



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 13, 2015
AGENDA DATE: August 20, 2015
PROJECT ADDRESS: 1118 Cabrillo Blvd. (MST2014-00248)
 Cabrillo Bathhouse and Pavilion
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4552
 Bea Gularte, Senior Planner *BG*
 Allison De Busk, Project Planner *AD*

I. PROJECT DESCRIPTION

The project consists of improvements to the existing Cabrillo Bathhouse and Pavilion building, and surrounding area, to enhance public access and community use, address failing building systems, and meet current ADA requirements. The purpose of the project is to restore the historic Cabrillo Bathhouse and Pavilion building to a viable community recreation center that serves Santa Barbara residents and visitors and returns the building to its status as “the crown jewel of East Cabrillo Boulevard.”

The project includes, but is not limited to, exterior repairs, new entry stairs, new site ramps and retaining walls, a new interior elevator, changes to the enclosed terrace, structural improvements, window and door changes, an interior remodel, new lighting, reconfiguration of the portico/promenade for improved accessibility, changes to the stoa (covered walkway), grading, landscaping including tree removal and relocation, a new equipment enclosure, an expanded trash enclosure, replacement of outdoor showers, parking lot improvements, and a new portable boardwalk connecting the promenade to the beach.

The proposed boardwalk would provide an accessible path of travel over the sand and would terminate with a 36-foot wide platform with two benches. The boardwalk would consist of two-inch thick pre-manufactured sections of boards that rest on the sand and lock together with hidden metal rails, and a four-inch curb along the outer edge to prevent wheelchairs from rolling off the boardwalk. The boardwalk sections can be removed or shortened as needed to adapt to upcoming storms or sea level rise.

The project results in a net reduction of 1,161 square feet of floor area (due to the construction of an interior elevator, removal of mezzanine floor area and reduction of the enclosed terrace); however, the footprint of the existing building would not change.

The existing building consists of two levels, which currently operate as two separate facilities. The Bathhouse portion of the building is located on the ground floor and is accessed from the beach side of the building. The Bathhouse currently houses a restaurant concession (East Beach Grill), small gym, men’s and women’s locker rooms, offices for the Parks Department’s Aquatics and Sports programs, storage for recreational equipment, and public bathrooms. The

Pavilion is the upper floor of the building and is accessed from Cabrillo Blvd. The Pavilion is a large public special event facility available for rent. This level also includes staff offices, a warming kitchen, restrooms, and a small conference room. Refer to Exhibit C (Applicant Letter) for a more thorough description of the project and existing facilities.



Vicinity Map: 1118 E. Cabrillo Blvd.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

- A. A Front Setback Modification to allow improvements within the required ten-foot front setback (SBMC §28.92.110); and
- B. A Coastal Development Permit (CDP2015-00004) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

APPLICATION SUBMITTED:

March 12, 2015 (PRT received July 21, 2014)

APPLICATION DEEMED COMPLETE:

June 4, 2015

DATE ACTION REQUIRED:

September 2, 2015

III. RECOMMENDATION

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

IV. HISTORY

The Cabrillo Bathhouse and Pavilion ("Bathhouse") was designed by Roland I. Sauter and E. Keith Lockard. The building was originally designed when East Boulevard (the precursor to Cabrillo Boulevard) was located on the ocean side of the proposed building.

In 1924 the City Planning Commission approved a plan by Charles H. Cheney and the Olmsted Brothers for improvements to East Boulevard. The plan illustrates a future ocean front park with Cabrillo Boulevard on the north side of the Bathhouse building site.

The Bathhouse was constructed in 1926. To accommodate the proposed relocation of East (Cabrillo) Boulevard to the north, the Bathhouse was sited further south than originally planned, adjacent to the old East Boulevard. The building was opened for use on May 18, 1927. Also, in 1927, a stoa and adjacent wading pool were added as a gift to the city. East Boulevard, which was damaged by the 1925 earthquake, was relocated to the north of the building in 1928.

In 1942, an office enclosure was added at the second floor terrace when the building became an Army Redistribution Center during World War II. This enclosure was removed in 1946. In 1947 the Bathhouse became the headquarters for the Native Sons of the Golden West and a new second floor terrace enclosure was constructed.

Significant renovations and alterations, including accessibility improvements, were made in 1982 and 1988. The building has been used for recreation, social events and arts-related activities since its construction, with the exception of the Army use in the 1940's.

Refer to the Applicant Letter (Exhibit C) and the Historic Structures /Sites Report (Exhibit F) for additional background and history.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Justin Van Mullem, Parks & Recreation Department
Property Owner:	City of Santa Barbara
Site Information	
Parcel Number:	017-353-001 and 017-383-001
Project Area:	88,118 square feet
Topography:	relatively flat at building site, sloping up to street level

General Plan: Parks/Open Space				
Local Coastal Plan: Open Space				
Zoning: PR/SD-3 (Park and Recreation "Community Building" / Coastal Overlay)				
Existing Use: Recreation and Event Center				
Adjacent Land Uses				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">North – Cabrillo Blvd. and Hotel</td> <td style="width: 50%; border: none;">East - Beach</td> </tr> <tr> <td style="border: none;">South – Beach and Pacific Ocean</td> <td style="border: none;">West - Beach</td> </tr> </table>	North – Cabrillo Blvd. and Hotel	East - Beach	South – Beach and Pacific Ocean	West - Beach
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B. PROJECT STATISTICS - BUILDING

	Existing	Proposed
Lower Level	10,185 net sf	10,185 net sf
Upper Level	7,146 net sf	5,985 net sf
Total	17,331 net sf	16,170 net sf

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10 feet	0 feet	0 feet*
-Interior	10 feet	> 40 feet	No change
-Rear	10 feet	> 100 feet	No change (Boardwalk extends 125 feet towards water)
Building Height	N/A	33'-3"	34'
Parking	None**	252	247
Lot Coverage			
-Building	N/A	13,804 sf 15.7%	13,804 sf 15.7%
-Paving/Driveway	N/A	45,943 sf 52.1%	48,786 sf 55.4%
-Landscaping (includes beach sand)	N/A	28,371 sf 32.2%	25,528 sf 28.9%

*Modification requested

**Legal, nonconforming

With the approval of the Modification described below, the project would meet the requirements of the Zoning Ordinance.

1. FRONT SETBACK MODIFICATION

In the PR zone, the required front setback is “the same as that specified for the residential zone of the property on the abutting parcels on each side of the subject property” (SBMC §28.37.040.A.1). The project site is surrounded by PR-zoned parcels and there are no residential zones abutting the property. The closest residential zone is PUD (Clark Estate). The PR Zone also states that “In no case shall the front setback be less than ten feet.” Therefore, staff determined that the required setback is ten feet.

The existing building complies with this setback; however, the existing parking lots, trash enclosure and building entrance encroach into the setback. The project includes a new trash enclosure and changes to the stairs/entrance to the building, which would be located within the required setback. These improvements require a front setback modification.

The proposed encroachments are consistent with the existing development on the site and do not represent further encroachments into the setback, would improve accessibility and are necessary given the slope of the property. Therefore, staff is able to support the front setback modification.

2. PARKING

The Cabrillo Bathhouse was constructed without any associated parking; therefore, it is considered nonconforming with regards to parking. However, there are existing public parking lots surrounding the building, which currently provide a total of 252 parking spaces. These lots were constructed to accommodate parking for the beach, area parks, Cabrillo Bathhouse, and other area attractions.

In 1997, the Planning Commission approved a parking modification to allow the expansion of the Cabrillo Bathhouse restaurant seating without requiring additional parking (an additional 16 parking spaces would have been required), finding that the parking demand is absorbed by existing beach parking lots.

Staff has concluded that the proposed building improvements would not increase floor area or expand or intensify the use of the building. Therefore, additional parking is not required for the project.

A total of five parking spaces would be eliminated by the project in order to comply with current accessibility requirements for parking and the trash enclosure. The parking requirement for the PR Zone is determined by the City Transportation and Parking Manager in consultation with the Community Development Director. In addition, SBMC §28.90.070.B specifically states that conversion of an existing parking space to an accessible parking space or access aisle does not require a modification of the parking requirement, even if the conversion results in fewer parking spaces. A determination has been made that the parking lot satisfies the shared parking demand of area attractions, including the Bathhouse, even with the loss of five parking spaces.

3. PR ZONE

Since 2011, the Parks and Recreation Commission has received status reports on the project on an annual basis as part of the Department’s capital improvement program

development and budget review. During the last capital improvement program discussion and FY 2016-2017 budget review meetings, in November 2014 and April 2015, the Parks and Recreation Commission recommended that the City allocate \$1.5 million from the General Fund to support construction of the Project.

The project requires Planning Commission findings for approval because it is located in the coastal zone (SBMC §28.37.010.C). These findings are outlined in Section X.B of the staff report. Review by the Parks and Recreation Commission is also required (SBMC §28.37.010.B). The Parks and Recreation Commission conceptually reviewed the design plans for the Cabrillo Pavilion and Bathhouse Renovation Project on November 19, 2014. Formal project review by the Parks and Recreation Commission is tentatively scheduled for October 2015, following a decision by the Planning Commission.

B. LOCAL COASTAL PLAN CONSISTENCY

The Local Coastal Plan (LCP) Land Use Designation for this parcel is Open Space. A Coastal Development Permit is required for the project, which must be found consistent with both the City's LCP and the California Coastal Act. The project is located in Component 8 of the LCP, which includes the waterfront south of Cabrillo Blvd. from Leadbetter Beach to the east end of East Beach. This entire area is in public ownership. The LCP states that "the focal point of activity at East Beach is the Cabrillo Pavilion which houses a snack bar, beach equipment rental, public bathhouse, and arts center."

The major coastal issues identified for Component 8 include: water and marine environments of the Harbor, Mission Creek, and off-shore waters; hazards of flooding, tsunami, seiche; public access and recreation; visitor-serving uses; ocean dependent uses of the Harbor and Stearns Wharf; protection of visual quality; and provision of public services (circulation, transit, and parking facilities) as they relate to public access to the shoreline.

LCP issues and policies most applicable to this project are discussed below and a complete list of applicable policies is attached as Exhibit E.

1. WATER AND MARINE RESOURCES

LCP Policies 6.1, 6.8, and 6.9 serve to protect biological resources and water quality. The project site is mapped in the City's Master Environmental Assessment (MEA) as coastal strand/beach and as an important wildlife area. The project site includes Western snowy plover critical habitat and California grunion habitat. However, this area is also heavily used by the public, and the beach sand is regularly groomed to remove trash and debris. A Biological Resources Report (Exhibit H) was prepared for the project, and concludes that the project-related activities would not impact coastal wetland habitats, coastal riparian habitats or native habitats within the coastal zone. Therefore, the project can be found consistent with these LCP policies.

LCP Policies 6.3 through 6.7 deal with seawalls and other such protective devices and prohibit their use unless absolutely necessary. The project does not include any new protective devices and would be consistent with these LCP policies. Additionally, the sea level rise analysis that was prepared for the project concluded that such protective devices would not be necessary for at least twenty years, and recommended a

monitoring program to track beach width changes and establish triggers for when soft solutions and/or additional measures may be appropriate.

2. HAZARDS

The project site is subject to hazards related to flooding, tsunami and seiche due to its location. A Geotechnical Report (Exhibit K) was prepared for the project site that identifies recommended site preparation and construction measures to ensure the building complies with the latest codes related to soil types and associated hazards, such as liquefaction and seismic events. The project is intended to upgrade the existing structure through structural improvements and waterproofing so that it can be properly maintained into the future.

The project site is identified in the City's MEA as within the tsunami "run-up" area. Available data indicates that the probability of a significant tsunami event in the Santa Barbara coastal area is low. In 2009, the California Geological Survey completed inundation maps for all the at-risk portions of the California coastline, and the project site is within the mapped tsunami inundation area. Santa Barbara has been declared a TsunamiReady Community by NOAA. To achieve this distinction the city of Santa Barbara met rigorous criteria, which include developing a tsunami safety plan and communications infrastructure, installation of dozens of tsunami hazard zone and evacuation signs, as well as actively promoting tsunami safety through public awareness activities and training. The closest evacuation route to the project site is Milpas Street. Therefore, the City has a tsunami response plan in the unlikely case of a tsunami.

Sea Level Rise

An important consideration for this project is the potential impact of sea level rise on the structure and associated improvements. A Coastal Hazards / Sea-Level Rise Vulnerability Assessment Report was prepared for the project to analyze projected sea level rise impacts over the design life (50 years) of the building (refer to Exhibit G). The Report concludes that the project site is vulnerable to episodic nuisance flooding from extreme wave events, and that the frequency and severity of nuisance flooding will likely increase in the future as a result of sea level rise. The project includes an adaptation plan to manage this flooding risk throughout the project's design life.

3. PUBLIC ACCESS AND RECREATION

LCP Policy 2.4 states that new development shall provide vertical access to the shoreline. Although the project does not represent *new* development, it does include a new boardwalk that would allow for improved access from the promenade to the sand and more proximate access to the shore for all visitors, including those with physical limitations. The proposed boardwalk has been designed in accordance with ADA requirements and would provide a significant improvement in access to the beach for those in wheelchairs.

LCP Policies 3.3 and 3.4 require that new development that could generate new recreational users or result in increased recreational demand shall provide adequate off-street parking and appropriate circulation improvements to mitigate any impacts. The Bathhouse itself serves as an important recreational facility for residents and visitors. The

project would allow this important public building to be improved/upgraded such that it can continue to satisfy local recreational needs. The project also includes pedestrian improvements to existing walkways and a new boardwalk to the beach to improve existing circulation in the vicinity, as well as additional bike parking.

4. VISITOR-SERVING USES

LCP Policy 4.3 states that public amenities that provide unique lower cost visitor-serving experiences shall be protected and encouraged. The Bathhouse is a public amenity that offers lower-cost visitor-serving amenities to the public, as well as a unique special event facility for rent for events that may draw many visitors to the site. The proposed improvements to the facility will extend its useful life and allow the building to remain as an important public building.

