



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT FOR CONCEPTUAL DISCUSSION

**REPORT DATE:** February 14, 2008  
**AGENDA DATE:** February 21, 2008  
**PROJECT ADDRESS:** Plaza de la Guerra (MST2007-00496)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Heather Baker, AICP, Project Planner *HB*

### I. POTENTIAL PROJECT CONCEPT

Discussion of options for changing Plaza de la Guerra to become a more ideal public gathering space have taken place periodically, seemingly since the Plaza land was first set aside in 1853. In 1924, a plan was published including recommended changes for the Plaza which were not implemented. In 1999, an exhibition and symposium for potential changes to the Plaza was held and the Trust for Historic Preservation published a book in 2002: "Plaza de la Guerra Reconsidered Exhibition and Symposium". The most recent discussions for the Plaza began with Mayor and Council discussions in 2004. Options and ideas under consideration for Plaza de la Guerra have changed over time. For more detail on the evolution of the potential project components for the Plaza now under consideration (Exhibit A), see the attached applicant letter (Exhibit B).

After review of all comments received on the current conceptual design options, the City Council will establish a project description for conducting appropriate environmental review. Once the City Council establishes a project description, an environmental document preparation will begin as well as Historic Landmarks Commission review and further public review by various City commenting bodies will also begin.

Following are conceptual ideas for Plaza changes presented for discussion purposes. Potential project components include:

- **Electrical Hardware Relocation.** Relocation of the main electrical service box from the lawn to the hardscape/landscape area near the bicycle posts adjacent to the current Councilmember parking spaces.
- **New Refuse Enclosure.** New trash and recycling container enclosure at the south corner of the City Hall lot to serve businesses adjacent to Plaza.
- **Path Across Lawn.** A new hardscape path could be located across the lawn to improve pedestrian access across the lawn. For example, people parking in spaces located in the

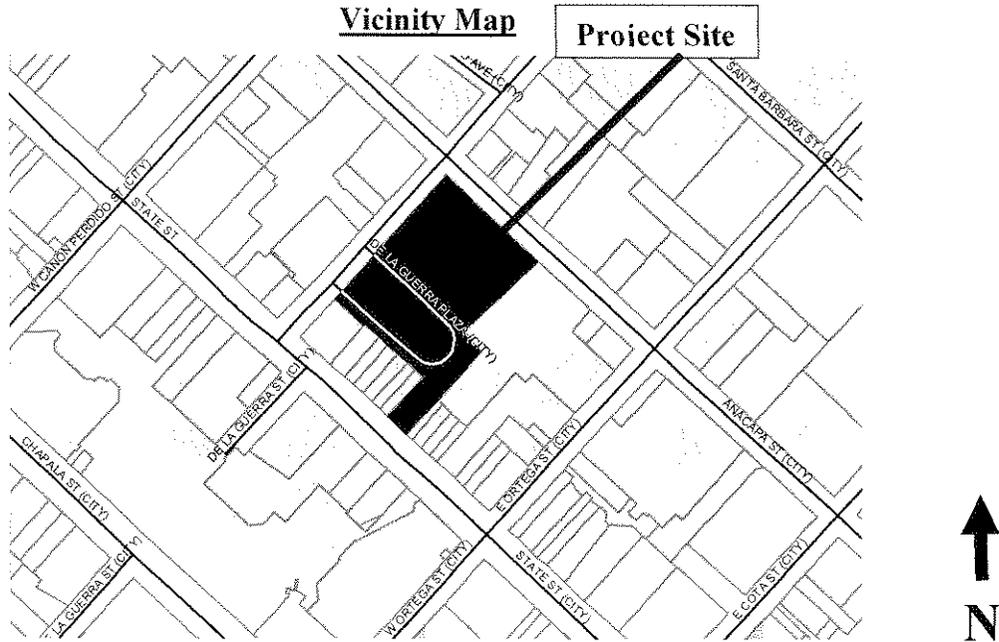
City Hall Parking Lot, could more easily reach some of the new dining areas and State Street with a new pedestrian hardscape path.

- **Decorative Water Element.** Inclusion of a fountain or water element (with possible relocation of the flagpole and monument rock).
- **Parking Changes to Better Accommodate Existing Park Uses and Expand Outdoor Dining.**
  - **Plaza Loop.** Removal of permanent parking in the Plaza loop road. Operationally, morning deliveries would be accommodated.
  - **Adjacent Block of De la Guerra Street.** Also, diagonal parking on one side of De la Guerra Street between State and Santa Barbara Streets (2 blocks). This recaptures some spaces removed from the Plaza road. To make diagonal parking feasible, one-way traffic would be implemented on one block of De la Guerra Street between State Street and Anacapa Street (1 block).
  - **City Hall Lot.** Potential for use of up to seven to ten parking spaces in the City Hall lot for 15-minute public parking (south corner of lot). This also recaptures short-term parking spaces.
- **Additional Outdoor Dining.**
  - **Outdoor Dining Along Western Edge of Plaza.** Potential for outdoor dining in the “sidewalk/road” area behind the dining establishments backing up to the Plaza (e.g. Kai, El Cazador, Ruby’s).
  - **Outdoor Dining in Southeastern Corner of the Park.** Also, potentially new outdoor dining in Storke Placita adjacent to Blenders in the Grass. To accommodate the new dining area, a new stairway would be provided to improve access to the existing alley and new dining area.
- **Raise Roadway Surfaces.** Raised roadway surface on De La Guerra Street between State Street and Anacapa Street (flush with sidewalk). Also, a raised roadway surface in the Plaza’s “U”-shaped road (flush with sidewalk).
- **Bollards.** Bollards along the De la Guerra Street sidewalk to separate pedestrians from vehicles and potentially in other areas as well if necessary to prevent delivery truck damage to lawn areas.
- **Outdoor Lighting Improvements** may be included to increase security and highlight landscaping. Details are not included in the Conceptual project plans at this stage.
- **Additional Signage** on State Street to encourage pedestrian use of the plaza is also a potential project component. Details are not included in Conceptual project plans at this stage.

## **II. POSSIBLE REQUIREMENTS AND REVIEW PROCESS**

Any alteration to the appearance of the Plaza would require Design Review approval by the Historic Landmarks Commission, and, if signage components are included, approval of signage by the Signs Committee would also be required. A focused Environmental Impact Report (EIR) would be expected to be prepared for a project with the conceptual components presented in this report. The Planning Commission would review and certify any required EIR for the project. Both the HLC and PC would be required to make findings related to CEQA review. The sequence of reviews which could be expected for this project's potential components are as follows:

1. City Council public hearing to determine Project Scope/Project Description.
2. Historic Structures Report submittal to HLC.
3. HLC conceptual review of project begins.
4. Joint HLC & PC Draft EIR Scoping Hearing.
5. Preparation of Draft EIR.
6. Public and PC review of Draft EIR and public hearing to take comments on the Draft EIR. Other agency comments on the Draft EIR, including the Downtown Parking, and Transportation and Circulation Committees, and Park and Recreation Commission.
7. PC Certification of Final EIR would be required before Council makes any decision to fund the project beyond conducting environmental review.
8. Preliminary and final approval of the project by the HLC.
9. Appeals. Appeals of HLC approvals are processed according to Chapter 22.22 and 1.30 of the Municipal Code. If an appeal is filed, it would be considered at a City Council public hearing. Once the appeal period has passed (or any appeals have been resolved), the project would then proceed to the Building and Safety plan review process with the goal of a building permit issuance.
10. Building permit issued and project construction would begin.



**III. SITE INFORMATION AND POTENTIAL PROJECT STATISTICS**

**A. Site Information**

Applicant: City of Santa Barbara Redevelopment Agency	Property Owner: City of Santa Barbara Adjacent Uses: Office (including Santa Barbara News Press), Historic Museum (Casa de la Guerra), and restaurant
Parcel Number: 037-092-037	Lot Area: 99,400 square feet
General Plan: Major Public and Institutional – City Hall and General Commerce	Zoning: C-2/PR : Commercial/Park and Recreation
Existing Use: Public Plaza	Topography: 0-2%
Adjacent Land Uses: North – Commercial South - Commercial	East - Commercial West - Commercial

**B. Potential Project Statistics**

	Existing	Potentially Proposed
Park Space	Approx. 15,500 sq. ft.	If project scope is determined by City Council to include elimination of on street parking in the Plaza de la Guerra loop, the portion of the plaza used for park space could be modestly expanded.
Covered Parking in Plaza	None	None
Uncovered Parking in Plaza	35	None, only deliveries to businesses and trash pickup would be allowed around the loop.

**Public Parking Statistics, for the Site and Vicinity**

<b>Existing On &amp; Off Street Public spaces at all times:</b> $(120 + 546) = \underline{666}$	<b>Potentially Proposed On &amp; Off-Street Public spaces at all times:</b> In range of <u>654 – 657</u> (net loss of 9 – 12 spaces)
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<b>Existing On Street Parking Spaces Total: 120</b>	<b>Potentially Proposed On Street Parking Spaces Total: 101</b>
<b>Plaza de la Guerra: 35</b>	<b>Plaza de la Guerra: <i>deliveries only</i> 0</b>
<b><u>De la Guerra Street: 43</u></b> <i>block west of Anacapa 23</i> <i>block east of Anacapa 20</i>	<b>One-way redesign with angled parking for more spaces. <u>De la Guerra Street: 59</u></b> <i>block west of Anacapa 24</i> <i>block east of Anacapa 35</i>
<b>Anacapa Street: 42</b> north and south of De la Guerra (two blocks total)	<b>Anacapa Street: 42</b> north and south of De la Guerra (two blocks total)

<b>Existing Off Street Parking Spaces Total: 621</b>	<b>Potentially Proposed Off Street Parking Spaces Total: 621</b>		
Off-Street Parking at City Hall: spaces designated for City use only at all times.	18	Off-Street Parking at City Hall: spaces designated for City use only at all times.	18
Off-Street Parking at City Hall: spaces available for public use M-F 6PM – 10PM and weekends from 6 AM – 10 PM	57	Off-Street Parking at City Hall: spaces available for public use M-F 6PM – 10PM and weekends from 6 AM – 10 PM	57
Off Street Parking at City Hall: spaces available to the public at all times	0	Off Street Parking at City Hall: spaces available to the public at all times	<i>Potentially 7 – 10 of the 57 public spaces</i>
City Lot #10 (E. Ortega & Anacapa)	<b>546 public spaces</b>	City Lot #10 (E. Ortega & Anacapa)	<b>546 public spaces</b>

**IV. ZONING ORDINANCE CONSISTENCY**

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	None None None	None None None	None None None
Building Height	P-R 30 feet C-2 60 feet	P-R: Approx. 9 foot tall electrical tent	Electrical structure to be relocated, it may be up to 9 feet tall. No changes to the height of the existing City Hall building are proposed.

The proposed project would meet the requirements of the PR Zone District and the C-2 Zone District. A parking demand study may be required to demonstrate that parking for surrounding land uses would be adequate if the proposed project is completed and nine to 12 or more public parking spaces are removed.

**V. ISSUES**

**A. DESIGN REVIEW**

The Historic Landmarks Commission (HLC) reviewed the conceptual designs on October 17, 2007 (see Exhibit C). The HLC gave positive comments and requested a focused letter report on the impacts of this project on neighboring historic resources. The HLC will also review the project in relation to the "Plaza de la Guerra Reconsidered Exhibition and Symposium" book produced by the Santa Barbara Trust for Historic Preservation. Plaza de la Guerra is listed in the Conservation Element's Appendix A, Cultural and Historic Resources, as a "Noteworthy Structure of Importance". Historic resources adjacent to the Plaza include the Landmarked City Hall and California Pepper Tree, Casa de la Guerra, El Paseo, and the potential landmark News-Press Building. Casa de la Guerra is also a designated State Landmark.

The Historic Structures/Sites Report which will be required for this project will need to cover important topics such as the following:

- Identification of any historic resources in the Plaza which have not been previously identified. For example, is the Plaza itself now considered historic or has it been altered too often to have a historic status? Whether individual plaza components such as the existing palm trees or flagpole in the park be considered historic will also need to be considered.
- Potential impacts of the proposed project changes on the historic resources within and adjacent to the Plaza.
- Establishing the period of historic significance.
- Whether or not car circulation or car parking in the Plaza is considered historic in nature.

The HLC will need to carefully consider all of these issues as well as consistency with the City's El Pueblo Viejo and Urban Design Guidelines when reviewing the project plans. How to weigh the importance of historic plans for the park (e.g. 1924), versus more recent plans for the park will also be in the purview of the HLC's deliberations.

**El Pueblo Viejo Design Guidelines.** The El Pueblo Viejo Design (EPV) Guidelines require that all buildings and structures, including infrastructure such as trash enclosures, be designed in the Spanish architectural style. The HLC would evaluate any proposed improvements (i.e. new fountain, electrical equipment enclosure, outdoor dining, landscaping, pavement details, or trash enclosure) for consistency with the Spanish architectural styles proscribed in the EPV Design Guidelines. The Guidelines also list the City Hall arcade as a "notable arcade". Any changes to the project scope which would negatively affect the existing arcade's aesthetic qualities or accessibility may be inconsistent with the guidelines.

