PLANNING COMMISSION  
STAFF REPORT

REPORT DATE: December 1, 2016
AGENDA DATE: December 8, 2016
PROJECT ADDRESS: 800 E. Cabrillo Boulevard (MST2016-00144)
Cabrillo Ball Park Renovation Project

TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4550
Beatriz Gularte, Senior Planner
Jessica W. Grant, Project Planner

I. PROJECT DESCRIPTION
The Cabrillo Ball Park Renovation Project (Project) includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Approximately nine (9) trees will be removed and 12 new trees installed. The primary objectives of the Project are to maintain and enhance the function of the park as a waterfront ball field, enhance active recreation opportunities, promote and maintain park safety, improve pedestrian access and accessibility, enhance park entries, open views to the park, upgrade park infrastructure, and enhance park aesthetics.

The five acre Cabrillo Ball Park is located at the intersections of Milpas Street, Cabrillo Boulevard and Calle Puerto Vallarta in the City’s East Beach Neighborhood. The park currently serves both adult and youth recreational and competitive sport programs as well as unscheduled drop-in use activities such as soccer, softball, and ultimate frisbee. The Cabrillo Ball Park has a park category of Sports Facility per City Council Resolution 97-140.

II. REQUIRED APPLICATIONS
The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City’s Coastal Zone (SBMC §28.44.060).

APPLICATION DEEMED COMPLETE: November 1, 2016
DATE ACTION REQUIRED: December 31, 2016

III. RECOMMENDATION
If approved as proposed, the project would conform to the City’s Zoning and Building Ordinances and policies of the Local Coastal Plan. 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.
Figure 1: Vicinity Map
IV. BACKGROUND/DETAILED PROJECT DESCRIPTION

The City acquired the park in the 1920s and the park has been operated as a ball field ever since except during World War II, where it was used by the United States Armed Forces for housing, training, and recreation. Today the park includes a ball field, portable bleachers, restroom facilities, a concrete perimeter sidewalk, trees and landscaping, and the Herbert Bayer Chromatic Gate.

In fall 2010, the Parks and Recreation Department (Department) developed a comprehensive proposal to renovate Cabrillo Ball Park for the Fiscal Year (FY) 2012-2017 Capital Improvement Program. From 2011 to 2013, the City completed a number of needed improvements. These included the installation of a six-foot high chain link fence around the restrooms and bleachers in January 2011, replacement of the restroom roof in 2012, and construction of field storm drainage improvements and replacement of the ball field pole lights in 2013. Also in 2013, the County Arts Commission oversaw repairs and repainting of the Chromatic Gate, the Parks Division replaced the landscaping around the sculpture, and the Public Works Department replaced the sculpture lighting. In FY 2014 the City Council allocated $338,000 for the renovation Project. The Council subsequently allocated an additional $375,000 toward the Project during adoption of the FY 2015 budget. The current funding of $713,000 enables the Department to proceed with developing other improvements to enhance the park and expand recreational use.

The Project has undergone extensive public review and consideration by the Parks and Recreation Commission (PRC), Neighborhood Advisory Council (NAC), City Council (Council) and the Historic Landmarks Commission (HLC) (Exhibit D: Council/Committee Minutes). The Department also engaged stakeholders in two separate meetings. The Parks and Recreation Commission reviewed the project plans on three separate occasions including January 28, 2015, October 28, 2015, and December 16, 2015. Generally there is considerable support for the overall site improvements, ball field upgrades and enhancements of active recreation. Although the PRC, NAC, and Council supported the inclusion of a basketball court, it is not being pursued at this time due to funding constraints and has been removed from the Project description.

The Project includes the following improvements to enhance park recreation and aesthetics and increase safety (Exhibits B and C – Project Plans and Applicant Letter):

**Ball Field:** Ball field improvements include striping the outfield boundary to separate the active ball field from other park uses while keeping the area unfenced and open to promote drop-in use. Fencing around the restrooms, bleachers and back stop will be relocated and redesigned to reduce the area, improve access, circulation and aesthetics. Warm-up areas for pitching and throwing will be expanded by removing existing fencing.

**Park Circulation:** The circulation improvement will establish a comfortable eight foot wide walking path around the park. In addition to a wider sidewalk along Calle Puerto Vallarta, a parkway extension is proposed at the Milpas Street and Calle Puerto Vallarta corner, and interior pathway connections are proposed at the corners of Cabrillo Boulevard and Calle Puerto Vallarta and Cabrillo Boulevard and Milpas Street.
Park Entrances: At Cabrillo Boulevard and Milpas Street, the design objective is to develop an open and inviting entrance, and create a connection to Chase Palm Park. A circular plaza and wide entry path will address the corner with enhanced paving. A grouping of mature palm trees will be planted to create a formal backdrop and one palm with a whimsically bent trunk will create a focal point. A fitness station will be located behind the palm grouping to keep the corner active.

At Milpas Street and Calle Puerto Vallarta, circulation would be improved through redesign of the security fence and enhancing the corner planter. By relocating the fencing away from the restroom entrances, paving can be replaced with planter area allowing for a 12 foot wide sidewalk rounding the corner. Furthermore, the large park sign will be relocated up against the building to increase corner visibility for walkers. Two groupings of small palm trees will help anchor the corner.

Landscaping and Trees: There are twelve new trees shown on the conceptual plan and nine proposed for removal. The trees proposed for removal include six stunted street trees along Calle Puerto Vallarta, one unhealthy eucalyptus, a pine and a Canary Island palm. The proposed landscape design will 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.

Grading: The preliminary grading plan dated September 30, 2016, indicates 300 cubic yards (c.y.) of cut, 750 c.y. of fill, and 450 c.y. of import. The primary need for grading is to facilitate drainage and ball field leveling. Minor grading will be required to improve accessibility.

Storm Water Management Plan: Existing on-site impervious concrete is 7,222 sq. ft. and the proposed on-site impervious concrete will be 12,757 sq. ft. after the project is completed. The plans will be designed to meet City of Santa Barbara Storm Water Management Plan (SWMP) Tier 3 requirements. This includes construction of storm water Best Management Practices (BMPs) on site 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.