5. OCEAN-DEPENDENT USES

The Bathhouse facility serves as the base for the City's popular summer camps and programs and provides a venue for annual beach/ocean-related sporting events (such as triathlons, AVP beach volleyball, Semana Nautica, Reef and Run, etc.). The project would not affect any of these events, and is intended to complement and support said ocean-dependent activities with improved facilities. During construction, any activities that cannot be accommodated on East Beach would be relocated to Leadbetter Beach.

6. VISUAL RESOURCES

LCP Policy 9.1 protects views to, from, and along the ocean and scenic coastal areas. The project would not alter any views available from public viewpoints because the structures are existing and only minimal changes to the exterior are proposed, none of which would impact public views. Proposed improvements around the existing building include changes to the promenade, shower area, and perimeter walkways and landscaping, and a new boardwalk. These improvements have been reviewed by the Historic Landmarks Commission and have been found to be in keeping with the historic structure and appropriate for the site. Although extremely visible by the public, these improvements would not affect public views.

LCP Policy 9.5 requires screening of parking facilities. The existing parking lots affected by the project sit approximately five feet lower than the adjacent street and sidewalk, which provides for a natural screening. Additionally, new landscaping is proposed between the parking lots and the public street.

7. PUBLIC SERVICES (CIRCULATION, TRANSIT AND PARKING)

LCP Policy 11.5 states that new development shall provide adequate parking to meet its needs. LCP Policy 11.6 states that the City shall locate and develop public parking in larger, multi-use facilities in order to minimize street access points, reduce peak parking space requirements, and improve facility control. The two public parking lots adjacent to the Bathhouse provide general parking for the building as well as parking for the beach, volleyball courts, etc. This parking is a shared facility, consistent with policy 11.6, and no parking is specifically allocated to the Bathhouse. Staff has reviewed the proposed floor plans and determined that the project does not represent a change or

intensification of use, and would not trigger a requirement for additional parking specifically allocated to the Bathhouse. The project improvements do trigger the need for accessibility improvements in order to comply with the Building Code. As a result, there would be a net reduction of five parking spaces (loss of one parking space in the west lot and four spaces in the east lot) in order to provide additional accessible parking and an accessible trash enclosure. The City's Zoning Ordinance (§28.90.070.B) specifically states that conversion of an existing parking space to an accessible parking space or access aisle does not require a modification of the parking requirement even if the conversion results in fewer parking spaces. City staff have determined that the updated parking lots, containing a total of 247 parking spaces, would continue to satisfy the parking demand for the project and area attractions that use the lots, and are therefore consistent with the Zoning Ordinance and Local Coastal Plan.

LCP Policy 11.15 states that pedestrian movement and safety should be encouraged and provided for throughout the area. The project includes improvements to the pedestrian walkways surrounding the Cabrillo Bathhouse, particularly related to accessibility needs, a new boardwalk providing ADA access to the beach, as well as new bike parking areas. With these enhancements, pedestrian movement and safety should be improved with the project.

It should be noted that the project will result in short-term construction impacts associated primarily with parking, recreation, and pedestrian access. The applicant has paid particular attention to these temporary impacts, and has provided a detailed construction plan (refer to Exhibit C, Applicant Letter and the project plans (sheets G.110, G.111 and G.112)). The approximate 18-month construction schedule has been designed to minimize impacts to biological resources, recreational amenities and pedestrian access to the beach. These impacts are temporary and therefore not inconsistent with the Local Coastal Plan.

C. CALIFORNIA COASTAL ACT

The Coastal Act defines land within the Coastal Zone as part of a valuable natural resource of vital and enduring interest to all the people. The Coastal Act prescribes policies for protecting the Coast through environmental protection and land-use restrictions. The project as described would be consistent with the applicable policies of the California Coastal Act. Refer to Exhibit E for a list of applicable policies.

1. PUBLIC ACCESS

The project is consistent with Coastal Act policies for public access because it would not impair existing access, which is available throughout the project site, and the project would improve existing walkways surrounding the Bathhouse building, including the promenade and stoa. The project would also provide an accessible path of travel from the promenade to the beach with the installation of a boardwalk that terminates in a platform with benches. This boardwalk would improve public access from the street to the shoreline, and would not impair access along the shore due to its relatively low profile (approximately 6 inches from sand to top of structure).

2. ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The California Coastal Act requires that environmentally sensitive habitat areas (ESHA) be protected (Public Resources Code [PRC] §30240). The project includes measures to protect sensitive habitat areas during construction to further assure that the project would have no direct or indirect impacts on the adjacent resource. Therefore, the proposed project would be consistent with this policy.

3. COASTAL VISUAL RESOURCES

California Coastal Act states that coastal scenic visual resources shall be protected (PRC §30251). The proposed project would not obstruct scenic views afforded to the waterfront or surrounding area because the structures are existing and only minimal changes to the exterior are proposed, none of which would impact public views. Therefore, the project would be consistent with this policy.

VII. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301. Section 15301 allows for repair, maintenance and minor alterations to existing public structures involving negligible or no expansion of the existing use. In this case, there would be a decrease of approximately 1,161 square feet and the recreational use would remain.

The project site is not designated as a hazardous waste site, the project would not effect an officially designated state scenic highway, there are no unusual circumstances applicable to the project site that would result in a significant effect on the environmental, and the cumulative effect of the project would not be significant. Additional information on key environmental considerations is provided below.

Historic Resources: The Cabrillo Bathhouse and Pavilion was designated as a Structure of Merit in 1991. It was listed for its character, interest, or value as a significant part of the heritage of the City, its identification with a person or persons who significantly contributed to the culture and development of the City, its exemplification of a particular architectural style or way of life important to the City, its exemplification of the best remaining architectural type in a neighborhood, and its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The building is also considered a contributing building to the East Cabrillo Boulevard Parkway Historic District, delineated in 1992 by Caltrans as part of the freeway widening environmental review. The District was found to be eligible for the National Register of Historic Places at the local level of significance as an example of the early stages of the city planning movement in America, and for its association with the planner Charles H. Cheney and the noted landscape architects the Olmsted Brothers.

The proposed project was found to meet the Secretary of the Interior's Standards (refer to Historic Structures/Sites Report, Exhibit F), and therefore the impacts to the historic resource are deemed to be less than significant.

Archaeological Resources: The project site is located within the Prehistoric Sites and Watercourses Buffer, American City and Early 20th Century archaeological sensitivity areas. A

Phase 1 Archaeological Resources Report was prepared by David Stone in December 2014. The Report concluded that the likelihood of encountering subsurface prehistoric archaeological resources was very low. The Report was accepted by the HLC on December 17, 2014. The standard condition of approval regarding unanticipated archaeological resources provides guidance in the unlikely event such resources are discovered during ground disturbance activities.

Biological Resources: A Biological Resources Report, dated February 2015, was prepared by Leidos (Exhibit H). Sensitive species potentially present at the project site include the Western snowy plover, California grunion, mourning dove, rufous hummingbird and Allen's hummingbird. The Report concluded that the project site is contained within an existing, developed area that includes a lot of human activity, and that the project, as designed, would not impact sensitive habitat, wildlife or vegetation. The project description incorporates all recommendations of the Report to ensure there are no impacts to biological resources. These have been included as conditions of approval to ensure compliance.

Tree Removal: The project includes the removal of 20 trees, and the relocation of 33 trees on-site. A Tree Report was prepared for the project (Exhibit I), and includes tree protection and transplanting notes to ensure the survival of the trees proposed to remain and those scheduled to be transplanted. The majority of the trees on-site are palms, and 24 new palms are proposed to be planted on-site. Therefore, tree removal will not result in any significant visual or biological impacts.

VIII. DESIGN REVIEW

This project was reviewed by the HLC on four separate occasions (meeting minutes are attached as Exhibit D). One of the items that the HLC struggled with was the design of the second level terrace enclosure. Although this enclosure was not original to the building, it was constructed in 1947 and is considered an integral part of the building and was found to have historic merit because the space was enclosed during the building's period of significance. However, because its design is not compatible with the Spanish Colonial Revival style of the building, its design is not considered significant.

At the HLC's second concept review, they determined that a partial enclosure of the area was acceptable in order to maintain the function of the space; however, they had concerns with the architecture. The architect prepared renderings of various solutions to the terrace enclosure for HLC consideration.

On September 10, 2014, the HLC accepted the Historic Structures Report prepared by Alexandra Cole (Exhibit F). On October 22, 2014, the HLC continued the project to the Planning Commission with positive comments, finding that the terrace enclosure is a good solution, providing comments on architectural details and lighting, and making the Compatibility Analysis Criteria findings.

The HLC also commented on the landscaping, and wanted to ensure that adequate replacement trees were proposed.

IX. FINDINGS

The Planning Commission finds the following:

A. FRONT SETBACK MODIFICATION (SBMC §28.92.110.A.2)

The Modification to allow the trash enclosure and building entrance features to encroach up to 10 feet into the required 10-foot front setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot and prevent unreasonable hardship because the site's existing development encroaches into the required setback and the proposed improvements would not substantially change the nature of the existing encroachments as discussed in Section VI.A.1 of the Staff Report.

B. PR ZONE FINDINGS (SBMC §28.37.025)

1. The proposed park and recreation improvements are appropriate and necessary for the benefit of the community and visitors because the project will enhance an existing important public recreational facility at East Beach.
2. The proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood because no substantial exterior changes are proposed. The exterior changes are intended to restore some historic elements to the building and improve accessibility, and have been reviewed and supported by the Historic Landmarks Commission. New lighting would be the minimum needed for evening use and safety purposes, would eliminate existing floodlights that currently extends onto the beach, and would be consistent with the City's Outdoor Lighting Ordinance so as to avoid light trespass.
3. The total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties because the building is located on large parcels without adjacent structures. Setbacks from the property line and street are existing and are an integral part of the fabric of this portion of Cabrillo Blvd. This building is a City Structure of Merit and represents an established and familiar visual feature of the neighborhood.
4. The intensity of park and recreation facilities are compatible with the scenic character of the City because the building is located on large parcels without adjacent structures and the use is not proposed to be intensified as part of the project. This building has a historic use, which contributes to its listing as a City Structure of Merit.
5. All proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location. The building is an established and familiar visual feature of the neighborhood and is compatible with adjacent development across Cabrillo Blvd. The project has been reviewed by the Historic Landmarks Commission to ensure any alterations are also compatible and in keeping with the building's historic designation.

C. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it will improve public access and will not result in adverse impacts associated with visual resources or environmentally sensitive habitat, as described in Sections VI.B and C of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because it will restore an important public recreational facility, thereby improving public access and recreation and benefiting visitor-serving and ocean-dependent uses; and does not result in impacts associated with water or marine environments, hazards, protection of visual quality, as described in Section VI.B of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated May 6, 2015
- D. HLC Minutes, dated August 27, September 10, September 24, and October 22, 2014
- E. Applicable Local Coastal Plan and Coastal Act Policies

The following Exhibits/references are available electronically upon request:

- F. Historic Structures/Sites Report prepared by Alexandra Cole and dated September 10, 2014
- G. Coastal Hazards/Sea-Level Rise Vulnerability Assessment Report prepared by Moffatt and Nichol and dated January 2015
- H. Biological Resources Report prepared by Leidos and dated February 2015
- I. Tree Report prepared by Bill Mellett and dated January 21, 2015
- J. Preliminary Drainage Analysis prepared by Flowers & Associates and dated February 24, 2015
- K. Geotechnical Engineering Report prepared by Fugro Consultants, Inc. and dated February 2015

PLANNING COMMISSION CONDITIONS OF APPROVAL

1118 E. CABRILLO BLVD.
COASTAL DEVELOPMENT PERMIT AND FRONT SETBACK MODIFICATION
AUGUST 20, 2015

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

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Prepare and execute any required documents (see Written Conditions Document section below).
4. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

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

B. **Written Conditions Document.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on August 20, 2015 is limited to improvements to the existing Cabrillo Bathhouse and Pavilion building and surrounding area to enhance public access and community use, address failing building systems, and meet current ADA requirements. The project includes, but is not limited to, exterior repairs, new entry stairs, new site ramps and retaining walls, a new interior elevator, changes to the enclosed terrace, structural improvements, window and door changes, an interior remodel, new lighting, reconfiguration of the portico/promenade for improved accessibility, changes to the stoa (covered walkway), grading, landscaping including tree removal and relocation, a new equipment enclosure, an expanded trash enclosure, replacement of outdoor showers, accessibility-related parking lot improvements, new bike parking, a new approximately 125 foot long portable boardwalk to the beach, and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.
4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and/or Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
5. **Recyclable Material Use and Collection for Restaurants.** Restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling containers. Recyclable material collection and pick-up areas shall be provided on-site for the restaurant operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.
6. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by the restaurant management in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
7. **Establish Beach Monitoring Program:** The Parks and Recreation Department shall monitor the beach width and gather beach profile data at multiple locations along East Beach in order to establish a database to evaluate changes to the shoreline. This monitoring is intended to assist in validation of numerical modeling

results and support the development of a predictive model to understand what may happen during a large storm event. A persistent Mean Sea Level beach width of 150 feet (as measured over multiple seasons) may trigger the need for adaptive measures, as described in more detail in the Coastal Hazards/Sea Level Rise Vulnerability Assessment Report prepared by Moffatt and Nichol and dated January 2015.