**Urban Design Guidelines:** *Guideline 5* of the Urban Design Guidelines discusses the differences between plazas, paseos and placitas. The guideline defines Plaza de la Guerra as a public space, and plazas in general as open spaces where activities take place away from pedestrian activities. "Bisecting" the park with a pedestrian path may be more consistent with a "paseo" concept than a traditional "plaza" concept, but the bulk of the plaza would remain for gathering uses rather than only serving as pedestrian connections. Given that the plaza serves dual purposes, with most event activities confined to several weekends each year, emphasizing pedestrian use as the primary day-to-day use would be consistent with the Guideline.

Specifically, *Guideline 5.2* suggests design and landscaping for successful plazas to provide interest and a sense of intrigue for pedestrians. Potential proposals for decorative paving material to "draw" pedestrians into the plaza, and a focal point such as a water element, would be consistent with this policy. Sunny and shaded seating areas are suggested, with shaded areas being provided either through trees or traditional Mediterranean architectural elements such as arcades. Specific lighting, landscaping, security and drainage designs are also suggested by the policy. The potential project scope does not appear to be in conflict with this guideline but a more detailed proposed paving concept and further detail of shaded seating areas may be desirable for clearer consistency with this guideline.

*Guideline 7* of the Urban Design Guidelines suggests providing bicycle parking facilities, especially near plaza, placita and courtyard entrances. The proposed project will feature increased dining spaces, which could lead to a greater demand for bicycle parking. Due to the "tight" site lay-out of the Plaza, consideration of the feasibility of siting additional bicycle parking areas as part of the scoping phase for this project is recommended by Staff.

*Guideline 9* suggests designing and locating building equipment and service areas so that they do not dominate the appearance of the site or interfere with pedestrian circulation. It is clear that movement of the existing electrical facility screened by an approximately nine foot tall tent structure to the perimeter of the Plaza would greatly diminish the current dominant appearance of the structure. Installing new underground electrical conduits would also improve pedestrian safety and create a less cluttered look during festivals held at the Plaza. Last, an improved

trash collection system would be beneficial to the appearance of the western portion of the Plaza adjacent to the restaurants which currently do not have proper trash enclosures.

**Outdoor Lighting Guidelines:** These guidelines encourage lighting to be used at the minimal level possible to achieve security. Specifically, the Guidelines direct minimization of direct upward light emission. Any proposal to up-light trees in the plaza would be as an exception to this guideline.

## **B. REVIEW BY OTHER COMMITTEES**

These conceptual ideas for the Plaza were also presented as follows for comment:

- Downtown Organization – Government Relations Committee (Sep. 19, 2007);
- Downtown Parking Committee (Oct. 11, 2007);
- Historic Landmarks Commission (Oct. 17, 2007);
- Park and Recreation Commission (Oct. 24, 2007);
- Transportation and Circulation Committee (Oct. 25, 2007); and
- Public meeting held at the downtown library (Nov. 7, 2007)

Minutes of the above meetings are in Exhibit C. The views of the community and various hearing bodies appear to vary greatly regarding the desirability of removing parking around the Plaza. Cost implications also appeared to be of concern. All of the hearing bodies listed above will have opportunities to provide further comment on this project once the scope has been finalized by the City Council.

## **C. COMPLIANCE WITH THE GENERAL PLAN**

**Land Use Element:** The Land Use Element contains a discussion about how the intensity and location of development and the use of land is mostly controlled by economic factors, modified to varying degrees by history, culture, attitudes, and geographical features. This site's historic and cultural background are important in determining how this site will develop.

**Circulation Element:** The Circulation Element contains discussions regarding potential changes to Plaza de la Guerra as part of **Policy 5**. Policy 5 states that the City shall foster a pedestrian-friendly environment through physical and cultural improvements and amenities. Improving the Plaza to create an enhanced cultural facility would be consistent with this policy.

**Policy 5.3** of the Circulation Element pertains to expanding existing paseos and acquiring new paseos downtown. Specifically, 5.3.4 states: “Consider closing streets to create pedestrian plazas if, upon consultation with a broad segment of the community and general agreement of the affected business owners and property owners, it can be demonstrated that it would improve pedestrian access and enhance the Downtown business environment.” Staff has some concern that the potential project component of removing parking within the Plaza loop may not achieve general agreement among affected business owners that the project would enhance the

downtown business environment. If general support for the project is not achieved among the majority of business owners, the project might be potentially inconsistent with this Circulation Element policy.

*Policy 5.5* of the Circulation Element relates to increasing the use and usability of plazas in the City – including providing additional seating areas, pedestrian amenities and focal points for social gathering. This project appears to be consistent with this policy. The walkway across the park and raised surfaces would improve pedestrian amenities in the Plaza. Moving the electrical equipment and providing new underground utilities would support the festivals which take place at the Plaza. Also, 5.5.6 states “Look for opportunities to connect placitas to public, private and institutional uses...” A potential stairway from the Plaza to a new dining area in the alley connecting to State Street would be consistent with 5.5.6.

*Goal 8* of the Circulation Element advocates increasing accessibility to downtown areas through amenities that enhance alternative transportation methods and other means. The project could be considered consistent with some aspects of the goal (e.g. reducing employee “shuffling” of cars in timed parking zones and adding pedestrian circulation amenities). However, the project may be inconsistent with other aspects of the goal such as providing new parking if “necessary”. A transportation/circulation and parking study will provide information regarding the importance (or lack of importance) of parking for the Plaza de la Guerra area.

**Major Traffic Street Plan Boulevard and Park System, Santa Barbara California 1924:**

This document was prepared for and adopted by the City Planning Commission and Board of Park Commissioners. The authors were Chares H. Cheney and the Olmstead Brothers. Page 16 states: "Merchants and downtown property owners should give careful thought to increasing the access to local shoppers, and to discouraging and diverting from the principal business streets all possible truck hauling and through traffic which has no business there." By keeping the De la Guerra loop open for deliveries in the morning, delivery traffic will not be forced on to State Street, a prime shopping corridor, consistent with this plan.

Pages 59 – 60 and “Plan 7”, Exhibit D, of the plan discusses landscaping, including palm trees, hedges, shrubs and other trees as well as specific planting of Eugenias. One of the palm trees from the plan appears to remain, a historic assessment of the site will provide clarity regarding any historic nature of existing palm trees on the site. Other topics covered in the plan include:

- flagstone paving for the entire plaza
- flag pole locations
- seating
- a walkway
- curbstone implementation details
- stone posts with chains
- a wall

The current potential project components are consistent with this 1924 Plan in these aspects:

- providing trees along the lengths of the east and west perimeters of the park (although the 1924 plan calls for trees along all the park perimeters)

- Providing a water element/fountain near De la Guerra Street. However, the 1924 fountain aligns with the steps of City Hall rather than with the edge of De la Guerra Street.
- Both plans include a pathway connecting either side of the plaza across its width around the water element, but the 1924 plan better aligns with the entrances of the City Hall and the McKay building.

The 1924 and current potential project components are very different in these significant ways:

- The 1924 plan features flagstone paving for the entire plaza, improving pedestrian access across the plaza from many directions, whereas the current potential proposal retains the current lawn.
- The 1924 plan retains the ability of cars to drive around the entire loop, although to what extent and for what purposes is not clear, whereas the current potential proposal may eliminate all but delivery vehicles from De la Guerra Plaza.

**Pedestrian Master Plan:** The Pedestrian Master Plan proposes improvements to the pedestrian corridors on State and Anacapa Streets, but has no specific improvements recommended for Plaza de la Guerra. The Plan also advocates expansion and enhancement of City paseos; however, Plaza de la Guerra is not a "paseo" but is a "plaza", as defined in the Urban Design Guidelines.

#### **D. ENVIRONMENTAL REVIEW**

The Environmental Analyst has not yet reviewed this project for potential environmental impacts because the project scope has not yet been determined. However, it is expected that four major environmental issues may be associated with this project, any of which may constitute a significant environmental impact. Any significant environmental impacts identified for this project would necessitate an Environmental Impact Report to be prepared. The four environmental issues anticipated to be associated with this project are:

- **Parking**
- **Traffic and Circulation**
- **Historic / Cultural Resources** (e.g. the site includes a City Landmark "City Hall and Pepper Tree" and the impacts to adjacent historic resources must also be considered.)
- **Archaeological Resources**

#### **VI. RECOMMENDATION**

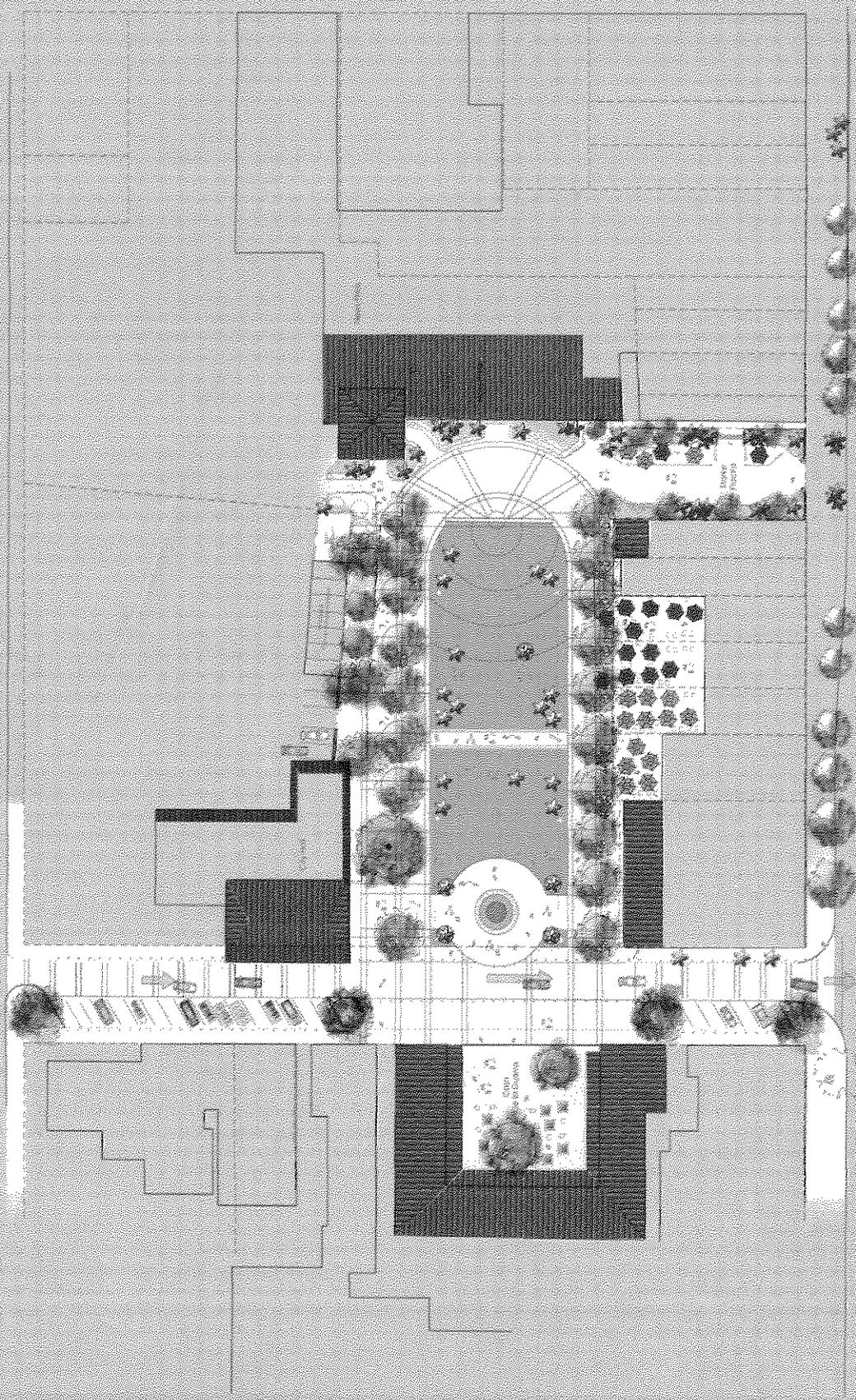
Staff recommends that the Planning Commission conceptually review the potential conceptual project components and provide comments on the outlined Design Review and Environmental review processes required. Staff also recommends the Planning Commission provide conceptual comments on the potential parking changes, one-way circulation for De la Guerra, and potential increase in outdoor dining for the Plaza. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

Exhibits:

