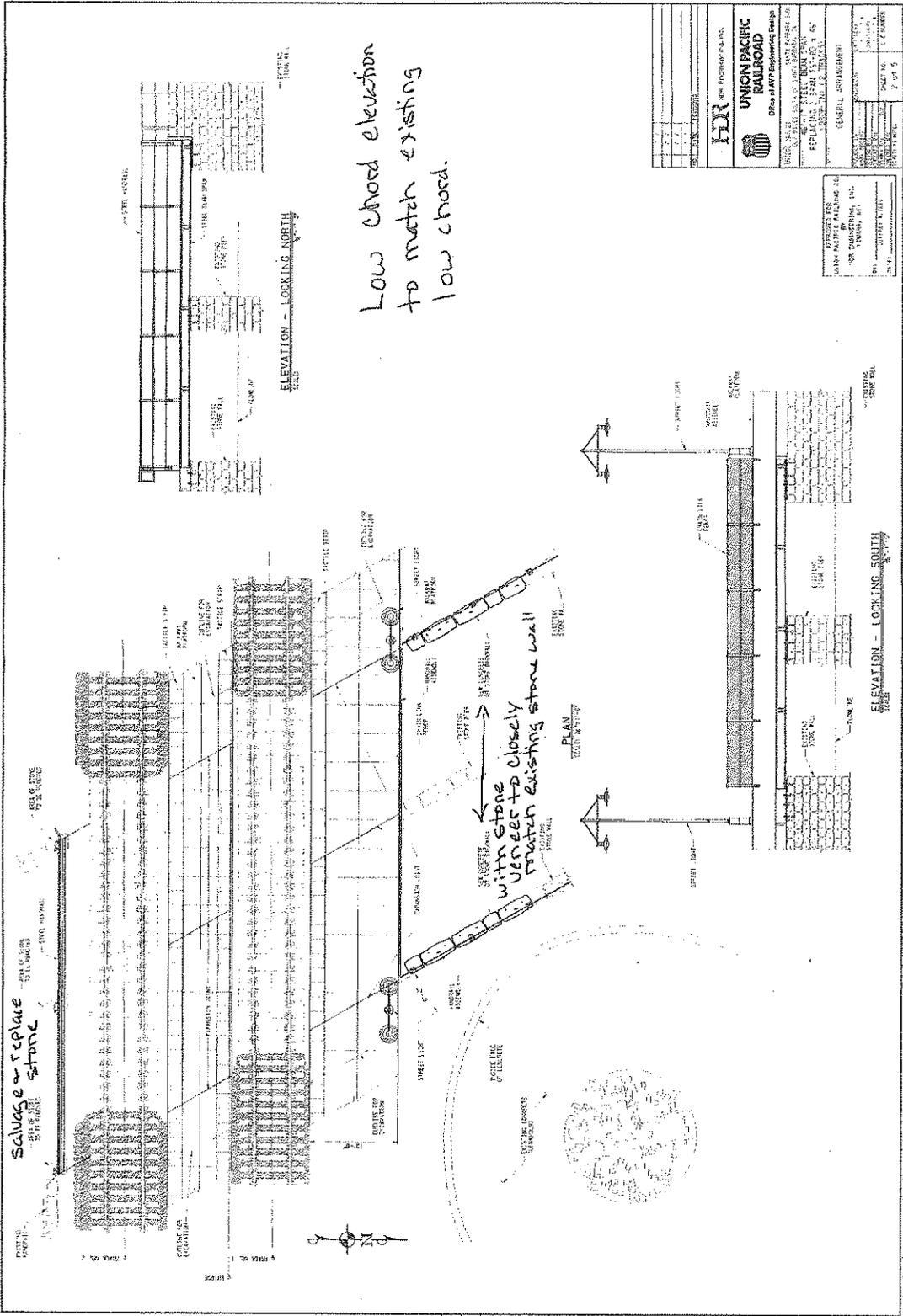
msta008-0008  
Architectural Drawings

Skewed Bridge, View from  
Upstream

Proposed

Downstream  
Salvage or replace  
stone

Low chord elevation  
to match existing  
low chord.



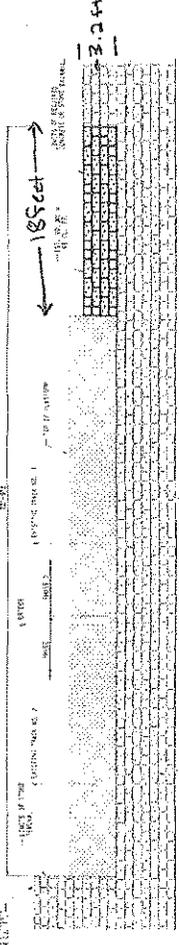
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
<b>UNION PACIFIC RAILROAD</b> Office of A.P.P. Engineering Dept. 1000 WEST 10TH AVENUE DENVER, COLORADO REPLICATED FROM 1910 TO 1915 SHEET NO. 1000 GENERAL ARRANGEMENT SHEET NO. 1000 OF 1000									