8. **Establish a Fund or Funding Mechanism:** The Parks and Recreation Department shall establish funds or a funding mechanism in order to prepare for potential future Sea Level Rise adaptation investments or monitoring activities.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Tree Removal and Replacement.** All trees removed shall be replaced on-site on a one-for-one basis with minimum 15 gallon size tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
 2. **Tree Relocation.** The existing palm trees (31) and yuccas (2)i identified for relocation on the Real Property shall be protected during construction. Refer to the Tree Report prepared by Bill Mellett, dated January 21, 2015 for additional details.
 3. **Tree Protection Measures.** The landscape plan shall include the following tree protection measures:
 - a. **Tree Protection.** All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Report and/or any related Conditions of Approval. Include a note on the plans that the recommendations/conditions contained in the Tree Report prepared by Bill Mellett, dated January 21, 2015, shall be implemented and reproduce those recommendations on the plans.
 - b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the HLC.
 4. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the HLC.
 5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Community Development Department prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the Community Development Department. Please note that these conditions are in addition to standard submittal requirements.
1. **Documentation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Written Conditions identified in condition B "Written Conditions Document" to the Community Development Department prior to issuance of any building permits.
 2. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
 3. **Avoid California Grunion Habitat.** Consistent with the requirements for beach grooming activities, the temporary boardwalk shall be installed no closer than 10 feet landward of the wrack line or ordinary high tide line, whichever is furthest landward.
 4. **Arborist's Monitoring.** Submit to the Planning Division an executed contract with a qualified arborist for monitoring of all work within the critical root zone of all protected trees during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
 5. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site.
 6. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
 7. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of

Approval. Submit a draft copy of the notice to the Planning Division for review and approval.

8. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
9. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building Permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Vegetation Removal/Grubbing Timing.** Contractors shall comply with the Migratory Bird Treaty Act (MBTA). Due to the presence of habitat for MBTA species within and in the vicinity of the project site, any grubbing, mowing, and/or removal of surface vegetation, shall not be scheduled between February 15th and August 1st to avoid potential impacts on nesting. If work is conducted within nesting season biologists shall clear the site to ensure there are no nesting birds onsite.

3. **Biological Monitoring During Construction.** A qualified Project Biologist will be retained by the City Parks and Recreation Department for the duration of construction activities and will be on site at all times during clearing and grubbing of vegetation or habitats that have the potential to support listed species, specifically the WSP and MBTA species. The Project Biologist will identify work areas, monitor work activity, and provide “tailgate” sessions for the construction contractor, and will oversee and execute the conservation protection measures pertaining to biological resources. The Project Biologist will have experience with threatened WSP and nesting birds.
4. **Avoid, Minimize, and Compensate for Disturbance to Beach Habitat.** The project shall be designed to avoid/minimize impacts by reducing disturbance footprints to beach habitat to the maximum extent practicable. In addition, staging areas and/or other temporary construction-related requirements shall be located within the laydown areas. Temporary perimeter fencing will be put up, especially on the beach side to minimize birds and wildlife access into the project area.
5. **Utilize Designated Areas for Parking, Driving, and General Construction Use.** Parking, driving, stockpiling, and storing vehicles and equipment shall be limited to existing roads and previously compacted and developed area. No off-road traveling is permitted outside the project boundary.
6. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be carefully salvaged and delivered to the City Corporation Annex Yard on Yanonali Street.
7. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
8. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
9. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nets(s).
10. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering

unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

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

- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
- G. **General Conditions.**
1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolutions 045-94 and 062-97.
 2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any

government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

3. Approval Limitations.

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

II. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

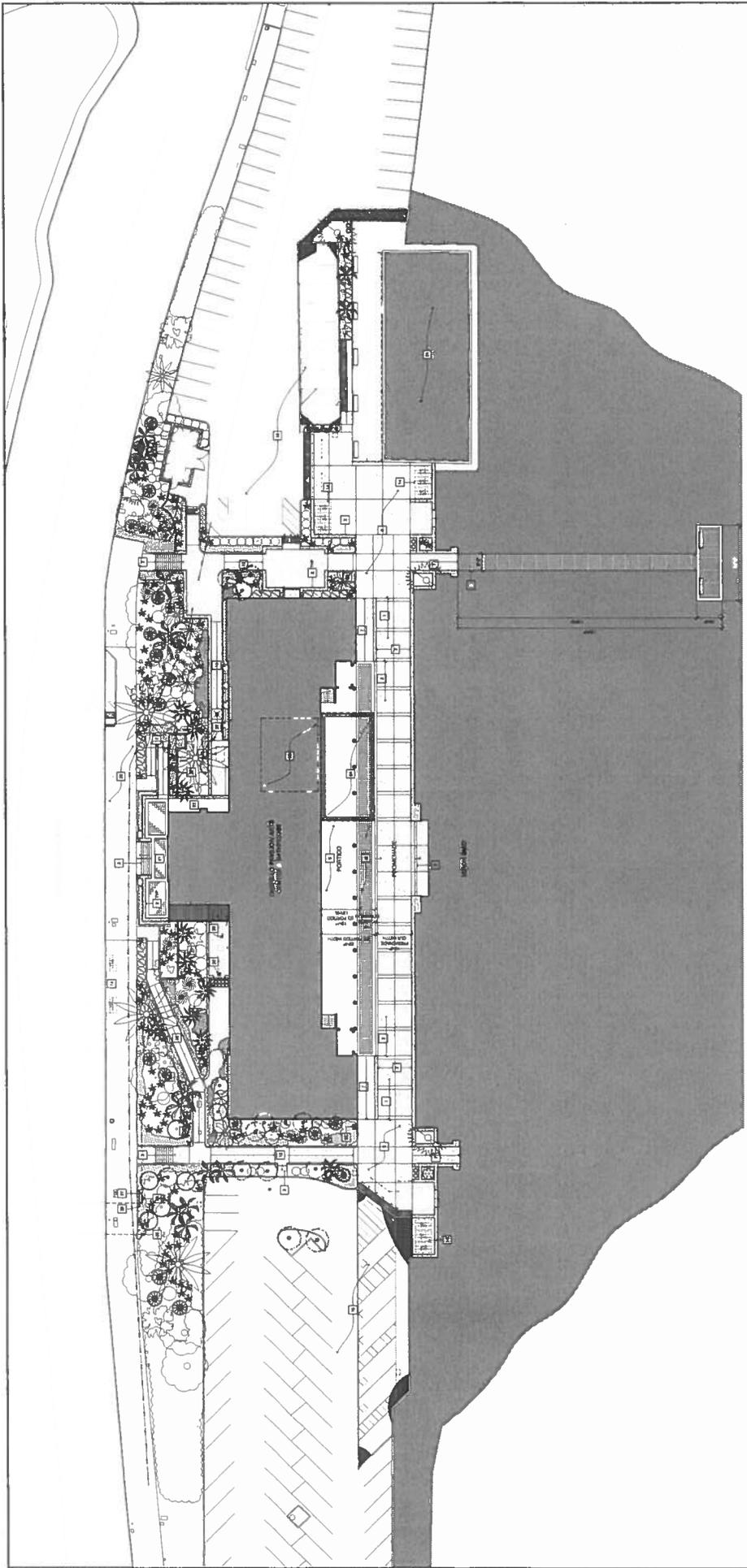
The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the

development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

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

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



1 Enlarged Site Improvements Plan
SCALE: 1/8"=1'-0"

Keynotes

- 1. REMOVE EXISTING CURB AND SIDEWALKS
- 2. RECONSTRUCT EXISTING SIDEWALKS TO 4'-0" WIDE
- 3. RECONSTRUCT EXISTING SIDEWALKS TO 6'-0" WIDE
- 4. RECONSTRUCT EXISTING SIDEWALKS TO 8'-0" WIDE
- 5. RECONSTRUCT EXISTING SIDEWALKS TO 10'-0" WIDE
- 6. RECONSTRUCT EXISTING SIDEWALKS TO 12'-0" WIDE
- 7. RECONSTRUCT EXISTING SIDEWALKS TO 14'-0" WIDE
- 8. RECONSTRUCT EXISTING SIDEWALKS TO 16'-0" WIDE
- 9. RECONSTRUCT EXISTING SIDEWALKS TO 18'-0" WIDE
- 10. RECONSTRUCT EXISTING SIDEWALKS TO 20'-0" WIDE
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- 12. RECONSTRUCT EXISTING SIDEWALKS TO 24'-0" WIDE
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- 14. RECONSTRUCT EXISTING SIDEWALKS TO 28'-0" WIDE
- 15. RECONSTRUCT EXISTING SIDEWALKS TO 30'-0" WIDE
- 16. RECONSTRUCT EXISTING SIDEWALKS TO 32'-0" WIDE
- 17. RECONSTRUCT EXISTING SIDEWALKS TO 34'-0" WIDE
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- 24. RECONSTRUCT EXISTING SIDEWALKS TO 48'-0" WIDE
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- 48. RECONSTRUCT EXISTING SIDEWALKS TO 96'-0" WIDE
- 49. RECONSTRUCT EXISTING SIDEWALKS TO 98'-0" WIDE
- 50. RECONSTRUCT EXISTING SIDEWALKS TO 100'-0" WIDE

General Notes

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA BARBARA SPECIFICATIONS FOR PUBLIC WORKS.
- 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
- 5. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S DISCRETION.
- 6. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S CHANGES.
- 7. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S SCHEDULE.
- 8. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S BUDGET.
- 9. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S SAFETY.
- 10. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S ENVIRONMENT.
- 11. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S ACCESS.
- 12. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S UTILITIES.
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- 14. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S NEIGHBORS.
- 15. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S COMMUNITY.
- 16. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S HISTORY.
- 17. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S CULTURE.
- 18. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S IDENTITY.
- 19. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S VISION.
- 20. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S MISSION.
- 21. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S VALUES.
- 22. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S BELIEFS.
- 23. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S PRINCIPLES.
- 24. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S ETHICS.
- 25. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S INTEGRITY.
- 26. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S HONESTY.
- 27. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S FAITHFULNESS.
- 28. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S TRANSPARENCY.
- 29. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S ACCOUNTABILITY.
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- 38. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S RESOLVE.
- 39. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S COURAGE.
- 40. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S BRAVERY.
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- 50. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S BRAVERYNESS.

<p>RENOVATION OF THE CABRILLO PAVILION ARTS CENTER & BATHHOUSE 1118 EAST CABRILLO BLVD. SANTA BARBARA, CA 93103</p>		<p>CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION</p>	<p>Enlarged Site Improvements Plan SHEET NO. A.101 DATE: 11/11/11</p>
<p>PROJECT NO. 1118-03-001</p>	<p>DATE: 11/11/11</p>	<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: [Name]</p>
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DATE: 11/11/11</p>	<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: [Name]</p>
<p>PROJECT NO. 1118-03-001</p>	<p>DATE: 11/11/11</p>	<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: [Name]</p>



City of Santa Barbara

Parks and Recreation Department

www.sbparcsandrecreation.com

www.SantaBarbaraCA.gov

May 6, 2015

Administration

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Fax: 805.897.2524

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Office

Tel: 805.564.5418

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Creeks Division Office

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Fax: 805.897.2626

620 Laguna St.

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Santa Barbara, CA

93102-1990

Golf Course

Tel: 805.564.5547

Fax: 805.897.2644

3500 McCaw Ave.

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Santa Barbara, CA

93102-1990

Neighborhood &

Outreach Services

Tel: 805.897-2560

Fax: 805.963.7569

423 W. Victoria St.

PO Box 1990

Santa Barbara, CA

Planning Commission
Community Development Department
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RECEIVED
MAY 11 2015

CITY OF SANTA BARBARA
PLANNING DIVISION

**RE: Cabrillo Pavilion and Bathhouse Renovation Project
Coastal Development Permit and Front Setback Modification Application
MST2014-00248, APN: 017-353-001 and 017-383-001**

Dear Planning Commissioners:

The Parks and Recreation Department (Department) is seeking a coastal development permit and a front setback modification for the Cabrillo Pavilion and Bathhouse Renovation Project (Project).

Located on East Beach, the Cabrillo Pavilion and Bathhouse (Cabrillo Pavilion) was constructed in 1926 and gifted to the City in 1927 by David Gray with the stipulation that it be dedicated for park purposes and public recreation. Designated a City Structure of Merit in 1991, and a contributing building to the East Cabrillo Boulevard Parkway State Historic District in 1992, the building has served as a key coastal recreation facility in Santa Barbara for almost 90 years. Despite interior and site renovations over time, today, the building's outdated interiors, structural deficiencies, failing mechanical, electrical and plumbing systems, as well as poor site accessibility, significantly limit its potential to serve Santa Barbara residents and visitors. Implementation of the Project is a high priority for the Santa Barbara City Council, Parks and Recreation Commission and the Department. Project funding through the Successor Agency to the City's former Redevelopment Agency, includes \$9,117,026. As one of the City's most significant public assets, its renovation will ensure that it will serve as a prime recreational facility well into the future.

The proposed Project would celebrate the building's architecture and history while achieving necessary building system and structural upgrades and establishing flexible floor layouts that maximize use of existing floor area. Building renovations would enable the Department to enhance coastal recreation programs, expand community access and use of the building, and provide a premier public waterfront special event facility. With community recreation a high priority, Department programs and services are designed to both generate operating revenue yet remain cost effective in order to meet a broad cross section of Santa Barbara residents. The Project would ensure sustained revenue for recreation programs that is critical to the long-term operation of the building and the Parks and Recreation Department. Special events, facility rentals, program fees and lease agreements support building operations and recreation services.

BUILDING AND SITE HISTORY:

Construction of the Cabrillo Pavilion in 1926 provided the cornerstone for the City's plan to acquire and develop land along East Beach (from Stearns Wharf to the Andrée Clark Bird Refuge) for public recreation and park purposes. When it opened in 1927, the building provided facilities to support beach activities and ocean swimming, as well as social events, such as dances, tea socials, and private parties. The building included a snack shop, game room, lounge, restaurant, shower/dressing rooms, restrooms and a special event room with a dance floor. By 1928, surrounding site amenities included the west parking lot, a salt water wading pool, beach playground, and a covered walkway (Stoa) next to the wading pool. Historical media and other documentation illustrate the instant popularity of the building and beach area, including the first competitive ocean swim race in 1927.