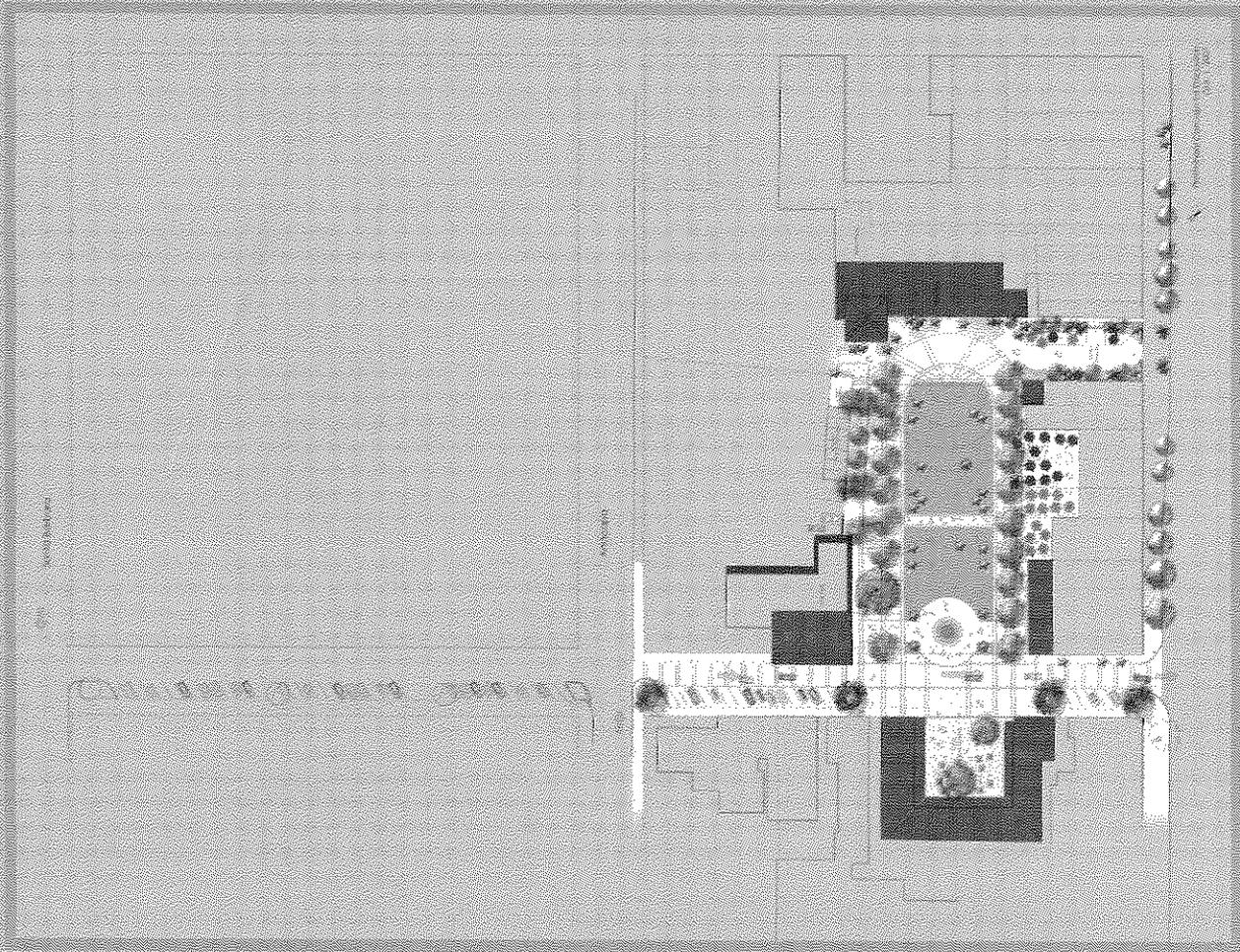
- A. Site Plans: Existing and Proposed
- B. Applicant's letter, dated January 23, 2008
- C. Minutes of meetings on the current potential project ideas:
  - Downtown Parking Committee (Oct. 11, 2007);
  - Historic Landmarks Commission (Oct. 17, 2007);
  - Park and Recreation Commission (Oct. 24, 2007);
  - Transportation and Circulation Committee (Oct. 25, 2007); and
  - Meeting with Event Coordinators (November 1, 2007)Public meeting held at the downtown library (Nov. 7, 2007)
- D. Excerpts from "Major Traffic Street Plan Boulevard and Park System, Santa Barbara California", 1924: pages 59 – 60 and "Plan 7"







Preliminary Concept for Discussion  
Oct. 1, 2007







City of Santa Barbara  
Community Development Department

**RECEIVED**

JAN 23 2008

CITY OF SANTA BARBARA  
PLANNING DIVISION

**Memorandum**

**DATE:** January 23, 2008  
**TO:** Planning Commission  
**FROM:** Marck Aguilar, Redevelopment Specialist  
**SUBJECT:** Plaza de la Guerra Infrastructure – Scoping/Concept Design

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Redevelopment Agency staff is requesting courtesy review of the Plaza de la Guerra Infrastructure project by the Planning Commission. The scope of the project has not yet been determined by Council. An early, comprehensive concept design has been developed to promote discussion.

**Background**

On October 26, 2004, Council directed staff to proceed with the conceptual design of infrastructure improvements in Plaza de la Guerra (Attachment 1). At that time, Council also directed the formation of a sub-committee to provide feedback to the project design team and to assist with facilitating the review of the conceptual design and communicate to their respective bodies and organizations, as appropriate.

On January 27, 2005, the Agency Board appropriated \$1,000,000 from the 2003A Bond Issue to fund the project design and construction. Sub-committee representatives were recruited and an initial meeting was held in May 2005. Attachment 2 lists the sub-committee representation and members.

In March 2006, a Request for Proposal (RFP) was released to over 50 firms. Seven responses were received and following an interview process, the design team of Campbell and Campbell was selected.

In November 2006, several early design iterations were presented to Council for further direction. Concepts ranged from repair and replacement of existing hardscape with no change to the shapes (meeting the basic outline of Council direction from October 2004) to widening of both the sidewalk and roadway with an associated narrowing of the lawn and removal of parking spaces along the easterly edge of the lawn. Some of the parking spaces would be recaptured through reconfiguration of parking along E. De la Guerra Street. Sub-committee opinion was also presented to Council. Views varied however, general consensus was found with regard to the following:

- A focused parking analysis is recommended to ensure no net loss of parking.
- Open space areas should be respected.
- Centralized trash collection is a priority for the businesses between State Street and the Plaza's loop road.
- Harmer Adobe re-use in some form would be more appropriate in a future phase.
- Improved connectivity between the Plaza and Casa de la Guerra should also extend to Storke Placita.
- Priority should be given to basic "fix-its" such as utility, hardscape and landscape improvements.

The hearing concluded with Council directing staff to revise the design approach and develop a comprehensive plan for the Plaza improvements. Agency staff has led the project through a public process to engage in dialogue of the design elements being explored. Attachment 3 lists the design elements being explored.

### **Public Review Process**

This early comprehensive concept design has been presented to the:

Downtown Organization – Government Relations Committee (Sep. 19, 2007);  
Downtown Parking Committee (Oct. 11, 2007);  
Historic Landmarks Commission (Oct. 17, 2007);  
Park & Recreation Commission (Oct. 24, 2007);  
Transportation & Circulation Committee (Oct. 25, 2007); and  
The public in a meeting held at the downtown library (Nov. 7, 2007).

Minutes from these meetings (and an Agency staff summary of comments received at the public meeting) have been provided to Planning Division staff under separate cover.

Plans can be modified to some degree based on comments received throughout the scoping process. A recommended concept, with an engineer's estimate of costs, will be taken forward to Council for a decision on what shall comprise the project. The project would then proceed through the design and environmental review process. It is anticipated that the HLC will have purview over the final design.

Attachments:

1. Council Direction on Plaza de la Guerra, October 26, 2004
2. Plaza de la Guerra Sub-committee, September 2006
3. Potential Project Elements

# DOWNTOWN PARKING COMMITTEE MEETING MINUTES

Thursday, October 11, 2007

7:30 A.M. – 9:00 A.M.

Gebhard Meeting Room

630 Garden Street

Santa Barbara, CA 93101

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<b>MEMBERS PRESENT:</b>	Bill Medel (Vice-Chair), Jim Hammock, Randy Rowse, Tom Williams, Kate Schwab
<b>MEMBERS ABSENT:</b>	Marshall Rose (Chair)
<b>COUNCILMEMBERS:</b>	Grant House, City Council
<b>STAFF:</b>	Marck Aguilar, Redevelopment Specialist Browning Allen, Transportation Manager Victor Garza, Parking/TMP Superintendent Rebecca Jimenez, Parking Supervisor Brandon Beaudette, Acting Administrative Assistant
<b>OTHER:</b>	Maria Arroyo, Los Arroyos Restaurant / Downtown Organization; Dennis Rickard, Dennis F. Rickard CPA; Matt Fisher, Counsel Santa Barbara News Press

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**CALL TO ORDER:** 7:31 a.m.

**1) PUBLIC COMMENT:**

None.

**2) APPROVAL OF MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 13, 2007.**

It was moved by R. Rowse and seconded by K. Schwab to approve the minutes. The motion was carried 4 yeas/0 nays.

**3) PRESENTATION OF PLAZA DE LA GUERRA INFRASTRUCTURE IMPROVEMENT PROJECT**

Doug Campbell of Campbell and Campbell gave a presentation on the Plaza De La Guerra Infrastructure Improvement Project.

Plans included placing diagonal parking on De La Guerra Street from Santa Barbara Street to State Street. Traffic flow would be one way from Anacapa Street towards State Street on De La Guerra Street. Café space would be allocated including the Placitas next to Blenders in the Grass and Fatburger. By increasing the tables it puts more eyes and people in the plaza. This would increase safety. The street level of the plaza would be made level with the grass area. This would create more ADA accessibility. Customer parking would be made in the City Hall Parking Lot which would displace the city hall employees. These would be moved to City Lot No. 10.

It was opened up for questions where B. Medel clarified that this was the first round of meetings for this project. There were still other governing bodies that the project has to go through.

R. Rowse sees a circulation problem with the one way street on De La Guerra Street. He stated

**EXHIBIT C**

DOWNTOWN PARKING COMMITTEE MEETING MINUTES

October 11, 2007

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that he has a problem with moving the city hall employees to City Lot No. 10 and displacing parkers where there is PBIA paid parking. He also is cautious about the trend to shrink paseos and walkways to make room for benches and tables.

T. Williams questioned angled parking on De La Guerra Street. If there is not a net gain in spaces, then why have this form of parking? He feels it is more dangerous. He is also concerned with the loss of parking and then moving city employees into City Lot No. 10. T. Williams asked if these spaces given to city employees would be given away or will they be paid for? B. Allen and M. Aguilar stated that we are here for feedback and to see what would be considered acceptable from this committee and what wouldn't be.

J. Hammock questioned how much the spaces in De La Guerra Plaza are used. He stated that perhaps not replacing those spaces and dispersing those parkers to the city parking inventory would be acceptable. He also questioned how these improvements would increase safety.

T. Williams asked if the City Hall Parking lot would be reconfigured, if so, would there be the same number of spaces. M. Aguilar stated that yes it would be reconfigured but would have the same number of spaces.

B. Medel stated that he is concerned with the net loss of parking spaces. He too, is also concerned with moving city employees to City Lot No. 10. He would be ok with perhaps taking over managing the city hall parking lot in exchange to moving city employees to the city lot.

D. Rickard commented that he adamantly opposes the project. He does not like angled parking and instead feels that repairing sidewalks and streets would make more sense. He states that the city needs as much parking as possible and the removal of it is not a good idea and would directly hurt the plaza businesses.

M. Arroyo commented that the area is not just restaurant and shops. There are a lot of small offices too. She feels the project makes parking inconvenient for these offices. This would have a negative affect for these offices.

M. Fisher commented that access to the plaza is the lifeblood of the plaza. Removing this access would hurt the economics of the area. He states that no matter how it is spun that losing spaces and the one-way street makes things more inconvenient.

B. Allen stated that the diagonal parking and traffic flow is preliminary. He also stated that city employees can me moved to the Cota parking lot. B. Allen asked the committee if they would endorse incorporating the city hall lot into the rest of Downtown Parking's inventory, including using the Parking Business and Improvement Area assessment to bring the lot up to standards. Committee responded that it would all depend on costs.

#### 4) MONTHLY REPORT ON GRANADA GARAGE PERFORMANCE

The Committee had two members leave early and therefore lost the Quorum.

B. Medel asked if at next meeting staff could include information on occupancy of the parking lots during the holiday season, specifically, City Lot No. 10.

**ADJOURNMENT:** The meeting adjourned at 8:40 a.m.

mass of building as it transitions to the south. 3) Provide separation and substantial landscaping. 4) Reduce the mass on the south side of the building. 5) In the driveway area, provide substantial landscaped areas, as there is too much paving. 6) At the Chapala Street elevation, provide more landscaping at the front of the building (36 inches required by the Planning Commission) and provide substantial plant materials including vertical canopy trees. 7) The west elevation needs to conform to the Planning Commission resolution for the eight foot plate height in the garage and to reduce the building height to match. It is too repetitive and massive. Try and recapture the charm of the original project. 8) At the south elevation, reduce the mass, perhaps by reducing a floor level, and provide substantial change in planting. Additionally, the windows be added as suggested by the Planning Commission. 9) The tower is not resolved yet because it is too tall. 10) The windows on Chapala Street are not appropriate for a middle level. 11) The proposed landscaping and paving materials on Chapala Street need to conform to the Chapala Street Design Guidelines. 11) Reduce the plate heights on residential units to ten foot maximum. 12) Have a landscape architect get involved in the project.