Exterior Lighting: The objectives of exterior site lighting improvements are to provide efficient and effective site lighting. The proposed lighting would improve access and promote site security. The current on site lighting consists of two pole lights that are directly across the street from the Fess Parker hotel driveway and six 65 foot tall field lights used to illuminate the field. Additional light fixture locations are proposed to adequately illuminate major on-site circulation paths. Four to six pedestrian scale pole lights are proposed and glare would be minimized by directing light downwards to meet dark sky requirements in the City’s Outdoor Lighting Ordinance. The site would be lit for security purposes and reduced light levels would be programmed into the control system using an “after-hours” security setting. Several under-lit areas remain on site and no additional field lighting is proposed.

Enhanced Recreation: Several fitness stations are proposed for all abilities and grouped to promote social interaction, two open lawn areas can be used for casual drop-in use or specific fitness training, bike parking will be provided and small planters to help define areas. An informal child play area, such as lawn mounds, will support the primary focus of adult fitness and use by families. The natural
lawn mounds are smaller in scale than a formal playground and will focus on entertaining small children while parents workout.

**Construction:** During the demolition phase, the number of construction workers will vary from about six to twelve people and is expected to last approximately 2 weeks. During the construction phase, the need for construction workers will vary from about six to 20 people and is expected to last approximately three and a half months. Construction parking will be accommodated on-site.

V. **SITE INFORMATION AND PROJECT STATISTICS**

A. **SITE INFORMATION**

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<thead>
<tr>
<th>Applicant:</th>
<th>City of Santa Barbara Parks and Recreation Department</th>
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<tr>
<td>Property Owner:</td>
<td>City of Santa Barbara</td>
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<td><strong>Site Information</strong></td>
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<td>Parcel Number: APN: 017-311-001</td>
<td>Lot Area: 4.4 acres</td>
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<td><strong>General Plan:</strong> Park/Open Space</td>
<td><strong>Zoning:</strong> PR (Parks &amp; Recreation)/S-D-3 (Coastal Overlay Zone)</td>
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<td><strong>Local Coastal Plan:</strong> Recreation/Open Space</td>
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<td><strong>Existing Use:</strong> City Park: Active Recreation and Ball Field</td>
<td><strong>Topography:</strong> Flat</td>
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<td><strong>Adjacent Land Uses</strong></td>
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<td>North: C-2/S-D-3, grocery market</td>
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<td>East: HRC-1/S-D-3; Hotel and Residential</td>
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<td>South: PR/S-D-3; park and beach</td>
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<td>West: HRC-1/S-D-3; Hotel</td>
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VI. **POLICY AND ZONING CONSISTENCY ANALYSIS**

A. **ZONING ORDINANCE CONSISTENCY**

The Project is located in the Park and Recreation (PR) Zone and has a park category of Sports Facility. Its current use and proposed expanded uses are permitted uses in this zone and park category. There are four development standards required in the PR Zone, which include: Setbacks, Lighting, Location of Play Areas, and Parking Requirements.

**Setbacks:** The property abuts all commercially zoned properties, which requires a ten foot front setback along the perimeter of the park. All proposed improvements, such as the outdoor fitness equipment, pedestrian lights, and bicycle racks observe the setback requirement.

**Lighting:** There is a requirement for exterior lighting to not cast light or glare onto adjacent properties. The proposed lights are City standard and approved Dome Street Lights, which project light downwards.
Location of Play Areas: Outdoor playgrounds and informal ball fields and courts shall be located in a manner that is compatible with the character of the surrounding area and that minimizes significant detrimental noise impacts to adjacent properties while promoting visibility and safety. The Project's improved uses of the perimeter walking track, outdoor fitness equipment, and informal child play areas, are located along the perimeter of the park, yet buffered enough from the adjacent roadways. The proposed outdoor fitness and play areas would not create any significant detrimental noise impacts to adjacent properties and are of sufficient distance from any hotel rooms and residential properties.

Parking Requirements: Unless provided in SBMC Section 28.90.100.J, parking requirements within the Park and Recreation Zone shall be determined by the City Transportation and Parking Manager in consultation with the Community Development Director. There are no specific parking requirements for a ball field, walking track, or for outdoor fitness stations.

There is no parking on site or designated off-site parking specifically for this property. However, two public parking lots are adjacent to the site. The East Beach west parking lot provides 115 park-and-pay parking. The second public lot is located west of the Milpas Street and Calle Puerto Vallarta corner and provides 16 parking spaces.

There is on-street parallel parking on all surrounding streets. Calle Puerto Vallarta has unrestricted parking on both sides of the street and Milpas Street has unrestricted parking abutting the park. Cabrillo Boulevard has 90 minute parking across the street on the ocean side.

Bicycle parking currently does not exist on site. The proposed design will add bicycle parking by the new ball field gate and close to the new fitness equipment. There will be 16 new bike parking spaces on-site.

The improvements to the park are not anticipated to increase vehicular trips. Most users using the fitness equipment and walking track are anticipated to arrive by foot or bicycle. Users are anticipated to drive when their primary destination is the ball field and the proposed uses are ancillary to their trip.

Given the above development standards, the Project is consistent with the Zoning Ordinance. Besides compliance with development standards, the Planning Commission is also required to make the following findings in the PR Zone as outlined in SBMC Section 28.37.025.

1. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors;
2. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood;
3. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
4. That the intensity of park use is appropriate and compatible with the character of the neighborhood;
5. That the proposed park and recreation facilities are compatible with the scenic character of the City; and

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

Pursuant to SBMC Section 28.37.025, Staff supports that the proposed improvements are an appropriate improvement to park and users of the facility will benefit from upgraded accessible access to the park, new walking path, new fitness equipment and play areas, and additional safety lighting. Council, PRC, NAC and HLC have reviewed the Project and find that the continued use as a ball field and the expanded uses are compatible with the neighborhood. On October 19, 2016, the HLC continued the Project to the Planning Commission with positive comments and made the findings for the Project Compatibility Analysis criteria outlined in SBMC 22.22.145.B. and 22.68.045.B (Exhibit D).

B. LOCAL COASTAL PLAN CONSISTENCY

The Project is located in Component 6 of the City’s Local Coastal Plan. U.S. 101 marks the northerly border of this component, which extends from Punta Gorda to the City limit at the point where U.S. 101 and Cabrillo Boulevard meet.