Over the last 75 years, the building has undergone a series of interior and exterior renovations to respond to changing uses and to address access and circulation. Interior modifications in 1942 partially enclosed the second floor terrace. At that time, the Pavilion floor was temporarily turned into an Army Redistribution Center during World War II. The enclosed terrace area was reconstructed in 1947 and the Pavilion was subsequently leased as a meeting center by the Native Sons of the Golden West. By 1962, the Pavilion served as a City youth recreation center. In 1977, the City Council designated the Pavilion for City recreation arts and dance classes. Interior renovations in the 1980s created staff offices and returned the Pavilion floor to a social event center. The Bathhouse floor changed overtime with the conversion of the original laundry facility to a gym and staff offices, renovation of the snack shop, and installation of locker facilities in the changing rooms. Most of the Bathhouse renovations, completed in the 1970s and early 1980s, are outdated, in poor condition, and no longer provide viable public facilities.

In the 1980s, exterior site accessibility improvements included beach level promenade enhancements to address accessibility and fire access, the construction of a service entrance adjacent to the Pavilion entry, and construction of accessible ramps from the east and west parking lots to the Pavilion entrance. Other various maintenance activities from 1984 to 2009 included improvements to the restaurant concession on the Bathhouse level, repairs to the exterior concrete, painting, exterior restroom remodeling and roof replacement.

PROJECT BACKGROUND:

The proposed Project was first initiated in early 2011 with \$200,000 in funding from the City's former Redevelopment Agency (RDA). Preliminary work included an assessment of the building's structure, plumbing, mechanical and electrical systems, site accessibility, and environmental hazards. Concurrent with the facility assessment, the Parks and Recreation Department developed a preliminary business plan to inform building renovation and programming objectives. Development of the plan included extensive outreach to community stakeholders through focus group meetings and a public workshop. Stakeholders included adjacent hotel owners, residents, facility users, City Council members, City Commissioners (Planning, Historic Landmarks, and Parks and Recreation), representatives of recreation, arts, cultural, and tourism organizations, and City staff.

Work on the Project stopped in December 2011, due to the passage of State legislation dissolving redevelopment agencies throughout California. On December 17, 2013, the Successor Agency to the City's former Redevelopment Agency approved funding of \$9,117,026 for design and construction of the Project from some of the remaining 2001 and 2003 Redevelopment Agency Bond funds. Although these funds have been approved, the authorization to expend the funds is reviewed and approved by the Oversight Board and the California Department of Finance every six months. There is concern that an unforeseen change in State law could result in the loss of all unspent funds. Given these considerations, expedient Project implementation is a high priority.

In February, 2014, the Department and KBZ Architects initiated the preliminary design phase of the Project. In July 21, 2014, the Department submitted conceptual plans to the Preliminary Review Team (PRT). The PRT comment letter was completed in August 12, 2014. The Department prepared a number of technical studies to address key Project considerations, including:

- Arborist Report
- Archaeology Resources Phase I Report
- Biology Resources Report
- Coastal Hazards and Sea Level Rise Assessment
- Geotechnical and Liquefaction Report and Addendum
- Historic Structures and Site Report (HSSR)
- Percolation Testing Report
- Storm Water Management Plan (SWMP)

This application responds to PRT comments, presents the proposed Project, and summarizes the supporting technical analysis.

The Parks and Recreation Department recognizes that there are a number of key considerations for the design and implementation of the proposed Project. As a City Structure of Merit, with the potential to qualify for the National Register of Historic Places, exterior renovations need to meet Secretary of Interior Standards for the Treatment of Historic Properties. The location of the building adjacent to East Beach and in an area that has potential for liquefaction, necessitates that the Project assesses coastal hazards and site stability, and provides an adaptation strategy to respond to potential sea level rise vulnerability. The Department anticipates that these considerations can be successfully address through Project planning and design.

GENERAL PLAN AND ZONING:

Site Information:

Located in the City’s coastal zone and El Pueblo Viejo Landmark District, the Project requires Planning Commission review, a coastal development permit, a front setback modification and Historic Landmarks Commission design review.

SITE INFORMATION	
General Plan Designation	Parks/Open Space
Zoning	PR (Parks & Recreation)/S-D-3 (Coastal)
Present Use and Development	Beach Recreation, Community Center, and Restaurant
Surrounding Uses/Zoning	North: HRC-1/S-D-3; Hotel, Northeast: R-3/S-D-3; Condominium development, South: Ocean, East: PR/S-D-3; Volleyball park and beach, West: PR/S-D-3; Park and beach
Public Services	Water Supply: City of Santa Barbara Sewage: City of Santa Barbara
Project Area	2.02 ac.
Building Floor Area (net)*	Existing: 17,331 s.f. Proposed: 16,170 s.f. **

*Habitable building area of the Cabrillo Pavilion and Bathhouse, refer to sheet G.102 Building Floor Area Data.

**Proposed building size is smaller than existing, because office space on the East and West Mezzanine was converted to mechanical, the elevator shaft is only counted on the first floor, and the enclosed terrace size is smaller than existing.

PROJECT DESCRIPTION:

The purpose of the Project is to restore the historic Cabrillo Pavilion and Bathhouse to a viable community recreation center that serves Santa Barbara residents and visitors and returns the building to its original status as the “crown jewel of East Cabrillo Boulevard.” Through interior renovations, and site and building improvements, the Project will enhance public access and community use, address failing building systems, and comply with current accessibility codes.

Site improvements include grading to achieve current accessibility standards and improve facility access, restoration of the beach level promenade, design modifications to the east and west parking lots to address accessibility, enlargement of the existing trash enclosure, renovation of site landscaping fronting Cabrillo Boulevard and surrounding the building, and renovation of the outdoor showers and the covered walkway (stoa) adjacent to the playground. The project also includes the installation of a portable boardwalk to connect the promenade to the recreational beach. The boardwalk would be constructed with a composite material. On-street parking in front of the building is proposed to be striped for loading only.

Exterior building improvements include repairs of the building façade, renovation of exterior building modifications, and waterproofing improvements along the foundation perimeter. Building exterior access improvements include the addition of a first floor service entrance along the north side of the building. The exterior renovations will be completed in the Spanish Colonial Revival style of the building and adjacent stoa designation as City Structures of Merit.

Interior renovation objectives are to address failing building systems, expand public services and meeting spaces, achieve accessibility, and integrate both floors as a more cohesive public facility. Work includes complete renovation of the facility's mechanical, electrical, plumbing and communication systems, and implementation of structural and seismic, and fire protection upgrades. Interior renovations for the first floor Bathhouse includes redesign of the men's and women's shower and locker facilities, renovation of restrooms, development of multi-purpose rooms, improved storage areas for aquatics and sports programs, upgraded kitchen and dining facilities for the restaurant concession, development of a small interior concession space, and redesign of the public counter, staff offices and building entry/exit points. Second floor interior renovations include renovations for lobby, special event room and terrace enclosure and redesign of the kitchen area, restrooms, storage areas. All staff offices will be eliminated to increase public areas. An elevator will provide interior access between the two floors.

In consideration of the potential for the building to become vulnerable to sea level rise by 2065 (under high scenario), the proposed Project includes implementation of beach width and groundwater monitoring programs. These programs will allow the Department to track changes over time and prepare for adaptation measures that will reduce the building vulnerability while protecting sensitive resources and maintaining public coastal access. Since it is currently unknown when sea level rise may trigger implementation of adaptation measures, separate coastal development permitting would be pursued once necessary. Proposed adaptation measures, including beach nourishment and a seasonal sand berm, are consistent with current City practices.

Current Use

The Cabrillo Pavilion and Bathhouse currently operates as two separate facilities. Once connected with an interior stair that was removed in the 1940's, the Pavilion space is considered the second floor and is accessed from the street level. The Bathhouse is accessed from the beach level promenade. There are two exterior staircases that connect the Pavilion level outdoor terrace with the Bathhouse level portico and promenade. The staircases have emergency exit only gates that remain locked for safety reasons.

The Pavilion provides the only large (200 seat) public special event facility in Santa Barbara's waterfront area. In addition to hosting private and public meetings and other special events, it includes staff offices, restrooms, a small conference room, and a warming kitchen. Successful operation of the Pavilion is challenged due to the lack of a viable heating/cooling system, poor ventilation, substandard kitchen facilities, outdated interiors, and structural deficiencies. Access into and within the Pavilion does not meet current accessibility standards.

The Bathhouse currently houses a restaurant concession, a small gym, separate men's and women's shower/locker rooms, restrooms, and offices for the Department's Aquatics and Sports programs. Underutilized areas of the facility are also used to store equipment for various recreation programs. The Bathhouse serves as the base for the City's popular summer camps and programs, including its Junior Lifeguard program, and provides a venue for annual sporting events, such as the Santa Barbara Triathlon, AVP beach volleyball events, Semaña Nautica, and summer Reef and Run series. Due to outdated interiors, oversized shower/locker facilities, lack of functional space, limited access,

and poor heating and ventilation, the Department cannot offer any viable indoor recreation programming. As a result, the Bathhouse floor is significantly underutilized.

The promenade on the beach side of the building provides the primary pedestrian connection between beach sand, east and west parking lots, beach playground, and the sidewalk at Cabrillo Boulevard. A popular meeting place and staging area for beach recreation programs, special events, and walking/running/cycling groups, the promenade also provides access to the restaurant concession and emergency fire access. Originally East Boulevard, the promenade was established after the road was relocated to the north side and renamed Cabrillo Boulevard in 1928.

Proposed Use

The following discussion presents the proposed site improvements, building exterior improvements and the building interior improvements.

Site Improvements

The main objectives of the site improvements are to enhance public access, restore the building's historic fabric, and expand community use. The parking lot improvements are discussed in the Transportation and Parking section.

- Right of Way Improvements (ROW): Currently, there is no designated ROW for Cabrillo Boulevard in this location (Don Irelan, City Agent Real Property). For the purposes of the Project, the ROW is assumed to be located on the back side, or south side, of the sidewalk (See sheet G.103). The improvements in the street include restriping approximately ten short-term on-street parking spaces to create nine spaces and one accessible space with a curb ramp. New signage would be provided as required. On the sidewalk, two hitching posts would be installed to provide four bike parking spaces. The sidewalk, in front of the entrance, would be reconstructed to provide accessibility to the improved entrance.
- North of Site: Several changes are proposed on the north side of the building, which are mostly driven by the need to improve accessibility. The existing entry ramps, stair and landings constructed in 1988 do not meet current ADA code requirements. Along the west side of the building, an accessible ramp would be provided from the beach level up to the Cabrillo Boulevard sidewalk. The accessible path-of-travel would continue from the sidewalk level to the Pavilion entrance and a new ramp on the east side of the main entrance. Accessible parking would be provided at both the east and west lots.

Along the north side at the first floor level, grade changes proposed on both the east and west wings of the building would improve drainage, enhance access, and screen equipment. On the east wing, a walkway would provide a service entrance to the restaurant and access to an interior elevator. On the west wing, a proposed retaining wall would also create a screen wall for the Condensing Unit Enclosure.

- South of Site: The main changes on the south side involve the portico and promenade to meet accessibility requirements. The covered portico, directly underneath the upper terrace, extends along the length of the building. The promenade serves as the public walkway that connects the beach and parking lots to the Bathhouse. In order to comply with accessibility

codes, ramps need to be installed from the promenade to the portico level. To achieve this, the portico would be extended approximately 8 feet into the promenade. This would accommodate ramps with a proposed <5% slope to avoid the need for hand rails and reduce any adverse effect on the historic character of the building. The portico steps would be reconstructed, as originally drawn in 1926. The promenade would be 16 feet wide. This width would accommodate public access as well as meet Fire Department access needs. The existing promenade seat wall and planters would be reconstructed. The existing shower wall would be replaced with two shower pedestals, one on each side of the promenade.

Additionally, a new ramp and 125-foot boardwalk would connect the promenade to the beach sand from the eastern side of the building. The boardwalk would provide an accessible path of travel over the sand, and would terminate to a 36 foot wide platform with two benches. The boardwalk would be constructed with a composite material that could be temporarily removed in section, or shortened as needed.

- East of Site: The majority of the proposed improvements include hardscape reconfiguration, expansion of the trash enclosure, and restoration of the Stoa (covered walkway). To meet accessibility requirements the east walkway including the stairs leading to Cabrillo Boulevard would be reconstructed. To meet City standards and accessibility, the trash enclosure would be replaced and enlarged to provide four separate trash and recycle bins. The Stoa would be restored and the plaster infill walls previously added in the early 1980s would be removed.
- West of Site: The existing sidewalk and stairs will be removed, re-graded and replaced providing an accessible ramp from beach level up to Cabrillo Boulevard.

Exterior Building Improvements

Wherever possible, an effort will be made to restore the exterior, using the 1926 drawings as a guide. The scope includes repair of the building façade, renovation of the second floor terrace enclosure, and waterproofing improvements along the foundation perimeter. All window sashes would be rebuilt using low-E glass. The exterior renovations will be consistent with the Spanish Colonial Revival style of the original structures. The design would follow El Pueblo Viejo (EPV) guidelines as well as refer to the original 1926 drawings for inspiration.

- North Elevation: The proposed changes focus mostly on restoration or replication of building elements, such as doors, windows, and lighting. The First Floor changes include the restoration of all windows and the addition of a new door. To provide service access to the restaurant and proposed elevator, the door will be added below an existing window. In several locations, window glazing will be replaced with opaque glass to provide privacy, or hide the elevator shaft. The Second Floor changes are focused on restoration and accessibility. All the windows sashes will be rebuilt. The front door and window assembly will remain and the hardware will be replaced. The entry lighting will be restored and the flood lighting will be replaced with lower intensity safety lighting. Signage will be proposed in the future.
- South Elevation – First Floor: The proposed changes would be minor in scope and most focus on restoration or replacement of building elements, such as doors, windows, and

transoms. To bring in more natural lighting, several doors and one window will be replaced with glass doors. The concrete underside of the second floor terrace exposed to the portico would be stabilized and protected.