Action Boucher/Sharpe, 4/2/1. (Hausz and Pujó opposed. Murray abstained. Curtis absent.)  
Motion carried.

**\*\* THE COMMISSION RECESSED FROM (3:31) P.M. TO (3:37) P.M. \*\***

**CONCEPT REVIEW - NEW**

6. DE LA GUERRA PLAZA

C-2/P-R Zone

**(3:37)**

Assessor's Parcel Number: 037-092-037  
Application Number: MST2007-00496  
Applicant: Marck Aguilar, Redevelopment Specialist  
Architect: Campbell & Campbell

(This site is a City Landmark: "City Hall and California Pepper Tree." Proposal for infrastructure improvements for Plaza de la Guerra and Storke Placita including changes to the sidewalk and roadway surfaces and grade, electrical service upgrade, siting of a trash/recycling enclosure, and lighting and landscaping improvements. The project scope includes a proposal to change the current parking in the plaza roadway, City Hall parking lot, and for one-way traffic flow along East de la Guerra Street.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)**

Present: Brian Bosse, Redevelopment Supervisor  
Douglas Campbell, Campbell & Campbell  
Beverly Campbell, Campbell & Campbell  
Derek Rapp, Penfield & Smith Engineers

Public comment opened at 4:07 P.M.

Jarrel Jackman, Executive Director, Santa Barbara Trust for Historic Preservation, supported the project.

Kellam De Forrest, a local resident, supported the project.

Sandra Hotchkiss, a local resident, stated that additional parking is needed in this area in order for it to be a true success.

Derek Westen, a local resident, stated that all the cars need to be eliminated from the plaza and to have alternate parking, but overall supported the project.

Matt Fischer, representing the Santa Barbara New Press, opposed the project.

Dennis Rickard, a local resident, opposed the project.

Frank Hotchkiss, a local resident, opposed the project.

Public comment closed at 4:23 P.M.

**Motion:** Indefinite continuance with positive comments and a request for a focused letter report on the impacts of this project on neighboring historic resources and a request for copies of the document prepared by the Trust for Historic Preservation on the history of the Plaza.

**Action:** Hausz/Naylor, 7/0/1. (Sharp abstained. Curtis absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

7. 1829 STATE ST

C-2/R-4 Zone

**(5:02)** Assessor's Parcel Number: 027-031-007  
 Application Number: MST2004-00132  
 Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished. The project is currently under appeal at City Council and may require Planning Commission approval for a Tentative Subdivision Map and a Development Plan.)

(Seventh Concept Review.)

**(COMMENTS ONLY, PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, A CONDITIONAL USE PERMIT, AND ZONING MODIFICATIONS.)**

Present: Tom Ochsner, Architect  
 Troy White, Planner, Dudek Association

Public comment opened at 5:16 P.M.



City of Santa Barbara  
PARKS AND RECREATION DEPARTMENT

PARK AND RECREATION COMMISSION  
Regular Monthly Meeting

Wednesday, October 24, 2007

Minutes

**CALL TO ORDER:** Chair Conner called the Park and Recreation Commission to order at 4:00 p.m. at City Council Chambers.

**PLEDGE OF ALLEGIANCE:** Commissioner Forsell

**ROLL CALL**

**Commissioners & Staff Present**

Commissioner Ada Conner  
Commissioner Steve Forsell  
Commissioner Arnaldo Gonzalez  
Commissioner Daraka Larimore-Hall  
Parks & Recreation Director Nancy Rapp  
Recreation Programs Manager Sarah Hanna  
Parks Manager Santos Escobar  
Recreation Programs Manager Judith Cook  
Business Manager Nancy Woods  
Urban Forest Superintendent Timothy Downey  
Executive Assistant Karla Megill  
Landscape Architect Billy Goodnick  
Recreation Supervisor Jason Bryan  
Recreation Supervisor I Terry Brown  
Assistant Community Services Supervisor Ricardo Venegas  
Kimmie Coley, Recreation Coordinator  
Jessica Parades, Community Services Coordinator  
John Ledbetter, Principal Planner  
Peggy Burbank, Project Planner  
Manny Morales, Job Apprentice Program Coordinator  
Wendy Uribe, Job Apprentice Program Coordinator

**Commissioners & Staff Absent**

Commissioner Beebe Longstreet

**CHANGES TO THE AGENDA:** Ms. Rapp called the Commission's attention to time certain agenda item number 11, Plaza de la Guerra Infrastructure, Concept Design. She recommended that the Commission continue with item number 12 immediately following that item.

**WRITTEN COMMUNICATIONS:** October 16, 2007, Memorandum outlining Park and Recreation Commission and Street Tree Advisory Committee Casa Las Granadas Project Street Tree recommendations and comments.

**PUBLIC COMMENT:** No one wished to speak.

**COMMISSION AND STAFF COMMUNICATIONS:**

- Ms. Rapp briefed the Commission on the press conference the Department held to announce the \$860,000 Jobs Grant received with the Workforce Investment Board. She said that Mr. Velasquez has been working with SER Jobs for Progress, who is going to be the lead agency, who has hired their staff. Ms. Rapp said that SER is in the process of going through staff training and setting up their offices in the community centers and at the Housing Authority. She said they will be beginning their outreach soon to identify youth for the program. Ms. Rapp said that staff will want to give six-month reports to the Commission and City Council to keep them apprised of program progress.
- Ms. Rapp said that the Department received notification that the City will receive the 2007 Integrated Pest Management (IPM) Innovator Award from the California Department of Pesticide Regulation at a ceremony in Sacramento on January 17, 2007. She said the City will send a delegation to Sacramento to receive the award. Commissioner Conner asked if the City was the number one recipient of the award in California. Ms. Rapp said that she spoke with a representative in the Office of California Department of Pesticide Regulation who indicated there are eight awards given throughout the state, and she does not know if they are all entitled "Innovator" awards. She said that we are the only City receiving the award. Ms. Rapp said it is a substantial honor.
- Ms. Rapp said that Department Managers had a one-day retreat in September to focus on challenges facing the Department in the future. She said that the managers would like to have a half-day retreat with the Commission to talk about some of those issues and draw down on some of the priorities and actions they would like to take.
- Ms. Rapp briefed the Commission on the Haunted House, which will take place on Saturday and Sunday, October 27th and 28th at the Carrillo Recreation Center.
- Ms. Rapp said that staff is in the process of setting up a site visit for the Commission to visit the Santa Barbara Municipal Tennis Courts Facility prior to the November 14th Commission meeting. She said possible dates are November 7th or November 12th.
- Ms. Rapp said that Council is going to establish a Task Force Ad-hoc Committee to address infrastructure financing. She advised the Commissioners that Council is currently recruiting for the task force and said that applicants should have experience in one or more of the following areas capital planning; long-term financial planning; capital markets and long-term debt planning; municipal finance; public outreach and participation; and environmental issues.

1. **Introduction of Park and Recreation Commission Intern Christina Gonzalez**

Ms. Rapp introduced Ms. Christina Gonzalez who will be serving as the Youth Intern to the Park and Recreation Commission. She said that Christina serves on the

Youth Council and was an advocate of the Teen Center. Ms. Rapp said staff looks forward to her service on the Park and Recreation Commission.

Ms. Gonzales said she looks forward to serving on the Commission.

## **COMMISSIONER AND COMMITTEE ASSIGNMENT REPORTS**

Commissioner Forsell reported on the activities of the Front Country Trails Multi-Jurisdictional Task Force. He said they are moving towards some kind of recommendations and resolutions.

## **YOUTH COUNCIL REPORT**

Ms. Gonzalez provided this report. She briefed on the Haunted House, October 27th and October 28th, 7:00 - 10:00 p.m. at the Carrillo Recreation Center. Ms. Gonzalez also briefed on the City Council Candidates Forum, which is co-sponsored by San Marcos's Leadership Class and Junior Statesman of America, which will be held October 29th at 6:30 p.m., at San Marcos High School.

## **2. Summary of Council Actions**

Ms. Rapp commented that there are several items that reference projects funded by Proposition 12. She said that the Department is nearing the end of the Proposition 12 funding, and these projects will be completed within the next couple of months in order to secure that funding.

Ms. Rapp briefly highlighted the status of the following projects: Franceschi Park Improvement with the driveway and parking lot; Leadbetter Utilities Project; Tennis Court Lighting Project; Los Baños Sewer Connection. She said these are all Proposition 12 projects, and staff is trying to get them completed before the deadline.

## **3. Approval of Minutes**

Recommendation: That the Commission waive the reading and approve the minutes of the following meetings:

A. Regular meeting of July 25, 2007

**Commissioner Steve Forsell moved, seconded by Commissioner Arnoldo Gonzalez, and passed 3/0 that the Commission waive the reading and approve the minutes of the regular meeting of July 25, 2007.**

Commissioner Forsell commented that he noted on the tennis volley ball combination and setting up two of the courts on the beach and asked if there has been any progress.

Ms. Rapp said she would have staff look into the matter and give him a follow-up phone call.

B. Special meeting of August 15, 2007

The Commission deferred action on this item until the next meeting.

C. Special meeting of October 12, 2007

Chair Conner indicated that Ms. Megill distributed an amended page one of the minutes of the special meeting of October 12, 2007. She said the amended minutes reflect the correction under the Roll Call for the Street Tree Advisory Committee members that Carol Bornstein is the Chair, and Maury Treman is the Vice-Chair.

Commissioner Steve Forsell moved, seconded by Commissioner Ada Conner, and passed 3/0 that the Commission waive the reading and approve the amended minutes of the special joint meeting of October 12, 2007.

#### VOLUNTEER RECOGNITION

4. Recognition of the Retired Senior Volunteer Program

Recommendation: That the Commission recognize the Retired Senior Volunteer Program (RSVP) for their support of volunteers used in the Community Services and Active Adults and Classes sections.

The Commission recognized the Retired Senior Volunteer Program (RSVP) for their support of volunteers used in the Community Services and Active Adults and Classes sections and presented Roger Hand, Executive Director of RSVP, with a certificate of appreciation.

5. Overview of Planning of Fiesta Children's Parade and Recognition of Fiesta Parade Announcer Volunteers

Recommendation: That the Commission hear a report from staff regarding the history of the Department's Annual Children's Fiesta Parade and the planning required to organize this community event held each August during Old Spanish Days; and recognize several of the community volunteers which have contributed to the success of the event.

Ms. Cook provided an overview of the history and planning of the Fiesta Children's parade.

The Commission recognized the following volunteers who have contributed to the success of the event and presented them with certificates of appreciation: Dan Tingle, Jessica Haro, Carol Saucedo, Elvira Avina, Christine Le Bon, Gina Morelli, Rob Guilbault, Janis Johnsen and Paul McCaffrey.

6. Street Tree Advisory Committee Recommendations

RECOMMENDATION: That the Commission:

A. Deny the following Street Tree removal request.

1. 1809 De La Vina - Jose Vasquez - Cinnamomum camphora

Commissioner Steve Forsell moved, seconded by Commissioner Daraka Larimore-Hall, and passed 4/0 that the Commission deny the removal of the Cinnamomum camphora tree at 1809 De La Vina.

B. Deny the following Setback Tree removal request.

1. 20 Portola Lane - Robert Rocha - Washintonia robusta

Commissioner Steve Forsell moved, seconded by Commissioner Arnoldo Gonzalez, and passed 4/0 that the Commission deny the removal of the Washingtonia robusta located at 20 Portola Lane.

ADMINISTRATIVE AND STAFF REPORTS

7. Annual Contributions Report

Recommendation: That the Commission receive a report on the donations and grants received by the Parks and Recreation Department during Fiscal Year 2007.

- Ms. Woods provided a report on the 2007 Annual Contributions Report.
- Commissioner Larimore-Hall asked in terms of how we value volunteers hours, would there be any consequences in examining changing the rate in which we value volunteer hours.
- Ms. Woods said that we change the rate in which we value volunteers hours about four years ago. She said that at that time, we were only valuing volunteer hours at the rate of about \$4.50 per hour. She said that as the minimum wage increases, we should take a look at how we value those hours. Ms. Woods said that we do not report those numbers to anyone and are not held accountable for them. She further stated that the rate at which we value those hours -- \$9.00 per hour, is a very low number.
- Commissioner Larimore-Hall agreed.
- Commissioner Gonzalez asked whether there is an increase or decrease in volunteerism.
- Ms. Rapp said there has been an increase in volunteerism because of the Teen Center and some of the programs through Active Adults. She said that the Department is focused on increasing our volunteerism.

8. Tree Inventory

Recommendation: That the Commission hear a report on the status of the Street and Park Tree Inventory Project.

- Mr. Downey provided a report on the Tree Inventory and shared the current progress of this effort with the Commission.

OLD BUSINESS: None

NEW BUSINESS:

9. Fiscal Year 2007 Annual P3 Performance Measurement Report

Recommendation: That the Commission hear a report on the Parks and Recreation Department Fiscal Year 2007 Performance Measurement Program (P3).