The Cabrillo Ball Park occupies a triangular shaped parcel at the westernmost end of Component 6. East of Milpas Street, the primary use is visitor-related, with single family and multiple family dwellings scattered through the R-4, Motel-Multiple Residence zone area. Between Par La Mar and Ninos Drive is Dwight Murphy Field, a City park which is equipped with lighted baseball and soccer fields, children’s play area, picnic areas, and restrooms. The R-4 zoned area directly east of Sycamore Creek is fully developed in multiple family dwellings. Santa Barbara Zoo occupies 16 acres of what once had been a hilltop estate. The Andree Clark Bird Refuge, at the easterly end of Component 6, is a wild bird refuge. The easternmost end of this component is zoned HRC-2, Hotel and Related Commerce Zone.

The applicable coastal policies related to the Project are recreation and visual resource policies as outlined in Exhibit E. The recreation policies require additional off-street vehicular and bicycle parking to serve the present and future use of the park. As discussed in Section VI.A, there is sufficient vehicular parking in the surrounding area to meet the current and future demand and 16 new bike parking spaces will be provided on-site. The proposed exercise equipment to the park is not expected to increase the demand for parking.

The applicable visual resource policy relates to the protection of coastal views. The subject site is located across from the Pacific Ocean. The Project would not impede any coastal views and the Historic Landmarks Commission found the Project to be consistent with the Project Compatibility Analysis criteria outlined in SBMC 22.22.145.B. and 22.68.045.B.

There are applicable Coastal Act policies also related to public access, recreation and visual resources that are also included in Exhibit E. The Project brings the site’s public access points and walking path into compliance with the Americans with Disabilities Act. The Project also does not impede on access to and from the beach and it does not obstruct any views of the ocean.

Thus, the Project is consistent with the City’s Local Coastal Plan and California Coastal Act and Staff recommends approval of the Coastal Development Permit.
VII. ENVIRONMENTAL REVIEW

The Project qualifies for the following Categorical Exemptions under the California Environmental Quality Act: 15301-Existing Facilities, 15303-New Construction, and 15304-Minor Alterations to Land. Portions of the existing sidewalk would be widened and park access points modified to be in compliance with the Americans with Disabilities Act. This is considered a negligible expansion of the existing facility under 15301-Existing Facilities. The proposed utility extension for pedestrian lights to increase park safety is allowed under 15303-New Construction. The new walking path, landscaping and grading are considered Class 4 minor public alterations in the 15304-Minor Alternations to Land category.

VIII. DESIGN REVIEW

The Project was reviewed by the HLC on two separate occasions (Exhibit D). HLC provided conceptual review of the proposed plans on May 4, 2016. The Commission supported the revitalization of the park and were positive about the improvements in general. However, the Commissioners disagreed with the need for a homerun fence and did not support the basketball court. On October 19, 2016, the HLC continued the Project to the Planning Commission with positive comments and made the findings for the Project Compatibility Analysis criteria outlined in SBMC 22.22.145.B. and 22.68.045.B.

IX. FINDINGS

The Planning Commission finds the following:

A. PR ZONE FINDINGS (SBMC §28.37.025)

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

2. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood;

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

4. That the intensity of park use is appropriate and compatible with the character of the neighborhood;

5. That the proposed park and recreation facilities are compatible with the scenic character of the City; and

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

The Project is consistent with the PR Zone Findings because the improvements enhance the existing sports facility and are an appropriate improvement and compatible with the surrounding neighborhood.
B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The Project is consistent with the policies of the California Coastal Act because the Project involves safety upgrades to an existing public facility and the proposed improvements will enhance the public’s experience of the park. The Project will not obstruct any access or views to the beach, as described in Section VI 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 the project meets all of the development standards set forth in the PR zone, as described in Section VI of the Staff Report.

Exhibits:
A. Conditions of Approval
B. Project Plans
C. Applicant's letter, dated October 10, 2016
D. Council/Committee Minutes
E. Applicable Local Coastal Plan Policies
PLANNING COMMISSION CONDITIONS OF APPROVAL

800 E. CABRILLO BLVD.
COASTAL DEVELOPMENT PERMIT
DECEMBER 8, 2016

I. In consideration of the project approval granted by the Planning Commission for the Coastal Development Permit, 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. Record any required documents (see Recorded Conditions Agreement section).
   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.
      c. Issuance of the Public Works Permit is required prior to issuance of the Building Permit for the project.

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 December 8, 2016, is limited to improvements to the Cabrillo Ball Park as 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. **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.

   3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a

EXHIBIT 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 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.

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 Protection Measures. All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained, in accordance with the landscape plan’s tree protection notes.

2. Irrigation System. The irrigation system shall be designed and maintained with the most current technology to prevent a system failure.

3. Screened Backflow Device. The backflow devices for the irrigation system shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the HLC.

D. Requirements Prior to Permit Issuance. The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. Public Works Department.

   a. Calle Puerto Vallarta Public Improvements. The Owner shall submit Public Works plans for construction of improvements along the property frontage on Calle Puerto Vallarta. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 180 linear feet of sidewalk includes infill of existing tree wells, 1 - Super-delta access ramp at Milpas Street intersection, preserve and/or reset survey monuments, protect
existing contractor stamps, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction, storm drain stenciling and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

b. **Milpas Street Public Improvements.** The Owner shall submit Public Works plans for construction of improvements along the property frontage on Milpas Street. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 160 linear feet of sidewalk, 100 linear feet of 2” conduit to splice box in Parkway from the new access ramp at the Calle Puerto Vallarta intersection, 1 - Directional access ramp at Cabrillo Boulevard intersection (Gateway Plaza), preserve and/or reset survey monuments, protect existing contractor stamps, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction, storm drain stenciling and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

c. **Cabrillo Boulevard Public Improvements.** The Owner shall submit Public Works plans for construction of improvements along the property frontage on Cabrillo Boulevard. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: 20 linear feet of sidewalk, preserve and/or reset survey monuments, protect existing contractor stamps, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction, storm drain stenciling and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

d. **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.