- South Elevation - Second Floor: The 1947 enclosed Terrace addition would be rebuilt to meet current structural codes. The space would be reduced by 37%, creating an 848 sq. ft. area with access to east and west terrace decks. The shortened enclosure design would expose two original windows. The enclosure design would emulate an enclosed Spanish loggia. Design changes incorporated into the enclosure include a hip roof, taller ceiling, and operable windows.
- East Elevation: Restoration of the original fenestration is the primary improvement focus for this elevation. The double doors facing the East Lot would be restored creating a secondary entrance to the Bathhouse level. The doors would be used to access an aquatics/sports program support room along with a multipurpose room. There would also be a door added to the existing utility space, replacing a wood gate. The windows and doors along the east side would be rebuilt to match the 1926 plans.
- West Elevation: Similar to the East Elevation, restoration of the original fenestration is the primary focus. Several doors and windows would be replaced with contemporary solutions. The double doors facing the West Lot would be restored and used to access a mechanical room. The windows along the west side would be restored.

Covered Walkway (Stoa)

The Stoa would be restored guided by the original design. The concrete masonry wall added in 1982 would be removed to provide a clear view to the beach and playground from the parking lot and the street. Safety lighting would be added, as the space is not currently illuminated at night.

Interior Renovation

Renovation of the building interiors includes replacement of the facility's mechanical, electrical, plumbing and communication systems, implementation of structural and seismic improvements, and building waterproofing, fire protection, and accessibility upgrades. The approximate floor area of existing and proposed uses is outlined in the table below.

- Bathhouse Level: Interior renovations for the Bathhouse includes redesign and relocation of the men's and women's shower and locker facilities, development of family changing rooms, and separate restrooms, development of multi-purpose rooms, improved areas for aquatics and sports programs, upgraded kitchen and dining facilities for a restaurant concession, additional concession space, and redesign of the reception desk, staff offices and building entry/exit points. An elevator would connect to the Pavilion level.
- Restaurant Concession: The current restaurant concession space maintains 1,750 sq. ft. inside the Bathhouse level and approximately 1,680 sq. ft. of outdoor dining. The existing Conditional Use Permit (CUP) allows for 24 seats indoors and 102 seats outdoors for a total of 126 seats. Outdoor seating is located on the Portico and a portion of the public Promenade. A 10' x 52' rope stanchion area defines the dining space on the Promenade level. The East Beach Grill has been the tenant since March 1984.

The proposed restaurant concession area is 1,975 sq. ft., or approx. 13% larger than existing. The restaurant layout would create more indoor dining with ocean views. The potential indoor dining area would be approximately 930 sq. ft and accommodate and estimated 62 seats. The 960 sq ft outdoor dining area would be located entirely on the portico in order to maintain pedestrian and fire access on the public promenade. The number of seats would be reduced to comply with circulation and accessibility codes. It is estimated that under current codes the restaurant concession space could provide 62 indoor seats 64 outdoor seats. The seating splitting up is an estimate, but the combined seating shall not exceed 126 spaces.

- Additional Concession Area: The Project would include a small concession space of 304 sq. ft. that would be accessed from the Bathhouse lobby. The purpose of this space would be to provide beach recreation services, such as a coffee/snack shop, gift shop, or general store.

The restaurant concession of 1975 sq. ft., plus the small concession space of 304 sq. ft. would total 2,279 sq. ft. Adding together both concession spaces, the leasable space would increase by approx. 30%. It will be the responsibility of the chosen concessionaires to permit and construct all tenant improvements.

- Pavilion Level: Second floor interior renovations include redesign of the kitchen area, renovation of the restrooms and storage areas, and interior design improvements. All staff offices and conference room would be removed to create a large entry lobby and return to the original open configuration. The proposed change allows the usable space to be three times larger, to enhance community use. Operable glass doors would be installed between the lobby and the special events room. In the special events room, the staircases to the mezzanine areas would be removed along with the staff offices. The mezzanine would be converted to utility space. An elevator would provide new interior access between the two floors without changing the existing roofline. The renovated warming kitchen would be twice the size as the existing.
- Terrace Enclosure: The Terrace Enclosure would be rebuilt to meet structural codes. The area of the terrace enclosure will be reduced to restore original windows. Windows would be operable, with low-e glass, and integral shades. The doors to the decks would be reconstructed to create an accessible threshold.

BUILDING USE CURRENT AND PROPOSED

Use/Area	Existing Area (Net Sq. Ft.)	Existing Occupant Load	Proposed Area (Net Sq. Ft.)	Proposed Occupant Load (1)
Bathhouse Level				
Lobby (2)	1,503	100	1,492	99
Office/Operation/Administration	848	8	776	7
Locker Rooms	4,920	98	2,282	49
Exercise or Multi-purpose	1,156	23	1,335	27-49
Concession Space (Restaurant)	1,750	24 indoor, 102 patio (per CUP)	1,975	122
Additional Concession Space	0	N/A	304	N/A
Aquatics/Sports Storage	612	N/A	402	N/A
Public Restrooms	850	N/A	762	N/A
Misc. Storage	360	N/A	227	N/A
Circulation	710	N/A	1,299	N/A
Utilities	128	N/A	153	N/A
Multi-Purpose Rooms (3)	0	0	940	134
Pavilion Level				
Reception Desk/Custodian	751	8	161	2
Indoor Event Spaces (2)	3,965	264	4,308	287
Terrace (2)	1,100	73	1,286	86
Kitchen	216	1	314	2
Restrooms	382	N/A	327	N/A
Misc. Storage	405	N/A	429	N/A
Circulation	956	N/A	246	N/A
Utilities	340	N/A	556	N/A

Notes:

- (1) Occupant Loads based upon 2013 CBC.
- (2) Occupant Loads based upon "Unconcentrated (Tables and Chairs)" of 15 nsf/occ.
- (3) Maximum Occupant Loads based upon "Concentrated (Chairs Only-Not Fixed)" of 7 nsf/occ.
- (N/A) "Non-occupied (non-cumulative occupancy) spaces.

Structural Improvements

The Cabrillo Pavilion and Bathhouse was being designed when the 1925 earthquake struck Santa Barbara. The original 1926 construction drawings clearly focused on the structural system. The exterior walls, columns, second floor, and the foundation were all built with reinforced concrete. The roof's wood built structural system uses beams, rafters, and wood sheathing. The reinforced concrete foundation extends approximately 3' below the slab and shows no significant sign of settlement. Unfortunately, in some areas like the portico ceiling, the corrosion of the reinforced steel is causing the concrete to crack.

The proposed structural improvements include shear walls, grade beams, foundation underpinning with concrete caissons, and repair and waterproofing of existing concrete areas. These improvements are mostly focused in a few locations where shear wall improvements are necessary. The Portico ceiling repair will include cleaning and replacement of concrete prior to waterproofing the ceiling and deck above.

Grading

The site has been graded at least two separate times. First, in 1926 the site was cut to create the building pad area creating a steep slope on the north side of the building. When Cabrillo Blvd. was completed, a ramp was added to connect the second floor entrance to the street level. In the 1980's, fill was added to the north side in order to reduce the slope of the new ramps from the beach level to the second floor entrance and street level.

The need for most of the grading is triggered by accessibility improvements, drainage and building waterproofing, foundation improvements, and storm water management. Fill would be removed around the north side of structure to improve drainage and implement building waterproofing and improve access. To replace the fill, retaining walls would be installed to hold back the soil between the road and structure. On the north, east, and west of the building several new ramps are required to comply with accessibility codes. Additional grading would be required for the new elevator pit, improvements along the foundation perimeter, and foundation upgrades for shear walls caissons and grade beams. Retaining walls, sidewalk replacement, and utility trenching will also require grading. Grading amounts are estimated at 2,000 cubic yards (cy), including 200 c.y. of fill 1,800 c.y. of export.

Trees and Landscaping

The proposed landscape plan harmonizes with the existing non-native Mediterranean style. The existing landscape includes numerous Washingtonia Robusta Palms along Cabrillo Boulevard. Various palm species have been used to frame the ocean without screening views from Cabrillo Blvd. The proposed landscape design incorporates and would comply with the El Pueblo Viejo Design Guidelines for all design materials including hardscape and planting elements. All plantings would include drought-tolerant, water-wise plant selections for the most sustainable and low-maintenance landscape. Several palms were added in the east and west planters along Cabrillo Blvd. in response to HLC review.

A primary objective of the Project is to preserve, when feasible, mature palms. Approximately 31 palms and two yuccas are proposed to be relocated on site. Two yucca trees shall be relocated off-site. Fourteen palms and 4 trees are to be removed (see TP-1, TP-2, and TP-3). All plants and scrubs around the building will be removed or relocated off-site in order to waterproof and improve drainage to the existing structure (see T-1). A new Landscape Plan is proposed as part of this project (see L-2). To achieve a zero net loss of trees/palms, 24 new palms are proposed to infill the areas on the east and west planters along Cabrillo Blvd. The attached Arborist report discussed trees to be removed, transplanted, and retained as well as new trees to be planted.

TREE and PALM INVENTORY	
Trees and Palms to be Removed	
Tree Common Name	Amount
King Palm	1
Natal Coral Tree, 15'-30' tall	1
Australian Cabbage Palms, 15' – 30' tall	2
Schiefflera (Queensland Umbrella Tree), 6'-15 tall	3
Mexican Fan Palm, 60'+ tall	11
Subtotal	18
Trees and Palms to be Transplanted Off-Site	
Tree Common Name	Amount
Yucca, 12'-18' tall	2
Subtotal	2
TOTAL REMOVED TREES	20
New Trees and Palms	
Tree Common Name	Amount
Guadalupe Palm	2
Mediterranean Fan Palm	2
Kentia Palm	3
Senegal Date Palm	1
Rhaphis Palm	3
Mexican Fan Palm	13
TOTAL NEW TREES	24
TOTAL NET NEW TREES (greater than 1:1 replacement)	4

The proposed Landscape Plan as well as the tree survey and Arborist report recommendations and tree protection measures have been reviewed and accepted by the Parks and Recreation Department, including the City Arborist and Parks Manager.

Exterior Lighting

The objectives of exterior site lighting improvements are to provide efficient and effective site lighting that is compatible with the historic structure. The proposed lighting would improve access, support evening use of the building and achieve site security. The current on site lighting is a compilation of original 1926 fixtures and flood lighting added over the years for safety purposes. The flood lighting harshly illuminates large areas and leaves many areas under-lit. Several under-lit areas remain safety hazards. Flood lighting also extends onto the beach.

The Project would reinstall reproductions of the original 1926 light fixtures design for the building. Additional light fixture locations are proposed to adequately light entrances and exterior circulation corridors. Along with building mounted fixtures, pedestrian scale pole lights and recessed fixtures at low site walls are proposed. Landscape lighting would be concealed within plantings. Glare would be minimized by directing light downwards to meet Dark Sky requirements.

The lighting would be designed to allow variable light scenarios. General use lighting is proposed to light the facility on both upper and lower levels and provide balanced site lighting to meet code and provide security. Special event lighting would illuminate some of the trees to identify that a special event is taking place. The site would be lit for security purposes and some fixtures would be set on motion sensors or timers. Reduced light levels would be programmed into the control system using an "after-hours" security setting.

Trash Enclosure

The expanded trash and recycling enclosure is planned in approximately the same location as the existing enclosure. Currently, there is one 4 yard trash bin and one 4 yard recycle bin. The new enclosure would provide space and screening for one 4 yard trash bin, two 4 yard recycle bins, and one 1.5 yard food scrap bin. One 55 gallon barrel would be used to store used cooking oil. A new accessible path of travel shall be provided to the enclosure as required by code. Green waste would continue to be hauled away by the Parks Division. Trash and Recycling service will continue to be provided by Marborg Industries.

Transportation and Parking

The West Parking Lot plan was approved in 1928 and completed a few months later. The east lot was extended years later to include the area directly behind the Stoa structure. Although zoned P-R, both lots are managed by the Waterfront Department using a park and pay system. All parking lot changes are proposed in order to comply with City and State requirements for accessibility.

- The West Lot currently has 115 uncovered parking spaces that include 6 non-conforming accessible parking spaces. At the east end of the West Lot, four accessible spaces would be reconfigured to accommodate the required loading zones and safe path-of-travel to the Promenade. This reconfiguration required the loss of the striped area used for lifeguard and emergency vehicle access the beach. The proposed emergency vehicle access point will be located closer to the parking lot entrance, adjacent to the two existing pay-boxes. In order to meet accessibility requirements, the West Lot will be reduced by one space.

- The East Lot currently has 78 parking spaces that include four non-compliant accessible parking spaces. A reduction of four spaces will be needed to meet code requirements. Two spaces will be removed by the trash enclosure expansion in order to create an accessible path of travel to the bins. Two more spaces will be needed to reconfigure accessible parking spaces to meet current codes. One space will be widened to create a much needed commercial loading zone for the restaurant. The East Lot will be reduced by four spaces to meet current accessibility laws.
- The City's EV Readiness plan encourages wiring and the provision for an electric vehicle charging stations be incorporated into the plans. Space has been reserved for two future charging stations located in the East Lot and three future stations in the West Lot. Conduit and wiring will be installed to the five future EV parking spaces as part of this project.
- Bicycle parking currently on site is limited to 14 spaces, 8 spaces are on the northeast side of the building and 6 spaces are located on the southwest side next to the Promenade seat wall. All spaces have a hitching post bike rack. The Post-project bike parking includes 22 spaces located in more visible areas around the building. A hitching post is the proposed bike rack design.