- Ms. Woods provided this report.
- Chair Conner said it was great to see the numbers up for Youth, Teens, Tennis, and Active Adults, and of course Parks.
- Commissioner Larimore-Hall commented that staff does an amazing job and he is happy to see goals being met.
- Commissioner Forsell concurred. He said that he is particularly pleased with the Parks Division accomplishments.

10. Results of Expanded Summer Programs

- Ms. Brown, Ms. Coley, Ms. Paredes provided a presentation of Summer Fun.
- Commissioner Gonzalez asked whether staff provides some of the pictures to the kids. Ms. Coley said she did take many photos and gave some to the families with whom she developed a rapport.
- Mr. Venegas provided a report on the Job Apprenticeship Program. Mr. Manny Morales and Ms. Wendy Uribe, Job Apprenticeship Program Coordinators, assisted him in the presentation.
- Commissioner Larimore-Hall asked how the participation in the Job Apprenticeship Program was. Mr. Morales said it was a good experience.
- Commissioner Larimore-Hall asked whether they still hang out together. Ms. Uribe said yes.
- Commissioner Larimore-Hall asked why the process consists of a police records check and a TB test. He asked whether that is City employment policy.
- Ms Rapp said that we do keep in mind one of the goals of the program as we make those decisions.
- Mr. Venegas said it is part of the City hiring process.
- Ms. Rapp interjected saying it is primarily because they will be working with children.

- Commissioner Larimore-Hall asked whether if they have a police record, it will preclude them from participating in the program.
- Ms. Rapp said that each applicant is considered on a case-by-case basis. She said the focus is to really outreach to young adults who would normally not find it easy to find a job for various reasons, so we really look at if there was an incident in their past, what was it, and how has their life changed, and also take into consideration what type of job they will be performing.
- Commissioner Gonzalez said he had the opportunity to observe some of the youth at work.
- Chair Conner asked whether any of the youth worked on the bioswales and whether they enjoyed it.
- One youth said he did and that he enjoyed it.
- Ms. Rapp said that the Community Center Advisory Committees held a joint meeting and all of the Youth participating in the Job Apprenticeship Program were recognized with a certificate. She said that at the end of the program, all of the youth participating in the program were asked to share one thing that they learned through participating in the program. She said that each of the youth had positive experiences.
- Ms. Rapp thanked those participants in attendance at the meeting and said she hopes they will participate again in the future.

#### **11. Plaza de la Guerra Infrastructure - Concept Design**

Recommendation: That the Commission provide comments regarding the conceptual plan for Plaza de la Guerra.

- Mr. Marck Aguilar, Redevelopment Agency, and Doug Campbell, AICP, ASLA, and Regula Campbell, AIA, provided a presentation on the Plaza de la Guerra Infrastructure Concept Design.
- Mr. Aguilar advised the Commission that he is seeking the Commission's comments on the concept design at this time, and he briefly highlighted the project timeline.
- Commissioner Forsell said the plaza needs upgrading without question. He said that the loss of parking in Plaza de la Guerra or the close proximity is a huge problem. He asked how many additional parking spaces are proposed.
- Mr. Campbell replied saying that one space will be added on De la Guerra Street between State and Anacapa Streets. He said with the addition of diagonal parking easterly of Anacapa between Anacapa and Santa Barbara Streets would provide an additional 15 parking spaces over what is there currently. Mr. Campbell said that they are exploring reallocating the parking spaces in the loop to the City Hall parking lot.
- Commissioner Forsell reiterated that any net loss of parking in the downtown area is a problem.
- Commissioner Forsell asked whether the 78 more seats gained in sidewalk dining will provide a net gain of revenue to the City. Mr. Aguilar said the City will get additional revenue, but there is also a tremendous benefit to the restaurants and also to the community. Mr. Aguilar said that the goal is to enhance the liveliness of the area.

- Commissioner Forsell questioned whether it is a good idea to put a big fountain in that area considering the area attracts vagrants.
- Mr. Campbell said that an appropriately designed water piece without standing water with a water affect disappearing into paving using light and appropriate design features has been a significant aspect of the success of other public places of which his company has been associated. Mr. Campbell expressed that the attractiveness of such elements to wide varieties and numbers of people increase the vitality of a place is significant in preventing the sort of attractive nuisance that sometimes these features can become when they are not properly designed and other uses and pedestrian activities may be limited in the area. He said it is a challenge, but it can be successful.
- Ms. Campbell said that the Historic Landmarks Commission was very excited about the fountain since it had appeared in earlier concepts for the plaza as an animated feature.
- Commissioner Forsell commented regarding the proposal to use decorative color concrete. He said that as a Real Estate Appraiser, he sees this as the rage right now, and he has seen it look very good and he has seen it look very bad. He said he hopes it looks very good, rather than very bad.
- Mr. Campbell said they look towards the highest standards for precedence of their work, and believe that the introduction of stone is very important.
- Commissioner Larimore-Hall said he things the concept is great, beautiful, and exciting. He said he thinks this is the direction the City needs to go in.
- He said that in terms of the car issue, the parking needs to be removed. He said that in terms of deliveries, we need to work around that. He said he is excited about De la Guerra Plaza not being a parking area. Mr. Larimore-Hall said that is people want more parking they need to lobby their City Officials to building another parking lot downtown. He further stated that we need a Plaza to be the center of the City.
- Commissioner Larimore-Hall asked when detailed information regarding the number of maintenance hours will be available.
- He said he would like to know by when there will be some kind of a recommendation in terms of a policy for deliveries.
- Commissioner Larimore-Hall asked to see as soon as possible, a plan regarding how to do water diversion in a way that is environmentally sustainable so that runoff is not going into our creeks.
- Commissioner Larimore-Hall asked whether there is any anticipated change in usage policy or events permitting after this project is completed. He said this is a space that is important for Official City Events like Fiesta and will become a much more commercial space as people are sitting out there as customers of the restaurants, he would hate to see it not also be a public square as it has been historically for rally's, protests, events, etc., he wants to make sure that there are no plans for any changes to those policies.
- Ms. Rapp responded saying that the Commission will see that staff is starting to include in Commission and Council agenda reports what the project maintenance impact is when the projects move forward.
- Ms. Rapp clarified that this project is a conceptual plan. She said that when the project moves further along in the design process and some of the key decisions need to be made, staff will have more detailed information regarding

maintenance impacts and the information Mr. Larimore-Hall is describing, available for the Commission.

- Ms. Rapp said that Parks and Recreation staff are participating in the project on the assumption that the use of De la Guerra Plaza will remain the same. She said there is a Council restriction on the number of events that can take place in De la Guerra Plaza. She further said staff does not anticipate there will be an increase in the number of events; staff does not anticipate there will be a decrease in the number of events. Ms. Rapp stated, however, that there has been some community discussion about looking at a different use of De la Guerra Plaza, but there has been nothing come forward in a concrete way.
- Ms. Rapp advised that if the Commission feels strongly about the use of De la Guerra Plaza, it would be appropriate for them to make those comments at this time.
- Mr. Aguilar stated regarding deliveries, that they would be allowed in the morning hours until approximately 10:30 a.m., and then during the afternoon the Plaza would be closed off to deliveries so that there could be safe outdoor dining. He said that the area would be opened up again at night at some point for deliveries again.
- Mr. Campbell responded to Mr. Larimore-Hall's question regarding water diversion and runoff management. He said that his company has participated in projects that have been recognized as green/sustainable. He said that he believes this project can exemplify the highest standards; they would aspire and would expect nothing less than the highest sustainability standards, including redesigning of the drainage patterns to provide for drainage into a bioswale filter system into the lawn area. He also express his believe that the project can be self-powered.
- Commissioner Gonzalez said the design is beautiful. He concurred with Commissioner Larimore-Hall with respect to the removal of the vehicles in the Plaza and parking.
- Commissioner Gonzalez suggested the left entrance be balanced like the Storke Placita side.
- Chair Conner commented that electrical outlets were not addressed. Mr. Campbell responded saying that the concept incorporates a series of utility vaults below ground and around the perimeter of the green to the edge of the paving that would upgrade the existing for natural gas, electrical, etc.
- Chair Conner asked regarding extending diagonal parking all the way to Santa Barbara Street, whether De la Guerra become a one-way street.
- Mr. Campbell said that the recommendation is that De la Guerra become a one-way street between Anacapa and State Streets, but between Santa Barbara and Anacapa Streets, it remain a two-way street.
- Youth Intern Gonzalez commented that many youth hang out in Stork Placita and asked what kind of lighting will be provided and how well lit will it be.
- Mr. Campbell said that the existing pole lighting will be supplemented by lighting that will be added to the future trees, and new pole lighting will also be added. He said that plenty of light is very important and will be provided.
- Ms. Gonzalez asked if benches will be provided in the Storke Placita.
- Mr. Campbell said yes.

### Public Comment

Cas Stimpson, Old Spanish Days; Matthew Fisher, Representing the Santa Barbara News-Press; and Dennis Rickard

### Commission Comments

- Commissioner Forsell reiterated his concerns regarding parking.
- Commissioner Larimore-Hall commented that there are several parking garages within walking distance from City Hall. He said that not having parking in the Plaza is a good and necessary thing and urged staff to press ahead.
- Commissioner Larimore-Hall said that in terms of placing the foundation he said he is ambivalent about where it should be placed. He said his background is not in planning, so he will take everyone at their word; having the fountain jet into the street a bit would be calming for traffic. He echoed the idea regarding the need for benches, and making sure there are enough places for people to come and sit and hang out. Mr. Larimore-Hall said that as the public square becomes more commercialized, and we are breaking down the barriers between the restaurants and the public space that, that not mean people aren't able to just go and enjoy the space without being customers of the restaurants.
- Youth Intern Gonzalez emphasized the fact that many youth hang out in Storke Placita, and the current design caters to adults. She said it is very important to find a balance and suggested that it be made a little more youth friendly.
- Chair Conner agreed with Commissioner Larimore-Hall regarding the parking situation. She said that she is happy that with the progress made on the Plaza de la Guerra project and that we are in the concept design phase. She thanked staff for their efforts.

Ms. Rapp commented regarding the addition of canopy trees and the addition of some palm trees. She asked the Commission if they wanted to comment on those items. She further asked the Commission to comment on events related to the future of De la Guerra Plaza.

- Commissioner Larimore-Hall said he would like to see things stay the same with respect to events policy and usage of De la Guerra Plaza. He said it is important to have a space visible from City Hall and right down town for people to have their voices heard, and he does not want to see that diminished. He said he wants to have an understanding from the beginning that those two things will be balanced.
- Commissioner Larimore-Hall stated that there needs to be an efficient and reasonable way for people (participants and staff) to be able to get equipment in and out of the plaza so that it can be useful for large events so we can see local artists and musicians and eat great food for the Old Spanish Days celebration, etc. He said he would like to see dialog between the representatives from Old Spanish Days and Planning Division staff to make sure that is possible.
- Commissioner Forsell said that he did not mention anything about the canopy trees because it appears that it will be an improvement. Mr. Forsell commented that until a site visit is done, it is difficult to determine what the area will look like simply by looking at a diagram.
- Chair Conner said she did not find any fault at all with the trees.

*Mr. Maas* added the reports point out that even in the months where the over all ridership was flat, that the peak period where the enhancements were added, ridership did increase somewhat, even though the overall didn't reflect that.

*Mr. Coffman-Grey* mentioned employee concerns regarding the time of the last shuttle to the Carrillo Lot, especially with daylight savings time about to begin and the increase in store hours due to the holiday season. He asked if the time of the last shuttle could be tweaked to a slightly later time, so those who park in the Carrillo lot don't have to walk in the dark.

*Mr. Damiano* said he would put out a brief survey to the riders to determine their anticipated needs.

#### **5. MTD Traffic Quarterly Mitigation Report, Ending September 30, 2007**

*Mr. Damiano* pointed out that if you look at the first column in the report you will find that they have exceeded their expected numbers. If you look at the column on the right, it also shows that we are exceeding our expectations and goals of mitigation for the Granada Garage.

#### **6. Plaza de la Guerra Infrastructure – Concept Design**

Before his presentation, *Marck Aguilar*, of the City Redevelopment Agency, mentioned the main City web site serves as an avenue to reach the Plaza de la Guerra Concept page.

*Mr. Aguilar* said that Plaza de la Guerra is the heart of our City. It is centrally located with City Hall, and the Santa Barbara News-Press, a major news provider to the City. There is a lot of history going back 8 decades. We have tried to evolve the Plaza a number of ways none of which have taken.

The most current iteration goes back to 1998. It was a three step process: the first was the publication of a history book called, Santa Barbara: Reconsidered, followed by stake holder meetings about the evolution of the Plaza, and third, the City Council directed staff to come back to them with suggestions for interim fix-its. We came back with a list of infrastructure fix-it's including: lighting, pedestrian amenities, repair to roadway surface, fixing sidewalks, doing landscaping and connecting Casa de la Guerra, Plaza de la Guerra and Storke Placita. In the fall of 2006, we hired Campbell & Campbell and what they found was that not everything worked together very well. There were a lot of unintended conflicts. We were directed to present a more comprehensive plan.