2. **Community Development Department.**

a. **Drainage and Water Quality.** The project is required to comply with Tier Three (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 a hydrology report from the Storm Water BMP Guidance Manual for Post Construction Practices 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.

b. **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.

c. **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.

d. **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:

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<tr>
<th>Property Owner</th>
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<tr>
<td>Contractor</td>
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<td>Architect</td>
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<td>Engineer</td>
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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 Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:
New Year’s Day
Martin Luther King, Jr. Day
Presidents’ Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Following Thanksgiving Day
Christmas Day

January 1st*
3rd Monday in January
3rd Monday in February
Last Monday in May
July 4th*
1st Monday in September
4th Thursday in November
Friday following Thanksgiving Day
December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

2. Construction Storage/Staging. Construction vehicle/equipment/materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.

3. 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.

4. 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.

5. 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 nests(s).

6. 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. 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.

2. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City’s Agents") from any third party legal challenge to the City Council’s denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City’s Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City’s sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City’s Agents from independently defending any Claim. If the City or the City’s Agents decide to independently defend a Claim, the City and the City’s Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

II. **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.
EXISTING LANDSCAPE AND TREES

EXISTING STREETSCAPE

EXISTING BALL FIELD AMENITIES

NORTHERLY CORNER - MILPAS & CALLE PUERTO VALLARTA

EASTERNLY CORNER - MILPAS & CABRILLO

WESTERNLY CORNER - CABRILLO & CALLE PUERTO VALLARTA
SITE ANALYSIS NOTES

ON-SITE VIEWS FROM THE WATERFRONT

- VIEWS AVAILABLE TO THE NORTHWEST (TO THE S) OF THE OCEAN
- VIEWS AVAILABLE TO THE SOUTHEAST (TO THE N) OF THE MOUNTAINS

- VIEWS FROM EXTERIOR WALKWAYS SURROUNDING WEDDING PAVILION TOWARD S-W CORNER
- VIEWS FROM SECOND-LEVEL GUESTROOM PATIOS TOWARD S-W CORNER

SOUND OF OCEAN IS APPARENT IN ALL AREAS OF THE PARK.

INTERSECTIONS ARE NOISY, ESPECIALLY CORNER OF MILPAS AND CABRILLO BLVD.

SITE was visited at different times to evaluate the site throughout the day.

VEHICULAR CIRCULATION:
- PRIMARY ROUTES ARE ALONG MILPAS AND CABRILLO.
- LARGE AMOUNT OF BUS AND TRUCK CIRCULATION ALONG MILPAS.
- INTERSECTION AT MILPAS & CALLE PUERTO VALLARTA IS BUSY & CONFUSING.
- YIELD ON RIGHT TURN FROM MILPAS TO CABRILLO IS A POTENTIAL HAZARD.
- PRIMARY BIKE ACCESS IS AVAILABLE VIA THE ADJACENT SHARED-USE PATH.

PEDESTRIAN CIRCULATION:
- PRIMARY ROUTES ARE ALONG MILPAS AND CABRILLO.
-Heavy use of the Milpas side walk used often, connects adjacent neighborhood.

ACTIVITIES:
- Sit in Shade
- Yoga
- Running, Jogging
- Kicking Soccer Ball w/Kids
- Calisthenics using Bleachers
- Segway Tours along Cabrillo Blvd.
- Bike Circulation around perimeter
- SITTING IN SHADE

THE SERVICE PARK IS USED AT ALL TIMES OF DAY FOR VARIOUS ORGANIZED AND NON-ORGANIZED ACTIVITIES.

PERSONAL USE:
- Local Points of Interest: Dog Area, North Side of North Park, West Side of North Park, South Side of South Park, Headquarters, Children's Area, Commercial, Tennis, Etc.

ARCHITECTURAL DRAWING OF THE MOUNTAINS (TO THE N-E) AND THE OCEAN (TO THE SOUTH).
11.33

USED THESE MATERIALS.

CLIENT TOTAL TREES TO RELOCATE: ANY MATERIAL

03/15/16
CALLE PUERTO VALLARTA

PROTECT IN PLACE
#2-CANARY ISLAND PALM

#38-MONTERREY CYPRESS

#1-CANARY ISLAND PALM

#36-BROAD LEAF PAPER BARK TREE

HLC

REVISIONS

DOUBLETREE

PROTECT IN PLACE
#29-ALEPPO PINE

#26-MEXICAN FAN PALM

LIMIT OF WORK
106'-10"
SANTA BARBARA, CA 93103

CABRILLO BALL PARK

FESS

#21-CANARY ISLAND PALM*

#18-BROAD LEAF PAPER BARK TREE

#8-CHINESE FLAME TREE*

#9-CHINESE FLAME TREE*

#17-BROAD LEAF PAPER BARK TREE

BLUE SANDS

PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

THE difficulty is an electrical vault directly to the west of the date palm. Depending on where utilities run adjacent to
FOR DOCUMENTS RE-USE THE LANDSCAPE ARCHITECTURAL DOCUMENTS

THE LANDSCAPE ARCHITECTURAL DOCUMENTS

ARBORIST/BIOLOGIST APPROVED BY THE COUNTY OF SANTA BARBARA.

HISTORIC OR SPECIMEN TREES

The site is in a significant state of decline. The crown of the tree includes large dead sections with only 10% of the

This tree will continue to decline and will likely be a candidate for removal in the next five to ten years. If a plan

honeydew and causes premature leaf drop. The sticky honeydew, the resulting dark sooty mold growth and

species of eucalyptus and will only serve to further weaken the tree. This pest secretes copious amounts of

OUT DATE: June 19, 2015

TO THE AMBITIOUS FUTURE OF COMPLETE TREE PROTECTION WORKS OUT, THIS THE AMBITIOUS FUTURE OF COMPLETE TREE PROTECTION WORKS OUT, THIS

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INDEMNIFY, THE
NO DUST CONTROL SYSTEM FOR INFIELD EX. CONTROLLER SUBJECTED TO FREQUENT VANDALISM

NO HEAD-TO-HEAD COVERAGE; COVERAGE GAPS NOTED BY HEAD LAYOUT AND CONFIRMED BY BROWN SPOTS IN AERIAL PHOTO

POOR COVERAGE THIS AREA; OLD AND NEW SYSTEMS MERGED IN 1990’S DO NOT PROVIDE ADEQUATE COVERAGE IN THIS AREA

DRIP SYSTEMS NO LONGER FUNCTION WELL AND NEED FREQUENT REPAIRS.