Public Utilities

- Southern California Gas Company: An existing high-pressure natural gas Transmission line operated by the Southern California Gas Company (SoCalGas) is located (see Exhibit F) on the Project site running in an east-west orientation, running through the east parking lot, passing the northeast corner of the building, up the hill, and continuing in the public right-of-way under the public sidewalk on the south side of East Cabrillo Boulevard (see SD.101). Proposed grading and site improvements may require the Transmission line be relocated, with approval of SoCalGas, away from the building and towards/into the public right-of-way. The Department has informed SoCalGas of the project and will be forwarding preliminary design plans.
- City Water Meters and Supply: Water service is provided by the City of Santa Barbara. Two meters serve the building and one supplies the site. The Project is proposing to relocate and reconfigure the meters. The restaurant concession space would have a separate meter, one meter would be dedicated for the remaining building, and one meter would be dedicated to irrigation. A backflow device would be installed between the supply line and the new meters. A dedicated fire-line will be installed with a backflow preventer located in a planter at the backside of the sidewalk to allow for vegetation screening. There will also be a Fire Department Connection and hydrant located in this area.

Existing Water Meter Information

Meter # WS-K09-14, 1 ½ inch meter (East Lot)

Meter # WS-K09-185, 2 inch meter (in front of building to the East)

Meter # WS-K09-186, ¾ inch meter (in front of building to the West)

- Water Conservation: Recycled water is not currently offered at the site. New toilet supply lines will be plumbed separately to easily be converted to flush with recycled water. The irrigation meter will be plumbed to allow for conversion from potable to recycled water.
- City Sewer: The current sewer service is provided by the City of Santa Barbara. During the renovation, a new sewer lateral will be installed along with the proper cleanouts. A grease interceptor shall be installed below grade to comply with the restaurant use.

Fire Department

Currently, the existing building does not have fire sprinklers, or a Fire Department Connection (FDC), and the location of the nearest hydrant is too far away to meet City Standards. The proposed Project includes a new automatic fire sprinkler system with exterior mounted 10-inch alarm bells on the West Elevation. The new fire sprinkler riser will be hidden in the existing first floor storage room (see room 116A on sheet A.302). The proposed FDC and hydrant location is in the West Lot planter just west of the proposed stairs. The Promenade would provide be 16 feet wide, meeting fire access requirements.

Building and Safety Division

The existing building has a pair of security gates located on the east and west stairs from the second floor Terrace deck. The PRT letter requested that the existing non-compliant security gates, be removed. Parks and Recreation met with the Building and Safety Division after gathering new historic photographic evidence a security gate had always been located on the stairs. The Historic Structures Report addresses the security gates. Since the gate is part of the building's historic fabric, retention would be consistent with the Historic Building Code Section 8-602. The gates would be replaced with a wrought iron design inspired by the original 1926 drawings. Consistent with Fire Department direction, the new gate would have panic hardware and a power assist opener. The building's fire alarm would trigger the power assist opener along with a button or a sensor at the top of the landing.

Front Setback Modification

Since there is no established ROW in this location, the Property Boundary Plan, on Sheet G.103, shows the assumed property line and 10 foot setback. Three elements encroach into the setback, the Entrance Terrace, East Access Ramp, and the Trash Enclosure. All three elements enhance public access and meet City standards.

- Entrance Terrace: The current structure already encroaches approximately 6'-0" into the setback. The terrace redesign would comply with accessibility codes and create more flat maneuvering space on the terrace level by relocating the ramp and removing existing planters. The new Terrace perimeter wall would encroach approximately 7'-3" (one foot more than the existing wall); however the new wall height would be approximately 4'-0" above the sidewalk, or between 1'-0" to 2'-6" lower than the existing wall.

- East Access Ramp: This new ramp provides a code compliant accessible path of travel from the sidewalk to the front door. The ramp and curb gradually rises approximately 18" above the sidewalk level and encroaches approximately 6'-2" into the setback. The new handrail would be an additional 30" - 36" above the ramp curb.
- Trash Enclosure: This existing structure encroaches 170 sq. ft. into the setback. The enclosure is approximately 1'-0" to 2'-6" away from the assumed property line. The new trash enclosure would encroach 200 sq. ft. into the setback and would be located approximately 3'-5" to 2'-10" away from the assumed property line. The new enclosure expansion will remove two parking spaces that currently encroach into the setback. Like the existing enclosure, the new structure would be approximately 5'-6" below the street level. A proposed trellis roof (see Sheet A.802) would screen the bins from the road. Additional landscaping would also be proposed (see Sheet L-2.3) to provide screening from the street. To comply with City Standards, the trash enclosure would be expanded to include two additional bins, a 55 gallon cooking grease barrel, and accessibility to structure. The new enclosure is proposed farther from the road, includes more landscape screening, and provides additional screening with a trellis cover.

TECHNICAL STUDIES:

Archeological Resources Report

A Phase I Archeological Resource Report was prepared by David Stone with Dudek in December of 2014. The project site is located in the Prehistoric Sites Watercourse Buffer, American City, and Early 20th Century overlay zones and the report was required to address the ground disturbance proposed as part of the project.

The site history research indicates there was no development on the site until the Cabrillo Pavilion was constructed. No new prehistoric or historic archaeological resources were identified during the present intensive Phase 1 surface survey. Six previous archaeological surveys, as well as one archaeological monitoring report, completed on all sides of the project have not identified cultural resources. Based on the background research and intensive archaeological survey undertaken with very reliable conditions, the potential for subsurface prehistoric archaeological resources to exist within the project site is very low.

The Project incorporates the following measures to address the unlikely but possible scenario that intact prehistoric archaeological resources are encountered during proposed grading activities. 1) If archaeological resources are discovered or suspected, work shall be halted immediately, and the City Environmental Analyst shall be notified. 2) A city-qualified archaeologist shall be retained to assess any discoveries and develop appropriate management recommendations, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List (in the unlikely case that the resource is prehistoric), etc. 3) The archaeologist shall determine the need for any other actions, including collecting a representative sample of prehistoric or historic remains, consistent with a Phase 3 Data Recovery excavation.

Biological Resources Report

Consistent with the City's requirements, a biological resources report was completed by Leidos in January 2015. The report analyzed direct, indirect, short term and long term effects of the Project on the species and habitats known to occur or having the potential to occur in the area. With the exception of the temporary beach boardwalk, site disturbance for the proposed Project is entirely within the existing developed areas of the site. Construction activities will minimize the use of the sandy beach to avoid any potential construction related impacts to biological resources.

Ornamental trees and landscaping comprise 0.64 acres of the project area located around the building and adjacent to the parking lots. The Project requires the removal of trees and landscaping in order to achieve site access, drainage and structural improvements. The site will be replanted with no net loss of trees and enhanced landscaping. Consistent with the report recommendations, vegetation removal will be timed to occur outside of the bird nesting season (February 15 and August 1) for Migratory Bird Treaty Act (MBTA) species. If work is conducted within nesting season, biologists shall clear the site to ensure there are no nesting birds onsite. A biological monitor will be retained during construction and will be on-site during any clearing or grubbing activities.

Beach sand that surrounds the project site is designated habitat for the Pacific coast population of the federally listed Western Snowy Plover. As part of the City's sediment management plan (CDP 4-10-066), surveys for the species and other birds are completed prior to any beach grooming activities. Although the species is not found to forage in the beach area adjacent to the building, to minimize any potential impacts, the Project includes the retention of a biological monitor to survey prior to and remain on-site during the installation and removal of construction fencing and the proposed boardwalk. Similarly, the Californian grunion is known to occur from Point Conception to Baja California. To avoid any impact to grunion habitat, the project includes the protective measures of installation the beach boardwalk outside of the grunion spawning season and at least 10 feet landward of the wrack line or ordinary high tide line.

The biological resources report also considers the potential impact to the Western Snowy Plover and the Californian grunion, if, at some point in the future, sea level rise necessitates the construction of a seasonal sand berm. At that time, the City would incorporate the appropriate measures to minimize impacts to Western Snowy Plover and grunion habitat.

Coastal Engineering Report/Sea Level Rise Vulnerability Assessment

Consistent with the City's General Plan, Climate Action Plan and Local Coastal Program as well as the October 2013 Draft Sea-level Rise Policy Guidance released by the California Coastal Commission (CCC), Moffatt & Nicol prepared a Coastal Hazards/Sea Level Rise Vulnerability Assessment in January 2015. The report analyzes current conditions and models projected sea-level rise (SLR) impacts to the Project site. The draft report was reviewed by Planning Division staff in December 2014.

Key considerations of the adaptation plan include the presence of existing shoreline protection devices that were constructed in the early thirties, existing beach nourishment from the City's annual harbor dredging program, and opportunities to implement enhanced periodic beach nourishment from other sources such as West Beach. Features of the site that could be impacted by periodic

flooding under the high sea level rise projection in 2065 and 2100 include the building and surrounding developed areas (promenade, parking lots, and covered walkway adjacent to the playground). While these project features cannot be easily relocated, the consequences of periodic flooding are most significant for the building. The proposed Project includes building flood proofing which will mitigate some of these impacts. While impacts are anticipated for other project features, they are not projected to be severe.

The report recommends and the Department supports an adaptation planning framework that includes short-term, medium-term and long-term adaptation measures. Implementation of adaptation measures would be triggered as flooding risks increase due to sea level rise. For the short-term, this approach includes establishing a beach width monitoring program, as proposed for the Project, and a funding mechanism to prepare for future adaptation investments. Medium term measures, intended to protect the building, would include soft adaptation strategies including beach nourishment, direct placement of harbor sediment, and construction of a winter berm. These measures are consistent with existing City harbor sediment and beach management practices. Medium term measures would be triggered only when a minimum beach width or increased potential for nuisance flooding is projected to occur. It is assumed that the Department would seek a separate Coastal Development permit to implement these measures. Further investigation of the existing shoreline protection structures could also be pursued in the medium term, if warranted. The report includes long-term measures of elevating the promenade seat wall and rehabilitating the existing coastal structures. It is projected that these measures would only be likely under the high sea level scenario for 2065. The Department anticipates that any consideration of these measures would be made in the context of coastal adaptation planning for the entire City waterfront.

Geotechnical Studies and Liquefaction Report

The geotechnical report prepared by Fugro in February, 2015, addresses potential impacts that may result from liquefaction and seismic events and identifies special design features for the building to minimize potential impacts. The analysis is based on a combination of five cone penetration tests (CPT), two seismic cone penetration tests (SCPT) and four hollow-stem-auger drill holes (DH).

The results of the testing in current conditions were reasonably conclusive. Groundwater was located at el. + 6 feet (or 7 feet below the building pad). No seismic faults were located on or near the property. Liquefaction triggering analyses and plasticity testing suggest the soil is not susceptible to liquefaction. A relatively thin localized granular soil layer near the surface was considered susceptible; however further testing showed the lack of plasticity and water content. At current groundwater levels, the potential for lateral spreading and lateral deformation occurring from liquefaction appears to be remote and would likely consist of minor ground surface settlement of less than an inch. For current groundwater levels, the foundation design recommendations are fairly standard. The structure is generally underlain by dense to very dense poorly graded sand and silty sand. The recommendations for grading and foundation work are based on current groundwater levels.

The potential for liquefaction as the sea level rises was also studied using Moffatt & Nichol report's estimated low and high levels for 2065 and 2100. It is assumed that the groundwater level will rise equally with the sea level due to the properties close proximate to the ocean. The estimated low sea level rise is only 0.6 feet, therefore the groundwater level does not rise to the thin granular layer

considered to be susceptible. However, when analyzing the estimated high sea level rise increase of 2.9 feet, the groundwater rises into the granular layer just below the slab that is susceptible to liquefaction.

In response to the potential impacts of sea level rise, the Department will complete additional soils testing and groundwater monitoring during Project final design.

- Soils Testing Under Slab – Additional soils testing under the building slab will verify whether soil just below the footings was compacted prior to construction in 1926. If there is a layer of poorly graded soil under the slab, chemical grouting, compaction grouting, or jet grouting will be investigated as solutions for stabilizing the soil.
- Groundwater Monitoring: A groundwater monitoring well would be installed in a planter area adjacent to the building. Groundwater levels would be monitored on a seasonal/annual basis to establish the variability of groundwater levels and establish a baseline for documenting changes as a result of sea level rise. The monitoring well would also verify how groundwater levels change with tidal influence.

The report also identifies the potential use of a perimeter barrier to address the potential for liquefaction under the high sea level rise scenarios. A perimeter barrier would be a buried structure to stop the building from sliding on top of the liquefiable soil layer. The conceptual approach includes several cast-in-place piles extended to a depth of 35 feet and connected by a grade beam. The perimeter barrier would be placed on three sides of the existing building. The Department proposes that this approach only be considered if stabilizing the soils under the slab is not feasible. This structure could be installed at the time of construction or several years after the project is complete. Construction of a structure could occur at a future date if the site experiences high sea level rise and corresponding high levels of groundwater.

Historic Structures and Sites Report (HSSR)

The HLC accepted the HSSR on September 8, 2014. According to the report, the property's period of significance dates from its construction in 1926 to 1964. The building was designated a City Structure of Merit in 1991. According to the Department of California Parks and Recreation Primary Record dated January 5, 2009, "The Cabrillo Pavilion qualifies for the National Register of Historic Places under "Criterion A" for its association with events that have made significant contributions to the broad patterns of local history. Santa Barbara's contribution to the City Beautiful Movement was the acquisition of the waterfront for use as public recreation space. The Cabrillo Pavilion has been a highly used element along Santa Barbara's waterfront for over eighty years." The HSSR evaluated and provided recommendations on the Project.

The HSSR concluded the proposed project preserves the historic character of the building's Spanish Colonial Revival style and meets the Secretary of the Interior's Standards. Therefore the impacts to the historic resource will be less than significant. For those items at the conceptual design level, final plans and details shall be reviewed by a City-qualified architectural historian to ensure compliance.

Storm Water Management Plan

The project is designed to meet City of Santa Barbara Storm Water Management Program (SWMP) Tier 3 requirements. This includes construction of storm water Best Management Practices (BMPs) onsite that will meet City's storm water requirements for: (1) water quality treatment; (2) peak runoff discharge rate; and (3) volume reduction requirements for the project site. Infiltration testing was completed in the east and west parking lots by Fugro and documented in their January 5, 2015, Percolation Testing Report. The soils near the surface are granular and appear to have a high percolation/infiltration rate. Based on the testing results a rate of 29 inches per hour is assumed for the site.