APPROVED FOR  
 UNION PACIFIC RAILROAD  
 DENVER, CO  
 SHEET NO. 1000  
 OF 1000

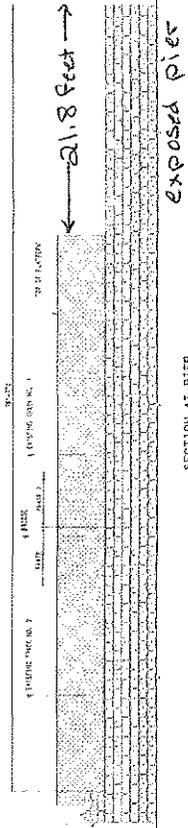


Stone work  
(Substructure)

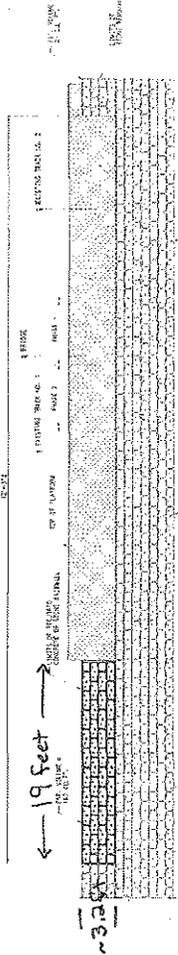
Stonework to blend  
with existing walls  
and pier.



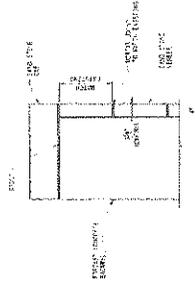
SECTION AT NORTH ABUTMENT: West wall



SECTION AT PIER  
(view slightly southwest)  
exposed pier



SECTION AT SOUTH ABUTMENT: East wall



STONE VENEER ON PRECAST CONCRETE BACKWALL  
Veneer is Santa Barbara  
Sandstone to be applied  
by a mason.

**HR** CONSULTING ENGINEERS INC.

**UNION PACIFIC RAILROAD**  
DIVISION OF TRANSPORTATION

PROJECT NO. 100-1000000  
SHEET NO. 100-1000000

DATE: 10/1/1964

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

UNION PACIFIC RAILROAD  
DIVISION OF TRANSPORTATION  
100-1000000  
SHEET NO. 100-1000000



UNION PACIFIC RAILROAD COMPANY

Richard S. Lamb (Rich)  
Manager Bridge Maintenance  
Los Angeles Service Unit



2015 S. Willow Street  
Bloomington, CA 92316  
(909) 685-2251  
FAX (909) 685-2239

January 03 2008

Michael Berman, Environmental Analyst/Project Planner  
City of Santa Barbara, Planning Division  
630 Garden Street  
Santa Barbara, CA 93101

(805) 564-5470 x 4558

Re: UPRR Mission Creek Bridge Deck Replacement: APN 033-010-013  
MP 367.29 Santa Barbara Subdivision

Dear Mr. Berman:

Union Pacific Railroad Company requests the City of Santa Barbara to provide a coastal development permit to replace a damaged bridge deck across Mission Creek. The proposed maintenance project has been designed to minimize and avoid impacts to biological and historic resources.

Enclosed are four copies of an application package that contains project plans, methods to avoid impacts to biological resources, a letter from a civil engineer (HDR) regarding abutment integrity, a bridge structure inspection report, a letter from a hydraulic engineer (Olsson Associates) regarding no change to hydraulic capacity, a traffic plan, and a phasing plan that illustrates the relationship of the bridge deck project to the City's flood control improvement project.

Your point of contact regarding permit issues is our agent, LynneDee Althouse, who may be reached at (805) 467-1041. Additional contact information is contained in the permit package.

Sincerely,

*Daniel E. Meade, for*

Richard Lamb UPRR Manager of Bridge Maintenance.

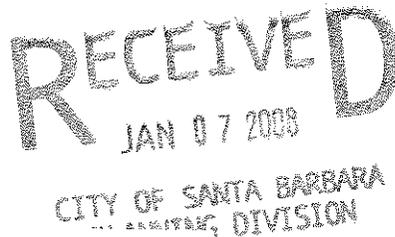


EXHIBIT C

# **Applicable General Plan Policy, Local Coastal Plan Policy and Coastal Zone Regulations for the Railroad Bridge Replacement Project**

## **General Plan Policy**

### **Conservation Element**

#### **Goals**

Sites of significant archaeological, historic, or architectural resources will be preserved and protected wherever feasible in order that historic and prehistoric resources will be preserved.

Protect and enhance the scenic character of the City.

Maintain air quality above Federal and State ambient air quality standards.

Reduce dependence upon the automobile.

Enhance and preserve the City's critical ecological resources in order to provide a high-quality environment necessary to sustain the City's ecosystem.

Ensure that human habitation of the City's floodplains does not adversely affect public health, safety, and welfare.

To maintain existing and protect future potential water resources of the City of Santa Barbara.

### **Land Use Element**

#### **Goal**

Provide adequate public services and facilities to all the residents of the community.

### **Local Coastal Plan Policy**

**Policy 6.11-C** When highway bridges or other structures are replaced or renovated in the vicinity of streams or creeks, an emergency response and cleanup plan shall be prepared by the applicant to address accidental releases of toxic materials.

**Policy 11.15** Pedestrian movement and safety should be encouraged and provided for throughout the area.

### **Coastal Regulations**

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such

## **Applicable General Plan Policy, Local Coastal Plan Policy and Coastal Zone Regulations for the Railroad Bridge Replacement Project**

materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

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 natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually 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.