EX. VALVES AND ORIGINAL PIPES INSTALLED IN 1972; SYSTEM HAS FREQUENT BREAKS AND REQUIRES FREQUENT SERVICING, PATCHING, AND TROUBLE-SHOOTING

PARKS DEPT. IRRIGATION REPRESENTATIVE CONFIRMS THAT COVERAGE IS POOR; APPROX. 55% EFFICIENCY, WELL BELOW CURRENT STANDARDS FOR ROTORS (75% TYPICAL EFFICIENCY).
CONSTRUCTION NOTES:
- Construct Concrete Flatwork
- Construct Concrete Ramp
- Construct Concrete Stairs
- Construct Exercise Area Flatwork
- Construct Concrete Curb Ramp
- Construct Concrete Drive apron
- Construct Cast Iron sidewalk curbs
- Construct Storm Drain extension and New Headwall
- Replace existing Storm Drain Catch Basin to match proposed grade
- Replace existing soil with 12" deep Bio-Filtration Mix
- Construction Notes: Use Existing Site with All Existing Equipment

GRADING AMOUNTS:
- Cut: 300 cubic yards
- Fill: 750 cubic yards
- Net: 450 cubic yards Import

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.
October 10, 2016

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

RE: Cabrillo Ball Park Renovation Project
Coastal Development Permit
MST2016-00144, APN: 017-311-001

Dear Planning Commissioners:

The Parks and Recreation Department (Department) is seeking a coastal development permit for the Cabrillo Ball Park Renovation Project (Project).

The 5-acre Cabrillo Ball Park, located at the intersections of Milpas Street, Cabrillo Boulevard and Calle Puerto Vallarta, includes a ball field, portable bleachers, restroom facilities, a concrete perimeter sidewalk, trees and landscaping, and the Herbert Bayer Chromatic Gate. The multiple parcels that comprise the park today were purchased by the City from 1925 to 1927. The primary function of the park has been a ball field since its inception. Long considered one of the premier ball fields on the Santa Barbara south coast, the park currently serves both adult and youth recreational and competitive sport programs. The ball field is scheduled for organized sports programs on a year-round basis. The ball field is also used for weekend softball tournaments, year-round drop in soccer and softball practices, and unscheduled drop-in use activities such as soccer, softball, and Ultimate Frisbee.

The primary objectives of the Project are to maintain and enhance the function of the park as a waterfront ball field, expand active recreation opportunities, promote and maintain park safety, improve pedestrian access and accessibility, enhance park entries, open views to the park, upgrade park infrastructure, and enhance park aesthetics. As an active recreation site, careful consideration shall be taken to ensure all improvements are durable enough to survive heavy year-round use by the public.
SITE HISTORY:

Located across Cabrillo Boulevard from East Beach, the Cabrillo Ball Park land was reserved for Park use as part of the 1924 Major Traffic Street Plan Boulevard and Park System report by Charles H. Cheney and the Olmsted Brothers as seen on their Cabrillo Boulevard and Waterfront Plan. In 1924 there was also community fear that private developers would construct shops and an amusement park on the beachfront west of Por la Mar Drive and block ocean views, so on March 4, 1924, the "East Boulevard Improvement Association" was organized. Frederick Forrest Peabody was the chairman of the group, whose aim was to secure for City park purposes all the beachfront land from State Street to the Salt Pond, renamed the Andrée Clark Bird Refuge.¹

The Cabrillo Ball Park lot was acquired in five pieces, the southerly portions of the purchase being used for the realignment of Cabrillo Boulevard in the late-1920s. Aerial photos show a more formal baseball diamond was constructed in 1929 and by 1938 a dressing room structure is seen on site. During World War II the property was used by teams from the armed services and for housing Army soldiers from Camp Cooke. The dressing room shower building was later removed.²

The site is a contributing parcel to the East Cabrillo Boulevard Parkway Historic District. Established in 1992, it extends from Channel Drive to State Street, a distance of approximately two miles. This historic district is eligible for the National Register of Historic Places at the local level of significance for its association with the city’s involvement in the early stages of the city planning movement in America during the 1920s, and as a good example of Olmsted Brother’s work as landscape planners.³

PROJECT BACKGROUND:

The project has undergone extensive public review and consideration by the Parks and Recreation Commission (PRC), Neighborhood Advisory Committee (NAC), City Council (Council) and the Historic Landmarks Commission. The Department also engaged stakeholders in two separate meetings. The Parks and Recreation Commission reviewed the project plans on three separate occasions including January 28, 2015, October 28, 2015, and December 16, 2015. Generally there is considerable support for the overall site improvements, ball field upgrades and enhancements of active recreation.

Although the PRC, NAC, and Council supported the inclusion of a basketball court, that element of the project is not being pursued at this time due to funding constraints.

Coastal Development Permit Application Preparation

The Department initiated the preliminary design phase of the Project in order to submit plans to the Historic Landmarks Commission. The Department prepared a number of technical studies to address key Project considerations, including:

¹ 1977 Santa Barbara Park History by M. Days
² 1977 Santa Barbara Park History by M. Days
³ 1993 EIR for Route 101 Six-lane Project – Between Milpas Street in Santa Barbara and 1.1 Miles North of the Ventura County Line in the City of Carpinteria
PC Applicant Letter - Cabrillo Ball Park Renovation Project  
800 E. Cabrillo Blvd., APN: 017-311-001, MST2016-00144  
October 10, 2016  
Page 3 of 8

- Site and Neighborhood Analysis  
- Accessibility Study  
- Percolation Testing Report  
- Draft Storm Water Management Plan (SWMP)  
- Letter from City Urban Forest Superintendent

The Parks and Recreation Department recognizes that there are a number of key considerations for the design and implementation of the proposed Project. Although the site is not in a flood zone it is located across from East Beach and periodically encounters standing water caused by rains and high tides/ground water levels. The Department anticipates that these considerations can be successfully addressed through Project planning and design.

GENERAL PLAN AND ZONING:

Site Information:

Located in the City’s Appealable Jurisdiction of the Coastal Zone and El Pueblo Viejo Landmark District, the Project requires Planning Commission review, a coastal development permit, and Historic Landmarks Commission design review.