As outlined in the SWMP prepared by Flowers and Associates, to achieve the City's storm water requirements, storm water runoff from the site will be directed to a combination of biofiltration areas (basins) at the north end of the site, permeable paving in the east and west parking lots (with direct infiltration into the soil), and a natural infiltration area along the southern boundary of the building and walkways. The biofiltration areas will utilize the native sand and imported crushed aggregate. Where low site grades do not allow for natural pre-treatment of storm water, catch basin filter inserts will be installed and maintained. In addition, eight roof drain downspouts that cannot be directed to the biofiltration areas for pre-treatment will include in-line filters for pre-treatment, before being directed to the sand for natural treatment/infiltration.

When comparing the existing and proposed site development, the total impervious areas are reduced by approximately 1,350 square feet. Landscaped areas will be slightly reduced due to required accessibility improvements. Furthermore, over 3,700 square feet of permeable pavers will be installed in the east and west parking areas in order to capture and treat hardscape runoff and to reduce hardscape surfaces onsite. This post-project increase in permeable areas will offset the small increases in impermeable areas onsite, thereby reducing the overall impervious surfaces.

Analysis of the proposed SWMP demonstrates the City's water quality treatment objectives were exceeded by incorporating biofiltration basins, permeable pavers, and a sand infiltration area, onsite. The proposed project should result in less flow of better quality storm water off-site when compared to the pre-project condition.

CONSTRUCTION:

Project construction is expected to take approximately 18 months, with 4 months for demolition and 14 months for construction. The Department has considered a number of factors in developing the project construction schedule including the need to relocate recreation and facility programs, avoid impacts to biological resources, maintain public access to the beach and other recreation amenities (playground and volleyball courts), and minimize revenue impacts.

Building Closure: The Department's strategy will be to begin project construction after the summer beach season ends and reopen the renovated building by the spring. This schedule allows for the building to be closed for only one summer season. Programs that rely on the building such as the Junior lifeguards will be relocated to Leadbetter Beach Park. Other programs such as summer beach volleyball camp and the summer Reef and Run series will continue to operate since they rely

primarily on the beach and will be supported by portable restrooms and recreation program staff. Onsite Department staff would be relocated to other City office locations. All materials and equipment for beach recreation activities will be stored at other City recreation facilities and transported to the site during specific program operations.

Demolition: Four months will be required for demolition of building elements and landscaping. The extended time is needed to protect in place or remove historic elements that will be restored. The landscape plan requires removal and boxing of several trees that will be transplanted after the complete of final grading. Demolition will be timed to avoid the bird nesting season. All materials will be removed from the site on a daily basis. No demolition materials will be stored on the beach.

Construction Staging/Storage: Three plan sheets delineate the Project's plans for construction staging and storage (G.110, G.111, and G.112). The Contractor Staging Plan was developed with the help of Schipper Construction. Construction parking for this size project would require at least 20 parking spaces, assuming carpooling is enforced.

In the West Lot, construction fencing with screening fabric will define a construction yard currently used to park 42 vehicles. Two gates will be installed to allow construction traffic to circulate without backing up. This area will house 35 boxed trees, 10 construction parking spaces; a concrete washout bin, two portable toilets, and a hand wash station. Once the boxed trees are transplanted, the fenced area will be reduced by ~50%, to provide ~20 more beach parking spaces.

The East Lot will be fenced west of the entrance. This area is currently used to park 52 vehicles. The fenced area will be used to store the construction job trailers, the trash and recycle roll-off bins, the construction washout bin, two portable toilets, a hand wash station, multiple construction storage bins, and approximately 11 parking spaces. The existing playground will remain open and will be fenced with an 8 foot tall solid fence to reduce noise. An accessible walkway will be provided from the eastern side of the East Lot. The eastern side of the lot will still provide 26 open parking spaces during construction.

On street parking in front of the building will be closed during construction. Fencing will be placed at the curb to secure the sidewalk area of work. The bus stop to the west of the building will continue to provide service since the sidewalk will remain open in this location.

Construction Access:

Vehicle access will be taken from the East and West Lots. The traffic light at the east entrance makes it more feasible for large trucks to enter the site to make deliveries, pick up trash bins, and haul away export soil. The West Lot will be able to accommodate deliveries from smaller trucks able to make the U-turn in the parking lot.

Pedestrian Access:

Pedestrian access will be modified during construction. Currently, the sidewalk terminates in front of the building with no access east to the Niños Drive intersection. Three hundred lineal feet of sidewalk will be closed during construction. Sidewalk detour signs will be posted, rerouting pedestrians to the sidewalk on the northern side of Cabrillo Blvd. Signaled crosswalks located at the Niños Drive and Milpas Street intersections provide a safe path.

Construction Workers and Equipment:

- Demolition Phase: The number of construction workers will vary from about 12 to 30 people. During this phase of the project, the following equipment is anticipated: saw cutters for concrete, jack hammers, scissor lifts, cherry picker lifts, back hoes for trenching, tractors, roll off boxes, dump trucks for soils export, water trucks for dust control, cranes to remove trees, conveyor systems to remove roof tiles, grading excavation and earth moving equipment, and shoring equipment.
- Construction Phase: The need for construction workers will vary during this phase from about 12 to 40 people. During construction, the following equipment is anticipated: concrete trucks and concrete pumpers, concrete finishing machines -rotary, material delivery trucks, flat beds, tractor/trailers, specific sub contractor trucks and job boxes, roofers plasterers plumbing mechanical electrical landscape, surveyor equipment, painter equipment, scaffolding, spray equipment, storage containers, lifts, cranes to install mechanical equipment and trees, grading equipment and compactors, tile cutter saws, plaster mixers, asphalt pavers, roofing kettles, welders, generators, compressors, skill saws, pipe cutters, chop saws, and shot pin devices.

Basic Project Submittal Questions

- i. The Project will include a complete review of all existing lighting, along with new lighting. See the sections above labeled Exterior Lighting.
- ii. Regarding the creation of smoke or odors, there is an existing restaurant on the first floor that will be renovated with improved equipment used for controlling exhaust. The second floor will continue to operate a warming kitchen for events.
- iii. The Project site and facilities will continue used in the same manner and therefore no new noise sources are predicted.
- iv. No question asked.
- v. A Geotechnical report has been prepared for the Project. Please see the above section labeled Geotechnical Report and Liquefaction Study for additional information.
- vi. Resource and constraint studies have been gathered for the project. Please see the section above labeled Technical Reports.
- vii. The Recreational trail named the Beachway is across the street from the building. There is also a high pressure gas line running through the East Parking Lot.
- viii. The area of disturbance from construction and staging is located 200 feet away from Sycamore Creek and 0-20 feet from East Beach. The Biological Resources Report addresses the proximity to both resources.
- ix. Sewer services are provided by the City of Santa Barbara.
- x. Water services are provided by the City of Santa Barbara.

DESIGN REVIEW:

The Historic Landmarks Commission (HLC) provided conceptual review of the proposed exterior renovations at four separate public meetings from August to October 2014. On September 10th, the HLC accepted the HSSR for the Project. At the October 22nd meeting, the HLC recommended the Project be forwarded to the Planning Commission with positive comments. Additionally, the Archeological Resources Phase I Report was accepted by HLC on December 17, 2014. The HSSR and Archeological Report are on file with the Planning Division. The Department will be seeking further HLC concept review on other project design considerations, including building paint colors, signage, security gate design and site lighting. Any future amendments to the HSSR to address HLC comments, as well as other design considerations, will be submitted for review and approval prior to permit issuance.

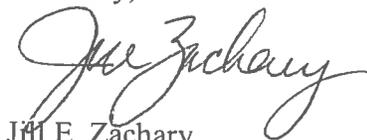
ADDITIONAL REVIEWS AND OTHER PERTINENT INFORMATION:

The Department conducted the Project's first community open house on September 3, 2014. With over 100 people in attendance, the open house included a presentation of the building's history, renovation objectives, and conceptual interior renovation plans. Additional community outreach events will be scheduled as the Project develops. The City Council received a status report on the Project on November 4, 2014. The Parks and Recreation Commission also received the most recent status report on the Project on November 19, 2015. In April or May 2015, the Department will be scheduling a meeting with California Coastal Commission staff to review the Project and discuss the recommendations of the Coastal Hazards/Sea Level Rise Vulnerability Assessment.

Overall, the Department believes that the proposed Project is consistent with the City's General Plan, Local Coastal Program, and Climate Action Plan and meets City standards for development. The Project has been developed with significant consideration of the historic value of the facility to the community and its critical role for public recreation and coastal access. Although sea level rise is a significant consideration, the proposed Project is feasible with a number of soft adaptation measures. Renovation of the building will ensure that the City and the Parks and Recreation Department can continue to provide cost effective and free public recreation programs. The Department looks forward to the Planning Commission's favorable consideration of the Project.

Please contact me at jzachary@santabarbaraca.gov or Justin Van Mullem at jvanmullem@santabarbaraca.gov, if you have any questions.

Sincerely,



Jill E. Zachary

Assistant Parks and Recreation Director

cc: Nancy L. Rapp, Parks and Recreation Director
Justin Van Mullem, Associate Planner

Exhibits:

- A. Applicant's Response to PRT Letter
- B. Arborist Report
- C. Archaeology Resources Phase I Report
- D. Biology Resources Report
- E. Coastal Hazards and Sea Level Rise Assessment
- F. Geotechnical and Liquefaction Report
- G. Historic Structures and Site Report (HSSR)
- H. Storm Water Management Plan (SWMP) and Percolation Testing Report

Motion: To accept the report as presented clarifying that this is the first step in the process, and the report accurately describes the potential for encountering/not encountering archaeological resources on the site.

Action: La Voie/Drury, 5/3/0. (Murray/Orias/Sharpe. Shallenberger absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT

2. **1118 E CABRILLO BLVD** P-R/SD-3 Zone

(1:50) Assessor's Parcel Number: 017-353-001
 Application Number: MST2014-00248
 Owner: City of Santa Barbara
 Applicant: Jill Zachary and Justin Van Mullem
 Architect: KBZ Architects, Inc.
 Landscape Architect: Earthform Design

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

Actual time: 2:04 p.m.

Present: Jill Zachary, Assistant Parks & Recreation Director
 Joe Wilcox and Mark McFarlin, Architects
 Sam Maphis, Landscape Architect
 Alexandra Cole, Historical Consultant
 Allison De Busk, Project Planner, Planning Division

Public comment opened at 2:40 p.m.

Joe Howell, Attorney representing Francisco Aguilera (owner of the East Beach Grill), spoke in support of the project and gave a history of his client's business on the site.

Kellam de Forest, local resident, appreciates the return to the original design; questioned whether the building would qualify for landmark designation, the building's style inspiration, and where the ocean was in 1926 when the building was completed. (Staff responded that it could probably be elevated to landmark status once the renovation is completed. The preparer of the Historic Structures Report responded that there was no immediate evidence of the building's inspiration. In photographs, it appears that the ocean was at the same level as it is now.)

Dave Jones, local resident, commented on parking lot landscaping requirements, flood control design elements, and matching of the original design thereby removing the second floor terrace addition that is not compatible, in his opinion, with the Spanish Colonial Revival style of the building. He also submitted a letter to the HLC via email that was acknowledged by the Commission.

Public comment closed at 2:49 p.m.

a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)

Staff comments: Nicole Hernández, Urban Historian, stated that this project involves the rehabilitation of the Cabrillo Pavilion to enhance public access including the restoration of deteriorated and/or missing historic character defining elements like the balcony railing, doors and windows. Staff agrees with the Report that the project meets the Secretary of the Interior's Standards for Rehabilitation and will not have a negative impact on the resource, meeting the CEQA Guidelines.

(Additional staff notes: The building was designated a City Structure of Merit in 1991 for meeting criteria a, b, c, d, and e. The building is Eligible for listing on the California Register of Historic Places and National Register of Historic Places under criterion A and C. The building is also considered a contributing building to the East Cabrillo Blvd. Parkway Historic District.)

The Commission made the following comments on the historic structures report:

1. On page 4 of the historic structures report (Item J), expand on the security gates discussion to determine whether they should remain or if it would be acceptable to remove/replace.
2. On pages 5 (Item 8), reconcile Plates 33, 34, 35, 37, and 38 as part of the discussion on the windows.
3. On page 10, provide clarification on whether the addition was done in 1942 since on page 16 it says it was built in 1947.
4. Provide further information with respect to whether the removal of the enclosed terrace would negatively impact the ability of the structure to express its prime period of interpretation.

Motion: Continued two weeks to allow the report preparer to revise the report, taking into consideration the Commission's comments.

Action: La Voie/Winick, 8/0/0. (Shallanberger absent.) Motion carried.

b. Project Concept Review (Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

Ms. Zachary gave the Staff presentation, and emphasized the building's history, alterations that occurred to meet changing needs, and the role it has played in the City's community and cultural development. She also reviewed current challenges, structural failings that call for significant updates, and renovation objectives.

The Commission made the following comments on the project's concept:

5. The proposed project is supportable in that it will enhance the site as the "crown jewel" of East Cabrillo Blvd.
6. The proposed extension of the dining area before approaching the stairs is supportable.
7. Provide a landscape plan for the parking lot to bring it into compliance with current City standards and to allow a break-up of the asphalt.
8. Show where adequate bicycle parking will be located.
9. It is no longer a concern to have the applicant consider a different relocation area for the Senegal date palms (that are currently located on the south side of the building) as they were not historically located where they are now and having the south side uninterrupted looks quite nice.
10. If considering solar panels, ensure appropriate screening.
11. The vegetation on the south elevation of the pavilion is not necessary.
12. The view from the building looking out to sea should be left uncluttered.
13. Restudy the condensing units and enclosure.
14. The enclosed terrace should be removed or, if it needs to be enclosed, it should be more sympathetic to the architectural style of the building.