The design team developed a more comprehensive plan and we've begun a series of meetings with City design review bodies to start a dialogue with the public and the commissions to get some ideas about the ideas.

Regula Campbell, of Campbell and Campbell, then offered a visual presentation of the concept design.

Campbell and Campbell started by looking at what currently exists, including Storke Plaza, State Street, Plaza de la Guerra, City Hall, the City Hall Parking lot, the News-Press Building and the cafes and stores that are along the western side of De la Guerra Plaza.

They went to the site, photographed, and documented what was there. They felt that Plaza de la Guerra has not come into its own as a Civic Center and park. What is serves as now, is a parking lot.

They looked at the condition of the roadway. The concrete roadway is cracked causing pollution to potentially seep into the soil. The infrastructure is crumbling. The sidewalk has been patched in numerous places and in some places the curb is at an awkward height. The sidewalk on the west near the cafes, at some points is only 4 ½ feet wide which does not meet the ADA requirements or the City's policies for width of sidewalks. (taking into account the standard turning radius of a wheelchair which is 5 feet.) How does the park function on a day to day basis and at night? There is a lack of lighting across the Plaza. Looking at it during celebrations, the City has recommended removing the agapanthus which creates a very narrow sidewalk passage. There are many problems with the infrastructure for booths during events, such as Fiesta, including electrical, gas line, trash, etc. The electrical box in De la Guerra Plaza should be relocated out of the turf area. The site furnishings are not up to City standards, trash receptacles, lighting, furniture, etc. It is a degraded site. The roadway does not work in this area from an emergency standpoint. We would have to remove a lot of the park in order to accommodate emergency vehicles. What it appears we have now, is a parking lot with a wide median in the center.

The concept design we have come up with addresses all of these issues, with unified paving throughout the plaza and along De la Guerra Street. It is designed all at one level so there are no curbs, including across De la Guerra Street, to the Casa. We added an extra feature, as an eye catcher, to bring people into the plaza: bollards to separate vehicular traffic. We have increased the sidewalk space near the cafes so that there is additional outdoor dining, in front of the walls. A walkway across the center of the plaza is there so you are not always walking across the lawn, wet or dry. The lawn is slightly sloped for run off, toward the area where a stage is normally set up for events. A utility loop is run around the edge of the Plaza to accommodate special events. All utilities would be at grade level; water, natural gas, electric and sewer would all be in the same location. We propose better lighting for night - up lighting in the tree canopy around the edge of the plaza, for shade as well. A connection has been added Storke Placita to add life to that Plaza, as well. We propose diagonal parking along De la Guerra Street. Eliminating parking between Casa de la Guerra and Plaza de la Guerra on De la Guerra Street, we keep it visually open.

*Mr. Derek Rapp*, a traffic engineer from Penfield & Smith, spoke to the question of diagonal parking. One of the key components to the design and to create a full fledged Plaza is the removal of parking in the loop. He continued that currently there are approximately 35 parking spaces in the loop. The mix is of parking that includes 15 minute, 75 minute, loading zone and one handicapped space. One of the key questions that keeps coming up is how do we move the parking spaces around and make it work. The loop currently serves numerous functions, providing access to businesses and City Hall. How do we redistribute the parking?

Our goals include trying to restore the connection between the Plaza and the Casa by creating a unified open space, without parking. Now we need to come up with additional parking to make up for the net loss. The current concept is to install angled parking along at least the first block of De la Guerra Street. The layout would result in a net increase in one space relative to the parallel parking that exists now on the 00 block face of De la Guerra Street. There is still the loss of 35 spaces on the Plaza De la Guerra loop. Another concept to find parking spaces is to carry the angled parking to the next block east on De la Guerra Street. Currently there is a great deal of red curb on that block because of the lane configuration at Anacapa and De la Guerra Streets. This is needed because of the two way traffic on De la Guerra Street. Quite a few more spaces, possibly between 12 and 15, can be picked up by including the 100 block of east of De la Guerra Street in angled parking. It still leaves a 20+ parking space deficit.

There has been a great deal of discussion about the one way traffic flow. There are constraints on the roadway. It is a narrow street, and there is an arcade on the south side of the street and on the north there is a building with a porch/awning with posts which would prevent any overhang of the sidewalk. Currently we are at the threshold of one way/two way standard. On the directionality, we felt it made more sense to go from east to west. One reason is because on State Street, you are restricted from making a left turn onto De la Guerra for most of the day. Second, De la Guerra Street and Carrillo Street are the only side streets that you can make a left onto State Street.

We still have a deficit of 20-23 spaces, so we looked to the City Hall parking lot. This lot currently has 75 spaces. We would like to do a hybrid lot, where a portion of it could be configured to a paid public lot and a portion could be dedicated to City Hall for public access, to pay bills, etc. This concept is still in the early stages and we still need to have much discussion about what the mix would be.

*Ms. Campbell* continued with the presentation. We could increase the quantity of outdoor dining seats, which not only benefits the cafes but also the life of the Plaza, with a sense of welcome and security. The fountain at the entrance to De la Guerra Plaza is also a welcoming presence. The increase in the number of table and chairs in Storke Placita would also be seen as a sign of life and activity in the Plaza.

The City Council also asked for an improvement in signage. We have added, on the pillars to the entrance to Storke Placita, the concept of signs pointing toward City Hall, and De la Guerra Plaza as well to the restaurants and shops through the Placita.

The concept of the fountain, on axis with the beautiful window on City Hall, is to be used as a traffic calming device, as an eye catcher to bring people into City Hall, as a welcoming sign, and as a way of recognizing the important of the Plaza.

On the east side of the Plaza, near the City parking lot, there is a low wall separating the City lot from the Plaza. There are plantings there, as well as a bicycle rack. If a portion of this lot were to be used for public parking for City Hall, it would strengthen the connection between the Plaza and City Hall. Another improvement sought after by the Downtown Organization, was a trash enclosure at the City Hall Parking lot for the businesses which front onto State Street and back up onto Plaza de la Guerra.

The plan shows the raised paving and the plantings which show the connection between El Paseo, the Street in Spain, the Street of Mexico, along the back of the Westin building and the connectivity through Storke Placita to the Plaza. The plans also show the connection from State Street through the Plaza to Santa Barbara Street.

Ms. Campbell said they are hoping for questions about the concept design and are looking for input.

*Marck Aguilar* reiterated that this is the very beginning of the public dialogue. We intend to collect comments along the way, shake out the design, go to all the Boards and Commissions, and general public meetings, to say, here's what we heard, here's what we did, and now what do you think? We would then return to City Council. We have been given \$1 million dollar in seed money for the process. When we return to City Council it will be with a menu of improvements, suggestions for package and phasing in construction that have been culled from input, all depending on how much funding would be available. We would be making our request at that time.

### Committee Member Comments

*Mr. Tabor* asked about the stage area. What is involved?

*Ms. Campbell* answered that it is the area where a portable stage may be set up to accommodate events, like Old Spanish Days.

*Mr. Aguilar* specifically asked for questions regarding the parking situation and some of the current concept recommendations, i.e. the removal of the 35 loop parking spaces, the recapture of spaces by angled parking on De la Guerra Street, the one lane traffic, the raised roadway surface on the 00-100 block of East De la Guerra Street, etc.

*Mr. Maas* asked if we were to leave the parking in the Plaza and bring it up to standards for the ADA and emergency services, would that encroach into the green area. Is there a visual representing of this possibility?

*Ms. Campbell* answered that there was such a drawing. No definite width of the street was received from the Fire Department. They had not reached that point yet. It was

believed that in order to ensure public safety, the road would encroach on the lawn. It would take out the line of palms surrounding the Plaza, reducing the green by approximately 20%. It was those drawings which inspired the Council to ask for a new concept design for the Plaza.

*Mr. Pritchett* asked about drainage at the upper end of the Plaza.

*Ms. Campbell* said there is a storm drain in the roadway in front of the News-Press building. Drainage slopes down towards the ocean. She mentioned a drain head in Rome called the Mouth of Truth, an as example of turning something that is utilitarian into a piece of art as well. It would be an opportunity to bring public art into the project.

*Mr. Pritchett* wanted to know if there would still be room for a stage at the low point/south end of the Plaza.

*Regula Campbell* answered yes. They have yet to work with organizers of events to see what their needs are relative to the stage, equipment, etc. That will come later down the line.

*Mr. Pritchett* inquired about the proposal of diagonal spaces and the existing red zone on De la Guerra Street and whether it was to gain a large number in parking spaces.

*Mr. Aguilar* responded that they were looking for opportunities on street, similar to those of the Victoria Street changes.

#### Public Comment on Item 6

*Matt Fisher*, a legal representative from Cappello & Noel, spoke on behalf of the Santa Barbara News-Press, which is one of the businesses that will be affected by this plan. They are opposed to this plan as it is a dramatic removal of customer access to the property. First, there already exists a parking problem downtown. Second, this plan will make it worse. Parking spaces are going to be lost. In trying to make up the spaces, the new ones created will be further away and they are diagonal spaces, which are considered inferior and more dangerous, as pointed out by the Downtown Parking Committee. In addition, the road will become a one way street, making it more difficult to approach from State Street, exacerbating a public problem. And this is going to cost at least a million dollars to explore.

For customers of the News-Press and City Hall it makes access more difficult, especially for handicapped customers and emergency vehicles. He suggests removing one ring of parking and leave parking available on one side of the street. He suggests fixing the existing problems with a minor facelift, fixing the cracked roadway, lighting, trash, etc., rather than eliminating parking altogether.

*Mr. Dennis Rickard* is a fifth generation Santa Barbara, his family owns the Orena Adobe at the corner of Anacapa and Guittierez Streets and Jose de la Guerra was his

great-great grandfather. He is opposed to this since he first heard of the proposal three years ago. Originally it was just supposed to be fix-it's, and when Campbell and Campbell was hired that changed. They found all of these problems which could not be remedied with fix-it's. Mr. Rickard believes that as a result of the relationship that Campbell and Campbell has with the Board of Directors of the Trust for Historic Preservation. He believes that this relationship is of benefit to Campbell and Campbell and the Trust. He is opposed to diagonal parking. Why would they allow this plan get rid of red curb on De la Guerra Street from Anacapa Street to Santa Barbara Street, to relieve the parking problem, when they won't do it now to relieve the same parking problem? Three years ago 40 businesses signed a document saying they were opposed to this.

If you take into account the time limits on parking, those 35 spaces really accommodate over 250-300 cars a day go in and out of the Plaza to do business.

*Dr. Cooper* asked Mr. Rickard where his tenants and customer park. He responded that they use De la Guerra Street and the Plaza Loop.

*Mr. Alan Howard* has a business at 706 State Street and has been there for 14 years. He is opposed to the plan as it is now. He stated that whenever the road is closed, whether for special events or repairs, it is chaos and a traffic nightmare on State Street. He refers to tourists that exit the freeway and come up State Street. When they are in the center of town, if they pass a business that they want to stop at, or they see the sign for parking on Ortega Street too late, they are forced to travel several blocks out of their way, creating more traffic. My business sees a lot of tourists and this plan's configuration takes people away from the center of town. He is concerned about seating for Blenders along Storke Placita. What will keep the transients from occupying these tables, chairs and benches? He mentioned the walls along the west side of Plaza de la Guerra, shielding the customers in the cafes from the transients who are now spread across the lawn in the Plaza. He feels that eliminating the parking in the loop, makes it more difficult for the customers of retail establishments on State Street, to load purchases, etc.

*Mr. Tom Williams* is a member of the Downtown Parking Committee. I am here today to see if there was any difference between the presentation today and the presentation that was given to the Downtown Parking Committee. We made some comments at that Committee meeting and I see that most of them haven't been addressed yet. The Plan as it stands now from a parking standpoint is incomplete. There are two pieces of the Plan, one inside Plaza de la Guerra and the other outside the circle. There is the possibility that 35 parking spaces may be eliminated. They may or may not be replaced. There is the question of whether or not the City Hall parking lot can be used to make up some of the lost spaces. We need to know that before the plan is finalized. This needs to be addressed as part of the original presentation. The idea of angled parking on De la Guerra Street only increases parking by one spot. There is also the danger of backing out of angled parking. Will the traffic engineers sign off on angled parking? They need to be consulted.

Mr. Williams mentioned the "Harmer Adobe" near the City Hall parking lot. What happens with it? It is not part of this original presentation. Mr. Williams would like all the comments that are received from each presentation to be included in succeeding presentations.

### Committee Member Comments

Mr. Pritchett offered some specific suggestions. He confirmed with Mr. Aguilar that the conceptual design as it exists now with diagonal parking on the two blocks of De la Guerra Street added and the loss of parking around the loop leaves about 20 parking spot deficit. The current street in De la Guerra Plaza is what the building people in Santa Barbara call "legal non-conforming". The street is old enough so that it no longer meets the rules and can be left as long as nothing major happens to it. Keeping the status quo would be keeping a street that is too small, the sidewalks too narrow, emergency vehicles would have a hard time. Drainage at the south end of the loop needs to be addressed more specifically. He suggests a permanent platform, perhaps with steps, at the south end of the loop to continue the Santa Barbara tradition, where De la Guerra Plaza becomes a public meeting place with no government intervention or regulation of public meetings, per the Constitution of the United States. He speaks of numerous rallies in the Plaza over the last year.