<table>
<thead>
<tr>
<th>SITE INFORMATION</th>
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<tbody>
<tr>
<td>General Plan Designation</td>
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<td>Zoning</td>
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<tr>
<td>Present Use and Development</td>
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<td>Surrounding Uses/Zoning</td>
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<td>Public Services</td>
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<tr>
<td>Project Area</td>
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<td>Building Floor Area (net)*</td>
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PROJECT DESCRIPTION:

The purpose of the Project is to enhance the property’s ball field while achieving necessary improvements to maximize safety and community use of the park. With community recreation a high priority, the park renovations would improve recreation programs, expand community access and use of the park, and enhance a waterfront ball field facility.

Current Use

The Cabrillo Ball Park currently serves both adult and youth recreational and competitive sport programs. The ball field is scheduled for organized sports programs on a year-round basis. The ball
field is also used for weekend softball tournaments, year-round drop in soccer and softball practices, and unscheduled drop-in use activities such as soccer, softball, and Ultimate Frisbee. Surrounding park uses include two hotels, single family residences, a grocery market, and Chase Palm Park/East Beach.

Proposed Use

The following discussion outlines the Department's considerations for general overall improvements to the park, and specific options for enhancing park entrances and expanding recreational use of the south east corner of the park, outside the active ball field area.

Overall Park Improvements

The following improvements will enhance park aesthetics, make the park more inviting, increase safety, and enhance recreation.

Ball Field: Ball field improvements include striping the outfield boundary to separate the active ball field from other park uses while keeping the area unfenced and open to promote drop-in use. Fencing around the restrooms, bleachers and back stop will be relocated and redesigned to reduce the area, improve access, circulation and aesthetics. Warm-up areas for pitching and throwing will be expanded by removing existing fencing.

Park Circulation: The circulation improvement will establish a comfortable eight foot wide walking path around the park. In addition to a wider sidewalk along Calle Puerto Vallarta, a parkway extension is proposed at the Milpas and Calle Puerto Vallarta corner, and interior pathway connections are proposed at the corners of Cabrillo Blvd. and Calle Puerto Vallarta and Cabrillo Boulevard and Milpas.

Park Entrances: At Cabrillo Blvd. and Milpas Street, the design objective is to develop an open and inviting entrance, and create a connection to Chase Palm Park. A circular plaza and wide entry path will address the corner with enhanced paving. A grouping of mature palm trees will be relocated to create a formal backdrop and one palm with a whimsically bent trunk will create a focal point. A fitness station will be located behind the palm grouping to keep the corner active.

At Milpas Street and Calle Puerto Vallarta, circulation would be improved through redesign of the security fence and enhancing the corner planter. By relocating the fencing away from the restroom entrances, paving can be replaced with planter area allowing for a 12 foot wide sidewalk rounding the corner. Furthermore, the large park sign will be relocated up against the building to increase corner visibility for walkers. Two groupings of small palm trees will help anchor the corner.

Landscaping and Trees: There are twelve new trees shown on the conceptual plan and nine proposed for removal. The trees proposed for removal include six stunted street trees along Calle Puerto Vallarta, one unhealthy eucalyptus, a pine and a Canary Island palm. Some of the preliminary landscape concepts include grasses in a naturalistic pattern. Landscape considerations include visibility, safety, maintenance, durability and compatibility. The proposed landscape design will 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.
Monitoring Wells: There are two monitoring wells closely spaced together on the southwest corner of the lot. The Public Works Department is currently working on plans and permits to abandon the monitoring wells as they are no longer in use. The width of each monitoring well is assumed to be between two and four inches in diameter. The wells will be destroyed by excavating down five feet below the ground surface and pouring a concrete plug over the old well, then back filling and reseeding the top soil. Construction should be completed by January 2017.

Grading: The preliminary grading plan dated 9/30/16 indicates 300 cubic yards (c.y.) of cut, 750 c.y. of fill, and 450 c.y. of import. The primary need for grading is to facilitate drainage and ball field leveling. Minor grading will be required to improve accessibility.

Storm Water Management Plan: Existing on-site impervious concrete is 7,222 sq. ft. and the proposed on-site impervious concrete will be 12,757 sq. ft. The plans will be designed to meet City of Santa Barbara Storm Water Management Plan (SWMP) Tier 3 requirements. This includes construction of storm water Best Management Practices (BMPs) on site 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. Ashley and Vance Engineering and the Department will continue to work with the Creeks Division to develop the best solution for the site.

Exterior Lighting: The objectives of exterior site lighting improvements are to provide efficient and effective site lighting. The proposed lighting would improve access and promote site security. The current on site lighting consists of two pole lights that are directly across the street from the Fess Parker hotel driveway and six 65 foot tall field lights used to illuminate the field. Additional light fixture locations are proposed to adequately illuminate major on-site circulation paths. Four to six pedestrian scale pole lights are proposed and glare would be minimized by directing light downwards to meet Dark Sky requirements. The site would be lit for security purposes and reduced light levels would be programmed into the control system using an “after-hours” security setting. Several under-lit areas remain on site and no additional field lighting is proposed.

Expanded Recreation

The southwestern section of the park provides the most opportunity for expanded recreation. The potential area available is 16,000 square feet. This area takes into consideration the construction of an internal walkway and the ball field boundary. It assumes a buffer area from Cabrillo Blvd. and Calle Puerto Vallarta as well as from the Chromatic Gate. Since the site experiences periodic flooding during storm events, any improvements would need to withstand seasonal standing water or could be designed to minimize the potential for flood damage.

Several fitness stations are proposed for all abilities and grouped to promote social interaction, two open lawn areas can be used for casual drop-in use or specific fitness training, bike parking will be provided and small planters to help define areas. An informal child play areas, such as lawn mounds, will support the primary focus of adult fitness and use by families. The natural lawn mounds are smaller in scale than a formal playground and will focus on entertaining small children while parents workout.

Transportation and Parking
There is no parking on site or designated off-site parking specifically for this property. However, two public parking lots are adjacent to the site. The East Beach west parking lot provides 115 park-and-pay parking spaces including two non-compliant accessible spaces at the far west end of the lot. The second public lot is located west of the Milpas and Calle Puerto Vallarta corner and provides 16 parking spaces including one non-conforming accessible parking space.