**** THE COMMISSION RECESSED FROM 3:32 PM TO 3:38 PM ****

CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT**4. 1118 E CABRILLO BLVD**

P-R/SD-3 Zone

(2:00) Assessor's Parcel Number: 017-353-001
 Application Number: MST2014-00248
 Owner: City of Santa Barbara
 Applicants: Jill Zachary and Justin Van Mullem
 Architect: Kruger Bensen Ziemer, Inc.

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), removal of approximately 16 trees, relocating approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

Actual time: 2:15 p.m.

Present: Jill Zachary, Assistant Parks & Recreation Director
 Joe Wilcox and Mark McFarlin, Architects, KBZ Architects
 Allison De Busk, Project Planner, Planning Division

a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)

Staff comment: Nicole Hernández, Urban Historian, stated that the report was continued from the previous meeting and the requested amendments have been made.

Public comment opened at 3:03 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

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

Additional individual comments:

- Future addendums should include the result of paint scraping to reveal the original color of the handrail recesses on the second story enclosure and columns below it.
- Appreciation was expressed for the thoroughness of the report.

b. Project Concept Review (Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed by HLC on August 27, 2014.)

Public comment opened at 2:29 p.m. and reopened at 2:58 p.m.

Kellam de Forest, local resident, commented that the enclosed terrace arches are problematic and requested that photographs of the original façade be provided. He made design suggestions. [Staff provided a photograph found in the Historic Structures Report.]

Chair Suding acknowledged receipt of a letter from Hattie Beresford expressing concerns regarding plans for the north elevation, adjustments to the entrance on the north, the stoa, downstairs lobby area, and fenestration and doors.

Public comment closed at 2:31 p.m. and reclosed at 3:00 p.m.

Motion: Continued four weeks with comments for the second floor enclosure:

1. The proposed location for the mechanical space is acceptable.
2. The section studies and renderings on the condensing unit enclosure are appreciated.
3. A partial enclosure of the terrace to retain its current functions and square footage is supportable. However, the design as proposed is not acceptable, and it needs to be either distinct or more compatible to the style of the building.
4. The design solution that restores the ends to their original configuration is acceptable.
5. The articulation of the windows in the terrace enclosure should have a more vertical and classical design/proportion.
6. The proposed treatment of the divisions should have a more traditional design.
7. The new wall being engaged with the rail, so that there is no gap, is supportable as long as the material differentiation provides a setback.

Action: La Voie/Mahan, 9/0/0. Motion carried.

Additional individual comments:

- Tempered glass is preferred for the railings.
- Provide a landscape plan.
- Consider additional bicycle parking.

**** THE COMMISSION RECESSED FROM 3:10 PM TO 3:17 PM ****

CONCEPT REVIEW – CONTINUED (Referred from the Consent Agenda)

5. 713 SANTA BARBARA ST

C-2 Zone

(2:40) Assessor's Parcel Number: 031-081-007
 Application Number: MST2014-00390
 Owner: Santa Barbara Historical Society
 Architect: Richard Redmond

(Proposal to reconstruct a 35 square foot board and batten storage room addition, as per historic photograph, located on the southwest corner of the existing Historic Adobe (originally constructed in 1825). Other alterations to the existing Historic Adobe include adding a new solid iron picket grill on an existing window on the east elevation (the proposed grill is to match those on the adjacent historic adobe), removal of a door and add a new door on the west elevation, add new site steps at the north elevation entry, and adding a new exterior A/C compressor unit. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

(Concept Review. The project was referred from Consent level review on August 27, 2014.)

Actual time: 3:17 p.m.

Present: Richard Redmond, Architect

Motion: Continued two weeks to the Consent Agenda with comments:

1. Provide variation in the roof tile and a color blend.
2. Provide a sample of the tile. It should be identified on the plans as a cap and pan terracotta tile.
3. Show the terracotta tile with grouting at the ridge and grouted bird stops at the eaves.
4. Provide detail of pilaster capital.
5. Provide details of door and window seal and head jam. Detail 9 as indicated in the drawings does not look like an historic application.
6. In the construction drawings, notes should read "doors and frames to be replicated," not just "doors."
7. Make sure the photographic evidence matches what is proposed to be replicated, including Detail 4 (historic eave).
8. In Detail 15 (weep screed), the plaster needs to be shown going into the ground as required.

Action: Shallenberger/Winick, 5/0/0. (Drury/Mahan/Murray/Sharpe absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 2:38 P.M. TO 2:51 P.M. ****

CONCEPT REVIEW - CONTINUED**6 1118 E CABRILLO BLVD**

P-R/SD-3 Zone

(2:40)

Assessor's Parcel Number: 017-353-001
 Application Number: MST2014-00248
 Owner: City of Santa Barbara
 Applicants: Jill Zachary and Justin Van Mullem
 Architect: Kruger Bensen Ziemer, Inc.

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), removal of approximately 16 trees, relocating approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

(Third Concept Review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed on September 10, 2014.)

Actual time: 2:51 p.m.

Present: Jill Zachary, Assistant Parks & Recreation Director
 Joe Wilcox and Mark McFarlin, Architects, KBZ Architects
 Sam Maphis, Landscape Architect, Earthform Design
 Allison De Busk, Project Planner, Planning Division

Public comment opened at 2:57 p.m. regarding landscaping.

Kellam de Forest, local resident, commented the landscape should not be completely “planted out”, causing it to compete with the building, and that the proposed landscaping is too much. He showed a photograph from 1940 to illustrate that the landscaping should not hide the building.

Public comment closed at 2:58 p.m.

Public comment opened at 3:12 p.m. regarding architectural design.

Kellam de Forest, local resident, questioned whether the architecture on the north side on the Cabrillo Blvd. side is being considered. He expressed concern for the loss of the arches that were part of the original design. He expressed appreciation that the symmetry is being retained. [It was clarified that the building’s south side terrace is the focus of the applicants’ presentation during this review.]

Public comment closed at 3:13 p.m.

Motion: Continued four weeks with comments:

Landscaping:

1. The number of trees proposed to be removed is problematic and of concern. Provide equal number of trees for replacement and of equal aesthetic/biomass value. Replacement trees could be located in the parking lot or along Cabrillo Blvd. Because most of the Palm trees along Cabrillo Blvd. are mature, a new generation of trees may be appropriate.
2. The Commission looks forward to seeing how the applicant will meet the City’s Landscape Design Standards for the parking lot.

Architecture of Terrace:

3. The concept of the proposal is supportable and the additional studies performed by the applicant are appreciated.
4. The hip roof solution at the ends of the roof terrace structure is an improvement and acceptable.
5. Exposure of the pre-existing windows is greatly appreciated.
6. Study extending the eave to protect the windows.
7. Consider larger rafter tails expressed at the columns.
8. Consider integrating the window sills with the existing railing.
9. If plaster columns are the solution, they need more detailing. The upper corners of the terrace structure are problematic where the window meets the stucco. The plaster appears too thin.
10. Plain pilasters are not acceptable on the building or within El Pueblo Viejo Landmark District. A wood material would be preferred with appropriate articulation and traditional detailing and in an appropriate color (not quite as dark as shown in one of the studies).

First Floor Columns:

11. The first floor columns color should be restored to the original/historic (darker) color.

Action: Winick/La Voie, 5/0/0. (Drury/Mahan/Murray/Sharpe absent.) Motion carried.

Additional individual comment:

- Consider a bicycle corral such as the one recently installed at the 100 Block of E. Cañón Perdido Street.

CONCEPT REVIEW - CONTINUED**5. 1118 E CABRILLO BLVD**

P-R/SD-3 Zone

(2:50) Assessor's Parcel Number: 017-353-001
 Application Number: MST2014-00248
 Owner: City of Santa Barbara
 Applicant: Jill Zachary
 Architect: Kruger Bensen Ziemer, Inc.

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes façade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), removal of approximately 16 trees, relocating approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

(Fourth Concept Review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed on September 24, 2014.)

Time: 2:59 p.m.

Present: Jill Zachary, Assistant Parks & Recreation Director
 Joe Wilcox and Mark McFarlin, Architects, KBZ Architects
 Allison De Busk, Project Planner, Planning Division

Public comment opened at 3:30 p.m.

Kellam de Forest, local resident, expressed appreciation for the rehabilitation of the original 1926 design of the building. He expressed concern with the front entrance on Cabrillo Blvd. and the need to balance the ADA ramp with retaining the building's symmetry. He also requested that the original light fixtures be retained.

Public comment closed at 3:23 p.m.

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

1. The proposed ironwork is appropriate to the architecture along with the hierarchy of the decoration.
2. The proposed replication and restoration of as many of the historic light fixtures as possible is much appreciated.
3. The recessed light fixtures for the stairways do not go with the style of the building. Perhaps smaller LED light fixtures would be acceptable as they would be less noticeable. Look to the San Ysidro Ranch wall wash step lights for inspiration.
4. Provide photometrics to better assess the need for the proposed amount of lighting on the site.
5. The north elevation symmetry would be more sympathetic to the architecture if it was simplified.

6. The proposed terrace enclosure is a good solution, although a wood enclosure would have been preferred.
7. The chamfer on the terrace enclosure should be greater than the proposed ¾-inch and increased to as much as two inches.
8. Study the glass line of the second floor column to be pulled back to express the true depth of the column (instead of placement in the middle of the columns as proposed).
9. The columns should be restored to the historic/original color, and the pilasters should be a lighter color.
10. Address the problem of seagulls sitting on the terrace handrail.
11. **The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:**
 - a. **Compliance:** The project's design complies with all City regulations and is consistent with design guidelines.
 - b. **Compatibility:** The project's design is compatible with the architectural character of the City and neighborhood within El Pueblo Viejo Landmark District.
 - c. **Appropriateness:** The project's size, bulk, height and scale are appropriate for the building and neighborhood.
 - d. **Sensitivity:** The project's design is sensitive to this historic resource and the historic nature of the boulevard.
 - e. **Public views:** The proposed design does not block established public views of the mountains or ocean.
 - f. **Open Space/Landscaping:** The proposed design provides a generous amount of landscaping and open space.

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

Additional individual Commission comments:

- Provide a graphics file copy of the original drawings to be added to the City's landmark standards for light fixtures.

**** THE COMMISSION RECESSED FROM 3:44 P.M. TO 3:50 P.M. ****

APPLICABLE LOCAL COASTAL PLAN AND COASTAL ACT POLICIES
1118 E. Cabrillo Blvd.

APPLICABLE LOCAL COASTAL PLAN POLICIES

GENERAL POLICIES

Policy 1.1 The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Policy 1.2 Where policies within the land use plan overlap, the policy which is the most protective of the resources, i.e. water, air, etc. shall take precedence.

Policy 1.3 Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City's existing General Plan or existing regulations, the policies of the land use plan take precedence.

ACCESS POLICIES

Policy 2.4 New development projects shall provide vertical access to the shoreline consistent with stipulations set forth in Section 30212 of the Coastal Act.

Policy 2.5 Vista points shall be provided and maintained in areas where such use by the public has been established.

RECREATION POLICIES

Policy 3.3 New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.

Policy 3.4 New development in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation.

VISITOR SERVING USES POLICIES

Policy 4.3 Public amenities which provide unique lower cost visitor-serving experiences, such as the Arts and Crafts Show, channel and boat viewing at the Harbor, and any other special uses shall be protected and encouraged.

Policy 4.4 New hotel/motel development within the coastal zone shall, where feasible, provide

a range of rooms and room prices in order to serve all income ranges. Likewise, lower cost restaurants, or restaurants which provide a wide range of prices, are encouraged.

WATER AND MARINE ENVIRONMENTS POLICIES

General Biotic Resources

Policy 6.1 The city, through ordinance, resolutions, and development controls, shall protect, preserve, and, where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC Section 30240.

Policy 6.3 Seawalls, revetments and bulkheads shall not be permitted unless the City has determined that they are necessary to, and will accomplish the intent of protecting existing principal structures, and that there are not less environmentally or aesthetically damaging alternatives such as relocation of structures, sand augmentation, groins, drainage improvements, etc. Determinations permitting such structures shall be based upon the findings and recommendations of geology, soils and engineering reports prepared by licensed and registered professionals in those fields.

Policy 6.4 Where permitted, such structures as seawalls, revetments and bulkheads, shall minimize, to the degree possible, alterations of the natural landform.

Policy 6.5 Seawalls, revetments, bulkheads and all other permitted structures shall not encroach upon any beach area to a degree which impedes lateral access along the beach at any tide condition.

Policy 6.6 Revetments, seawalls, bulkheads, groins, pipelines, outfalls and other necessary permitted construction shall be designed to eliminate or mitigate to the maximum extent adverse impacts on local shoreline sand supply.

Policy 6.7 To avoid the need for future protective devices that could impact sand movement and supply, no permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers and restrooms.

Creek Environments

Policy 6.8 The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

Policy 6.9 The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

VISUAL QUALITY POLICIES

Policy 9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;
- (4) Developing a system to evaluate view impairment of new development in the review process.

Policy 9.3 All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

Policy 9.5 All parking facilities shall be screened from public view in a method suggested in the City's Scenic Highways Element of the General Plan.

PUBLIC SERVICES POLICIES

Policy 11.5 All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.

Policy 11.6 The City shall locate and develop new public and private parking in larger, multi-use facilities wherever feasible in order to minimize street access points, reduce peak parking space requirements, and improve facility control.

Policy 11.14 The City shall implement the Bikeway Master Plan in the waterfront area in order to encourage the use of the bicycle as an alternative mode of transportation.

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

LAND USE POLICIES

Policy 12.2 New developments within the City's Waterfront Area shall be evaluated as to a project's impact upon the area's:

- (1) Openness;
- (2) Lack of Congestion;
- (3) Naturalness; and
- (4) Rhythm.

APPLICABLE COASTAL ACT POLICIES

Public Access

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

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

30212. (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.

(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

30212.5. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

30214. (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Recreation

30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222.5. Oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with

this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Marine Environment

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Land Resources

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Development

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

30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the

development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

30253. New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.