Mr. Pritchett spoke of trees in the Plaza. Shade trees may provide shade but they also obscure views.

As for pedestrian circulation, you might add some diagonal pathways through the park.

He refers to the level elevation of the area as something he supports.

The main problem with De la Guerra Plaza, as Mr. Pritchett sees it, is that tourists and visitors don't know about it. He suggested widening the sidewalk from State Street to the Casa de la Guerra. He also suggested making De la Guerra Street a non-through street, only partially open to traffic from Anacapa Street to the Casa de la Guerra.

He asked, rhetorically, if there is a "no-net-loss" policy for on street parking in this area. He reminded the committee that there are three parking lots within several blocks of the Plaza de la Guerra. He doesn't see a severe impact if we lose surface street parking in the Plaza.

Mr. Maas has several questions. He is questioning the transition from the raised block of De la Guerra Street to State Street. Would it be a gradual transitional slope or a bump up?

*Mr. Campbell* answered that they have not reached that level of detail yet. *Ms. Campbell* added they would need to be ADA compliant from curb to curb.

Mr. Maas referred to Mr. Pritchett's discussion about the western section of the block, where it shows 7 diagonal parking spaces. He would like to know if they are taking into account the narrow sidewalk that exists there now.

*Ms. Campbell* responded that they are only in the process of gathering comments at this point and will take them all into account as they refine the plan.

Mr. Maas believes that on street parking is important to customers and it probably would be important to replace any lost parking if this plan were implemented. He believes this question will keep coming up. He would like a more definitive plan to replace those 20 or so lost spaces.

Mr. Maas likes the general initial concepts of De la Guerra Plaza as it has been presented. If we make this a more attractive place it will make it more appealing to other festivals and less appealing to transients if there are more people in the area during the daytime, including outdoor dining and additional shops. He said that basically we have to leave it as it is now, because if we touch it we've got to fix it. If we make major improvements to it you've got to make it ADA compliant and workable for emergency vehicles. If we do that and leave the parking, it would take away at least 20% of the existing Plaza, perhaps more.

**Mr. Tabor** likes the initial concept but feels that there are some major changes that need to be made in order to get where we want to be with the design. The loss of parking is a major issue. He would like to see alternative ideas about parking added to the plan as it progresses. Convenience is also a major issue. He thinks that perhaps the City Hall parking lot is a decent alternative to short term parking for convenience. As for the News-Press losing parking in front of their business, Mr. Tabor suggested that perhaps they ought to consider having guest parking on their own property. He is hesitant about angled parking. It does act as a traffic calming device, and people do drive more slowly on those streets, but it is more prevalent in small towns or villages, and doesn't seem to fit in Downtown Santa Barbara.

He questions the transition from Anacapa Street to the new De la Guerra Street. If the paving is a different height and the same color, then it may deter people from using the street for vehicular traffic and it may encourage the area to become more a pedestrian walkway, which is partially the intent.

He likes the idea of looking at the Plaza as a public space. He compared this Plaza space to the Court House, which is very park-like. He wouldn't mind seeing less grass and still have an open Plaza.

**Mr. Coffman-Grey** said that his first job was at a music store downtown. It is the heart of the City and I believe we need to be careful whatever we decide to do. There is a lot of history here. It has been sad over the years to see it deteriorate to what it is now. It used to be very vibrant. It is wonderful during Fiesta and other festivals but the rest of the time it is very barren. He likes much of what is in the Plan, but is very concerned

TRANSPORTATION AND CIRCULATION COMMITTEE

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about the lack of parking and losing parking spaces Downtown. He feels that the overall plusses of the project may mitigate the loss of street parking. He is not too bothered with De la Guerra Street becoming one way. He would like the City to make a commitment to put some of their spaces in the City Hall parking lot available to the public for short-term parking. He also feels that the News-Press should do the same thing with their parking lot. He hopes that between City Hall and the News-Press and the diagonal parking that it would translate to the 35 spaces lost around the loop.

He is concerned about the whole block being raised. He suggests that a sidewalk and a curb may be necessary for safety reasons.

He would like to see more seating in the area for employees who work Downtown, to sit and have lunch or enjoy on a break. Now there is almost no place to go and have a box lunch.

Mr. Coffman-Grey would like to hear from the Fire Department regarding their needs, in relation to turning De la Guerra Street to one way.

He would like to have more information on drainage in the area of De la Guerra Street.

He also spoke of the narrow sidewalk on the north side of De la Guerra Street from the Casa de la Guerra to State Street. He would not like to lose any more parking but does see a need to widen that particular sidewalk.

Mr. Pritchett would like to see some feedback about other nearby streets in the area that could handle diagonal parking configuration. He would like to emphasize pedestrian circulation in the area.

Mr. Mass said he liked the idea of raising the roadway only in front of the Casa de la Guerra and the Plaza de la Guerra and leaving the rest of the roadway at roadway level.

Mr. Tabor recollected the early opposition by State Street merchants to the Tuesday Farmer's Market on State Street and likened it to the current business opposition to the changes in De la Guerra Plaza.

Dr. Cooper said he is conflicted. At the last TCC meeting, it was brought up by Mr. Bradley, that we should address the closure of State Street. If that issue is brought up before the Committee or is brought up to City Council, than much of this conversation is useless. If State Street is closed, it doesn't matter what happens to De la Guerra Street. He believes we should find out what the community really wants. If the community wants to close State Street, then that issue should be addressed by these consultants. He believes that this City does not want automobiles and if that is the case, then why are we so concerned about parking. He feels that there are bigger issues that need to be addressed before we go forward with any projects.

He spoke of Plazas in Europe where there is no grass; they are all concrete. No grass in the Plaza would result in fewer transients, would result in lower maintenance costs, and would result in no water consumption. But, it would result in sewage and run off problems. He feels that De la Guerra Plaza regardless of the Plan or State Street should be closed off from Anacapa Street to State Street. The Plaza should be a mall. Farmer's Market could be set into the Plaza perhaps on a more frequent basis than it is now. He addressed the issues raised by Matt Fisher, representing the Santa Barbara News-Press. He points out that they do have a parking lot which could be used by customers of their business. He suggests that City Hall make better use of their parking lot by putting employee's in other parking areas or charge employees to park conveniently.

**Mr. Maas** responded to Dr. Cooper. He does not believe that the City or this Committee wants to see the automobile removed from Santa Barbara. He feels that this Committee believes that you should not be forced to drive a car in Santa Barbara in order to conduct business, live your life or do your job and that there should be other options available.

**Dr. Cooper** replied that the circulation element says "we do not want people living in Santa Barbara who have to rely on the automobile as their primary mode of transportation". If you look at the MTD report from April 5, 2007, it says at the bottom of page 14, the top of page 15, "we do not want businesses in Santa Barbara that have to rely upon parking to survive". He says he is hearing and reading things that say one thing about no cars in Santa Barbara but the majority of people in this town wants their cars, they want to be able to park their cars. They want the convenience of driving up to businesses for loading and unloading. There seems to be a need for a conversation that has a broader scope than dealing with the small issues. We need to have a clear vision. Congestion and traffic is one of the three major issues in the election next month. Before we spend any more money on this plan, we need to find out what the people want in the broader issue.

**Mr. Pritchett** responded that the point of this meeting and the other first round is to get as much information as possible, with all, some or very little agreement.

Mr. Pritchett wants City Hall to lose parking places in order to change the face of De la Guerra Plaza.

#### 7. Presentation of ON TRAC Plan Recommendation - Rob Dayton

This ON TRAC Plan presentation is the work of a Council Sub-Committee, including Councilmember Horton, Councilmember House and Councilmember Schneider. The Council Rail Sub-Committee is a public committee. This Committee was formed in late 2005 in response to the 101 In Motion report from SBCAG, which talked about the need for commuter rail from Santa Barbara to Ventura County. The intent of the committee was to make sure that commuter rail happened. There have been many changes since

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## Plaza De La Guerra Infrastructure Transportation Concerns

The transportation presentation at the October 22 TCC meeting regarding the Plaza De La Guerra project was lacking sufficient information to help the committee make informed comments on the proposed project.

I recommend that additional transportation studies are necessary to better address the transportation and parking needs of the proposed project, to wit:

- A detailed analysis of existing parking practices in and around the plaza, both on street and off street, including: a survey of current daily parking utilization, parking occupancy, merchant parking and loading needs, purpose of parking, average of space duration, time of day and regulations (if any) governing the use of the parking spaces.
- An exploration of the News Press private parking lot (in consultation with the owner of the facility) to ascertain whether additional parking spaces could be provided to meet customer parking needs. An assessment should be made of the quantifiable need for customer parking.
- An exploration of the City Hall parking lot, to ascertain current space allocation, extent to which spaces are utilized during the day, priority for assigning space, who assigns space, and quantification of parking need by use category (including visitor, bill payer, etc. use). Further study should be made on how much if any of this parking facility could be converted to public use, type of use, cost for parking, means of collection, etc. The long term potential of an underground parking structure should not be ruled out.
- An exploration of any nearby streets (in addition to the currently considered portion of De La Guerra Street) that might be considered appropriate for diagonal parking. This analysis should look at the potential for one way streets in the overall context of downtown circulation.

Respectfully submitted,  
Bill Boyd  
Member, Transportation and Circulation Committee  
11/9/2007

**RECEIVED**

NOV 12 2007

CITY OF SANTA BARBARA  
COM DEV ADMIN





CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

Discussion about De La Guerra Plaza Design Concept (w/Event Coordinators)  
November 1, 2007, 11:00 am – Cabrillo Pavilion Arts Center Conference Room

MINUTES

1. **Attendees:** Susan Bardick, Marck Aguilar, Charles Rice (Gay Festival), Gil Garcia, Marti Correa de Garcia (Cinco de Mayo), Cas Stimson, Sarah O'Connell (Fiesta), Matt McBride (Safety Fair), Jim Dewey (Facilities Manager)
2. **Tree and Bollard Design Elements**
  - Jim suggested pavers or bricks rather than colored concrete. Over time, tree roots potentially crack the concrete and vehicles driving on the surface leave tread marks.
  - Sarah was concerned about adding too many more trees to the turf of De La Guerra Plaza or along De La Guerra Street since this would occupy space normally open for their event elements ( food, vendor booths, etc.) or requirements the City imposes (SBPD Command Post RV parking on the street)
  - Cas also mentioned that if the bollards could retract into the ground during an event, they could place event items on top of it.
  - In order to accommodate 10'x10' tent booths, Gil wants us to have appropriate spacing between the lawn and the concrete hardscape and between trees
  - Sarah says we need to consider the height of the tree canopies so the larger delivery trucks don't clip them coming into the loop area.
3. **Concrete Hardscape Design Element within De La Guerra Loop**
  - Matt said the Safety Fair brings large vehicles through the loop (i.e. fire engines, Harbor Patrol boats). Would concrete surfaces be able to support the weight of these vehicles? Would the surfaces look good from the vehicles that need to drive in for event and day-to-day restaurant deliveries?
  - Would events be able to adhere to Fire Department's requirement of a 20 foot lane clearance for emergency vehicles with added trees around the edge of the Plaza and event setup in place?
  - Fiesta said they need enough space to have setup vehicles pass one another. Setup vehicles pulled behind their booth and stay there unloading while other vehicles come in and have to pass.
4. **Water Fountain Design Element**
  - Everyone concerned about the space this would take up since many of them have vendor booths in that area.
  - Asked whether the City was concerned about kids playing in the water, people putting soap in it, etc. Someone mentioned that a fountain in Storke Placita was removed because it was being used as a urinal
  - Someone suggested a flat water feature, i.e. jets of water coming up from the ground, but could be turned off during events.
5. **Utilities Infrastructure**
  - Cas mentioned that some food vendors can't participate in Fiesta because the gas lines are way too small.
  - Everyone mentioned that they need more electricity in the Plaza, especially around the area where the stage is placed (normally in front of the News-Press Building), along De La Guerra Street (would like receptacles placed along that street to accommodate the food or merchandise vendors who have electricity needs) and within Storke Placita

- There was a discussion about the possible need for a separate transformer just for events. Susan talked about the possible monthly service charge expense for
- Jim mentioned that coordination between the City and event organizers is needed to clearly identify where electricity, water, sewer connections should be located, with the possible thought of eliminating some of the spyder boxes that these events need.
- Cas mentioned that electricity is need somewhere on the turf to accommodate the sound booth that is usually placed about 10-20 feet in front of the stage

#### 6. **City Hall Parking Lot**

- Cas and Gil/Marti discussed the large band buses that usually come into the City Hall parking lot and the need for a large enough walkway to go from the lot into the Plaza. Gil mentioned that when the band members get off the stage, they're sometimes swarmed as they go back to their bus.
- Cas asked whether something could be done to increase the lighting within the parking lot since portable toilets are placed there and it's very dark in that area even with the lights they're required to bring in.
- Everyone liked the idea of not having the Hammer Adobe but having 15 minute parking where the Mayor/Council parking spaces currently are. They have challenges trying not to block these spaces during events and they really need an unloading/loading zone there.
- Everyone asked whether the wall between City Hall parking lot and the Plaza could be removed to allow better flow of people between the two spaces.