There is on-street parallel parking on all surrounding streets. Calle Puerto Vallarta has unrestricted parking on both sides of the street and Milpas has unrestricted parking abutting the park. Cabrillo Boulevard has 90 minute parking across the street on the ocean side.

Bicycle parking currently does not exist on site. The proposed design will add bicycle parking by the new ball field gate and close to the new fitness equipment. There will be 16 new bike parking spaces on-site.

Public Utilities

City Water Meters and Supply: Water service is provided by the City of Santa Barbara. One meter serves the restrooms and one supplies recycled irrigation water to the site. There are no proposed changes to the meters. Existing water meter information includes a potable one inch water meter and a two inch recycled irrigation meter.

Water Conservation: Recycled water is currently offered at the site. Irrigation will continue to use recycled water.

City Sewer: The current sewer service is provided by the City of Santa Barbara.

Fire Department

There are four hydrants adjacent to this site. Three hydrants are located along the west side of Calle Puerto Vallarta. A new fire hydrant was installed at part of the Santa Barbara Inn project at the corner of Cabrillo Blvd and Milpas Street. Currently, the existing 375 sq. ft. restroom building does not have fire sprinklers and none are proposed.

CONSTRUCTION:

Project construction is expected to take approximately three to four months, of which two weeks will be demolition. The Department has considered a number of factors in developing the project construction schedule including the need to relocate recreation programs and avoid impacts to resources. A construction staging plan has not been developed at this point.

Construction Workers and Equipment:

Demolition Phase: The number of construction workers will vary from about six to twelve 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, grading excavation and earth moving equipment.

*Construction Phase:* The need for construction workers will vary during this phase from about six to 20 people. During construction, the following equipment is anticipated: concrete trucks and concrete pumps, concrete finishing machines, material delivery trucks, flat beds, tractor/trailers, specific sub-contractor trucks and job boxes for plumbing, mechanical, electrical, and landscape contractors. Along with surveyor equipment, painter equipment, storage containers, lifts, cranes to install trees, grading equipment and compactors, tile cutter saws, plaster mixers, asphalt pavers, welders, generators, compressors, skill saws, pipe cutters, chop saws, and drills.

**DART 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. No smoke will be created.
iii. The Project site and facilities will continue to be used in the same recreation manner and therefore no new noise sources are predicted.
iv. No question asked.
v. No.
vi. Resource and constraint studies have been gathered for the project.
vii. The multimodal recreational path called the Beachway is across the street from the site.
viii. The area of disturbance from construction is located approximately 360 feet away from East Beach tide line.
ix. Sewer services are provided by the City of Santa Barbara.
x. Water services are provided by the City of Santa Barbara.

**DESIGN REVIEW:**

HLC provided conceptual review of the proposed plans on May 4, 2016. The Commission supported the revitalization of the park and were positive about the improvements in general. However, the Commissioners disagreed with the need for a homerun fence and did not support the basketball court. On October 19, 2016, the Department will be seeking further HLC concept review on other project design considerations, including fencing, pathways, signage, site lighting, and landscaping.

**ADDITIONAL REVIEWS AND OTHER PERTINENT INFORMATION:**

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 value of the site to the community and its critical role for public recreation in the waterfront area. The Project 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 ivanmullem@santabarbaraca.gov, or George Thomson at gthomson@santabarbaraca.gov if you have any questions.

Sincerely,

Justin Van Mullem
Associate Planner, Parks and Recreation Department

cc: Jill E. Zachary, Parks and Recreation Director
    George Thomson, Capital Projects Supervisor, Parks and Recreation Department

Exhibits:

A. Cabrillo Ball Park Renovation Plans
B. Letter from City Urban Forest Superintendent
C. Percolation Testing Report
D. Draft Storm Water Management Plan (SWMP)
E. HLC Minutes May 4, 2016
CITY OF SANTA BARBARA
PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION COMMISSION
REGULAR MONTHLY MEETING

Wednesday, January 28, 2015

MINUTES

CALL TO ORDER: The meeting was called to order at 4:03 p.m. at City Council Chambers.

PLEDGE OF ALLEGIANCE: Chair Wiscomb

ROLL CALL:

Commissioners & Staff Present
Commissioner Lesley Wiscomb (Chair)
Commissioner Nichol Clark
Commissioner LeeAnne French
Commissioner Jim Heaton
Commissioner Beebe Longstreet
Youth Intern Andrew Rodriguez
Parks and Recreation Director Nancy Rapp
Assistant Parks and Recreation Director Jill Zachary
Parks Manager, Santos Escobar
Urban Forest Superintendent Timothy Downey
Executive Assistant Karla Megill
Recreation Manager Rich Hanna
Recreation Supervisor Tony Sholl
Associate Planner Justin Van Mullem

Commissioners Absent
Commissioner Mark Rincon-Ibarra

City Councilmembers Present
Gregg Hart

INTRODUCTION OF NEW PARKS AND RECREATION COMMISSIONERS
Parks and Recreation Director Nancy Rapp

CHANGES TO THE AGENDA: None

WRITTEN COMMUNICATIONS: None

PUBLIC COMMENT: None

YOUTH COUNCIL REPORT: None

COMMISSIONER COMMITTEE ASSIGNMENT REPORTS:
Commissioner Longstreet reported on the activities of the Neighborhood Advisory Council and the Parks and Recreation Community (PARC) Foundation.

EXHIBIT D
OLD BUSINESS

4. Cabrillo Ball Park Renovation Project – For Discussion

Documents:
- Staff Report dated January 28, 2015
- PowerPoint presentation prepared and made by Staff

Speakers:
- Staff: Assistant Parks and Recreation Director Jill Zachary; Recreation Manager Rich Hanna; Associate Planner Justin Van Mullem
- Members of the Public: Sharon Byrne on behalf of the Blue Sands Inn and Fess Parker Doubletree Hotel; Councilmember Gregg Hart

Recommendation: That the Commission receives a presentation on the conceptual park improvements for the Cabrillo Ball Park Renovation Project and provides recommendations on renovation options for further evaluation and preliminary design.

The Commissioners unanimously received the report and their questions were answered.