#### 7. **Lighting Design Element**

- Jim mentioned that lighting in the Plaza needs to illuminate the Plaza and not the sky
- Charles thought it would be good to have electrical receptables at the base of light poles. That way, events could plug directly into a receptable rather than go through a spyder box.

#### 8. **Elimination of Parking within Loop Road**

- Susan and Marck mentioned this, including the number of parking spaces that would be lost. This wasn't a great concern to everyone.

#### 9. **Overall Impressions**

- Cinco de Mayo would like design to be more of an urban plaza (not heavily landscaped, turf not expanded, more hardscape) since De La Guerra is the only city plaza left in the downtown area for event.
- Event organizers want to see flexibility built into this Plaza's design.
- Gil/Marti and Charles liked the overall concept but Cas and Sarah were reluctant to speak for everyone at Old Spanish Days. Susan said they go bring it back to their Board.

**Plaza de la Guerra Infrastructure Project  
Public Forum  
November 7, 2007**

**Santa Barbara Central Library – Faulkner Gallery  
40 W. Anapamu Street**

**General Comments Summary**

*The following summarizes the comments and questions received by the Redevelopment Agency during the public meeting. The intent is to provide a general measure of the issues raised.*

Project Necessity:

There was overall concurrence that the basic infrastructure requires repair however, perspectives diverged on whether more comprehensive changes were warranted. Overall, many felt that fewer changes were preferable.

Cost:

Questions were raised regarding the potential cost, unavailability of cost figures at this stage and what opportunities there might be to allocate funds from the Plaza infrastructure project to other projects.

Outdoor Dining Program:

Which businesses would participate? Would it be operated as on State Street.

Americans with Disabilities Act (ADA) Accessibility:

Improvements are desirable. Could they be accomplished without major changes?

Safety:

Concerns about nighttime safety were articulated, with suggestions that lighting improvements and some method of closing or gating the park be considered. The absence of parking with the related reduction in the arrival/departure of people was cited as potentially contributing to feelings of insecurity at night. Anxiety about transient occupation was also expressed.

Historical Preservation:

Remarks were made in support of the historic configuration and function (allowing vehicle access and parking).

Amenities:

The re-introduction of benches to accommodate greater use was suggested as was the inclusion of a public restroom. Widening of the sidewalk(s) coupled with a narrowing of

Plaza de la Guerra Infrastructure Project  
Public Forum November 7, 2007  
General Comments Summary (cont.)

the park lawn was supported in order to preserve parking. Support was conveyed for utility upgrades provided that they could be accomplished without changes to parking.

Event Programming:

Concerns expressed about the potential for an increase in number of events at the Plaza. It was commented that events that require closing the Plaza impact local traffic circulation and parking that serves surrounding businesses.

Parking and Circulation:

By far, the most frequently and *forcefully* cited concerns related to potential loss of any parking spaces and changes to vehicle circulation patterns in the immediate area of the Plaza (e.g. one-way traffic on E. De la Guerra Street) that would negatively affect businesses or the public's ability to quickly conduct business at City Hall. Short-term (15-minute) and longer term (75-minute) parking is highly valued in this location, as are the loading zones serving surrounding businesses.

Function:

Conflicting issues were perhaps best summarized in the question posed, "What is the dominant experience – is it going to be a street or a park?"

Increased use of the park by the greater community is desirable and increasing daily pedestrian circulation is desirable. The Plaza has been, and should continue to be a gathering point to accommodate rallies and demonstrations.

The proposed design's strengthening of the connection between Storke Placita, Plaza de la Guerra and Casa de la Guerra was appreciated. It was observed however, that at Casa de la Guerra, fences are typically erected during events which defeat the greater continuity being sought.

*Office Copy, City Planning Dept.*

# Major Traffic Street Plan Boulevard and Park System

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SANTA BARBARA  
CALIFORNIA

1924

CITY PLANNING COMMISSION  
SANTA BARBARA, CALIFORNIA

CITY PLANNING COMMISSION  
SANTA BARBARA, CALIFORNIA

EXHIBIT D

As private land is more and more built over with apartments, and more closely spaced buildings, privately owned areas will become less and less available, population will increase, demanding more outdoor space, and the need for the park will also increase.

The plan on which these blocks have been developed is not devised in a way to bring out their greatest park value. The center of each block is cluttered up where it might better be kept open. The diagonal walks cut the property into uninteresting areas, and the planting is not arranged to the best advantage. It would be possible, by removing the diagonal walks and some of the planting, to carry new walks around nearer the sides, and to mass the planting more closely at the outer edges, with some interesting bits in the interior, thus increasing very greatly the apparent size of the areas within, and creating a small interior park in each block, which would be more pleasing in appearance, and have much more real beauty and dignity. Such changes could be made at any time. There is no immediate need for any change in these areas, but if a definite plan for thus obtaining the finest park effects were prepared and adopted, such improvements as are made from time to time would fit into the definite future result.

There appears to exist a serious question of planting and cultivation, as these grounds contain the Oak root fungus, which makes growth of plants difficult. It seems possible this difficulty could be reduced by installing under-ground drains and by changing the method of irrigation, in order to get much deeper application of water and much greater depth of improved soil, in which new plants would at least have the advantage of greater stimulation to grow.

91. *De la Guerra Plaza and City Hall Garden:* (See Plan 7). Plan for De la Guerra Plaza was submitted on May 21st, together with report which read as follows:

"We are sending to you under separate cover a negative and one print of Plan No. 12, File No. 8031, (Plan 7) showing proposed construction for De la Guerra Plaza.

On this Plan we have shown the exact location of present boundaries and existing buildings and of existing curb which is to remain and also of existing curb along the west side which is to be moved.

We have shown the tree in front of the City Hall and the two palm trees shown dotted in the center of the Plaza.

We have shown the exact location proposed for the curb and for proposed trees and seats, also we have given proposed grade on top of the curb and along the center axis of the Plaza. We have proposed that the Plaza should be graded high enough so that the roadway will all drain to the existing drains near the Daily News Building. This will mean a slight pitch to the road in the wrong direction at the turns at that end, but there is no reason for vehicles to travel rapidly around these turns and this pitch should not prove objectionable. We have proposed to hold the Plaza high opposite the News Building in order that the general pitch toward that building should appear as a plane, rather than as a dip with a gutter 45 feet from the building.

Opposite the Justice Building, we have proposed that the curb should be permitted to protrude into the 20 foot roadway, leaving only 15½ feet at the narrowest point. This will leave ample space for a vehicle to pass until the Justice Building is eventually taken away. This will permit improvement of the Plaza as it should be. The sidewalk along a portion of the west side near the Justice Building will necessarily be very narrow, but this sidewalk is relatively unimportant since the entire central Plaza can be used as a walking space.

On the Plan we have shown location for two flag staffs; also locations for trees, with a list of trees recommended for use, referring to

the Plan by numbers. We have shown also locations for seats, and we have shown the axis lines from which tree locations are determined, and on which architectural features should ultimately be located.

It is our understanding that owners of surrounding property determined at the last conference that they would agree to pay for putting in the curbstone and paving the road surface immediately if the City would pay its share determined by the Improvement Act, and that they desired that such agreement be prepared by the City Engineer in order to start the work immediately and avoid the delay that would be necessary if the Improvement Act were used.

It is suggested that the surface of the entire Plaza should be covered with gravel at this time, with the idea that it should ultimately be paved with flag stone."

In addition to the plans for De la Guerra Plaza, we were requested by the City Manager to furnish a detailed plan for grading and planting on the east side of the City Hall property. On May 15th we submitted report, which read as follows:

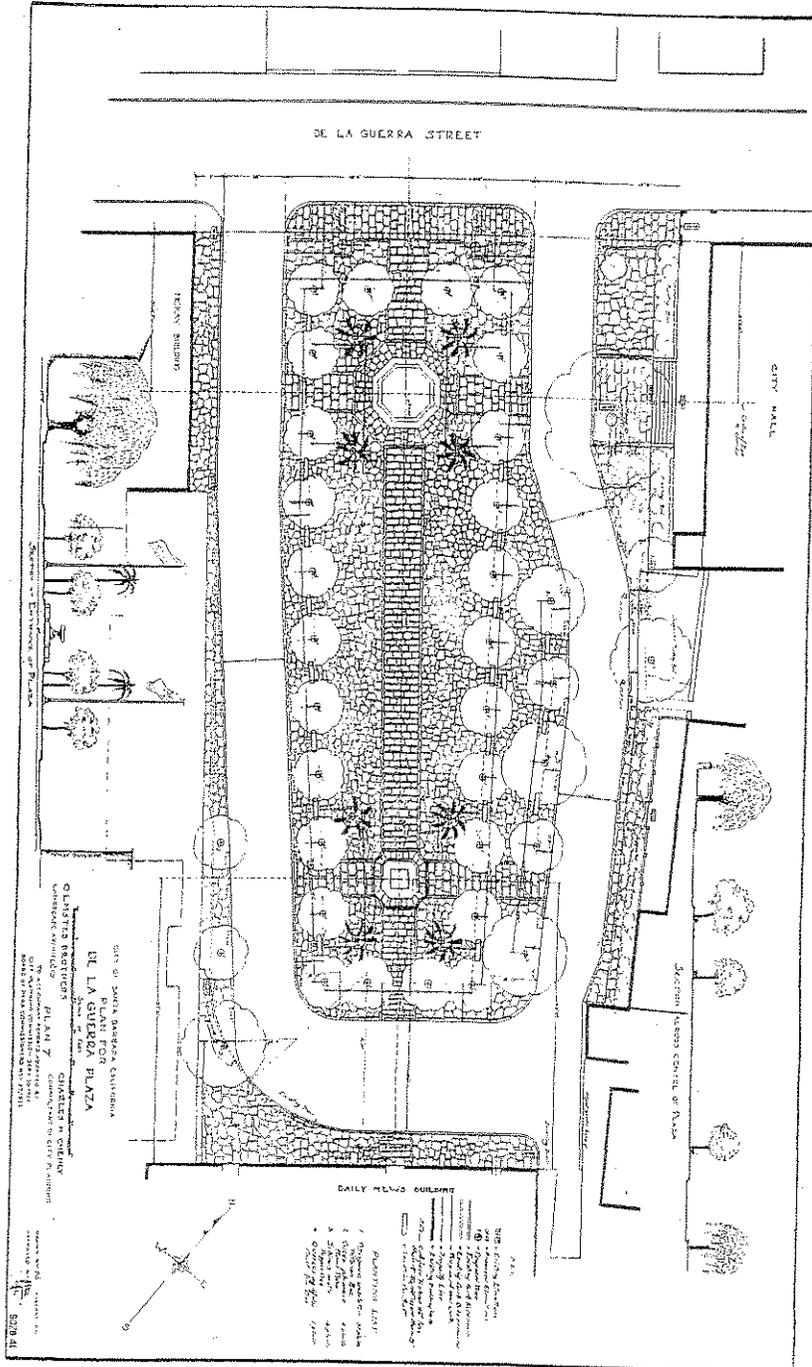
"Enclosed herewith are prints of Plans Nos. 3, 4 and 6, of File 2030, for the City Hall garden, as prepared in December, copies of which were handed your Commission by our representative Mr. Sadler.

The Plan shows suggestions for stone posts, with chains for protection along the two streets, in addition to which larger posts are suggested at the walks and at the corners. On the plan a wall is proposed from the North end of the City Hall westward to the street line to match the wall on the opposite side, and to prevent cross-cutting it is suggested that this wall should come up to the level of the window sills approximately 7 feet above the ground and sufficiently high above the line of vision to form a screen. From the West a walk is proposed also to the north steps of the City Hall. This walk was shown on the Plans before the City Hall walks were put in, but has not as yet been constructed on the ground.

Along the street lines and along the west side of the service road we have proposed a hedge which we suggest should be allowed to grow 2½ feet in height. In the areas North of the building we have proposed several trees and a number of shrubs, the trees arranged to mask the corners of the buildings and to mark boundary lines leaving some open turf in the center. Shrubs massed chiefly against the building and along the east line, with a few in the front corners. For this planting we have given on the Plan a detailed list of plants recommended, and this list of plants has been carefully chosen with a view of producing a mass of foliage chiefly evergreen and most of it the finest type of decorative material. We have intentionally used along the east borders some plants of somewhat rough character in order to produce a vigorous and irregular effect of the sort most appropriate for a position where it will be seen chiefly from a greater distance.

In the area immediately west of the City Hall we have not called for any planting other than that of a tall hedge and possibly 3 *Eugenias* as an open area at this point is desired to afford light and air to the windows of the basement below the area wall.

On another Plan we have shown suggested locations for *Eugenias* that now stand in the Plaza. We believe that these plants can be moved, and that even though some may be lost it would be worth the risk to get such fine plants started on the new areas. If the plants are so moved the general planting list would be reduced by that number of plants."



PLAN 7.—Improvement of De la Guerra Plaza.