Commissioner Comments

Commissioner Casebeer commented that all five of the proposed uses have their place—this community needs activities. He said that a segment of our community that is oftentimes overlooked is our youth, and the Lower Eastside teenagers that love to play basketball need a place to play. Mr. Casebeer stated that this would be a fantastic opportunity to open up the community to this segment of the community. Mr. Casebeer suggested that the Neighborhood Advisory Council or Neighborhood and Outreach Services be included in the discussion.

Ms. Zachary indicated as part of evaluating this park site, staff took into consideration the recommendations that came out of the Franklin Neighborhood Committee, and are planning to involve the Neighborhood Advisory Council as the project moves forward.

Mr. Casebeer said that with the improvements to the Milpas Corridor and the 101 Freeway, the new Cacique Street underpass will allow easier access to this area, and certainly our youth by skateboard, bicycle, or by foot can get to the area. Mr. Casebeer stressed that as a Parks and Recreation Commissioner, he needs to promote the use of available opportunities for the youth.

Commissioner Clark commented that the off-leash dog area seems to be a better fit at Dwight Murphy. She concurred with Commissioner Casebeer about the basketball courts for the teens in that neighborhood; they need to be served and would have easy access. She said she understands the concerns of the hotel owners and said she expects significant opposition if the basketball courts are pursued. Ms. Clark said that a youth skatepark, as much as it would be her first choice, is not suitable for the site because of the proximity to the streets, and the fact that there is not a lot of parking in the area for parents who would drive their children there. She said she would like to explore other options for the youth skatepark.

Commissioner French expressed concern about the fencing. She said the area is a beautiful open space right now. but imagining six-foot fencing at the edge of the outfield, it is going to be substantial and will break the eye flow and flow and usage across the field. She further said that looking at the alternatives that will require even more fencing, she is less inclined toward it. Ms. French said the dog park is exciting, but the six-foot fencing is not appealing. She commented that the Tucker's Grove dog park has a four-
foot fencing and suggested that might be a viable alternative. She said that at this point she would be more inclined toward the adult fitness type activities that do not require fencing and a basketball court area if it can be done without fencing. Ms. French said that this is a historic baseball field and suggested that maybe there is a way to celebrate baseball in that site with some support activities that would go hand in hand with that group.

Commissioner Heaton said he likes all of the options; the circular path is a great improvement, cutting the corners and adding more space and creating a pathway on Puerta Vallarta is double benefit; it separates the space and provides more greenery and screening for the hotel. He said a curb extension is worth exploring for improving the pedestrian flow on the sidewalk and adding a buffer for the circular path, if possible. Mr. Heaton said he views the park as an active park; uses that are active are compatible and consistent with what is going on there. He acknowledged the concerns of hotel owners, but, the slope down from Puerta Vallarta, improved screening, and actual amount of frontage may mitigate those concerns. Mr. Heaton said he likes the basketball option, youth skatepark, given the open views to the area. He suggested it may work well with respect to drainage areas if they are tied in with the storm drains; if engineered right, they may be a benefit and direct the water flow. He further said that hardscapes may be an improvement. Mr. Heaton commented regarding the adult fitness equipment that for this area he envisions something that allows more activities to be done, rather than simply stretching as was proposed at the Bird Refuge.

Commissioner Longstreet said it is exciting to see the project back, and she wants to see it completed. She said she does not think it is an appropriate site for a skateboard park because of traffic and the issues we have had at the skatepark at Cabrillo Boulevard. Ms. Longstreet said does not see compatibility for a dog park in this area or a childrens play area. She commented regarding the adult fitness equipment that she sees its use as starting at teen age and thinks it would be good for this area. She suggested simple equipment that is versatile. Ms.Longstreet said there has been a huge weight loss emphasis on the Eastside. She said she likes a basketball court idea as well, and, a circuit area. Ms. Longstreet said she would like to to be respectful of the hotels, but she does not think we can be completely driven by them.

Chair Wiscomb said this is not an appropriate site for a child’s play area; there is a new one at East Beach and other areas and it is not needed, additionally, it would need to be fenced for safety. She agreed with Commissioner French's comments regarding fencing. She said this area, the Chromatic Gate, is a gateway to the City, and a fence would detract from the beauty of the City. Ms. Wiscomb said this area is not a suitable site for a dog park; she agreed with Commissioner Clark that we should look at Dwight Murphy. She said the area is too small for an off-leash dog area, and the fencing would be a deal breaker for her. Ms. Wiscomb said she appreciated the thoughtfulness given to walking paths and landscaping. She expressed that a youth skate area is not needed in the waterfront area; it should be located inland. She said there are certain dangers and safety concerns in locating it in this area. Ms. Wiscomb said she appreciated the landscape thoughtfulness, especially on Calle Puerta Vallarta; it is important to upgrade that area. She said she appreciate the Eastside Plaza punctuated by the Palm trees, because it is a gateway. Ms. Wiscomb commented that she likes the landscape improvements in general, and asked that the irrigation is updated, as well. Ms. Wiscomb commented, in terms of basketball, that she understands the comments from the surrounding hotels, but she thinks it would be a colorful addition. Ms. Wiscomb concurred with Commissioner Heaton saying it is an active park, and basketball could show some vibrancy. She concurred with Commissioner Longstreet regarding the adult fitness equipment, saying maybe it should not be called “adult” fitness equipment, because teens and tweens can use it as well. She suggested that staff look into equipment that accommodates 6-12 year olds that would normally go to a 6-12 year old playground. Ms. Wiscomb stated that the basketball court and adult fitness equipment
are two things that require further study. She expressed that they would be great uses there, but thinks there would be challenges with the basketball court that maybe make it not the best site, related to drainage. Ms. Wiscomb commented that maybe a half court could be installed. She said the area should remain active and vibrant and hopefully not fenced. Ms. Wiscomb said that hopefully it can be maintained as an arrival point in Santa Barbara and keep the Waterfront vibrant looking.

Commissioner Heaton commented regarding a basketball court, that by not lighting it, it would less likely to be used at night. He said he does not believe that noise from a basketball court in that area would be much of an Impact. Mr. Heaton said he appreciates the ideas of combining a basketball court and fitness equipment. He suggested a lawn area buffer be explored.
MINUTES

CALL TO ORDER: The meeting was called to order at 4:00 p.m. at City Council Chambers.

PLEDGE OF ALLEGIANCE: Chair Wiscomb

ROLL CALL:

Commissioners & Staff Present
Commissioner Lesley Wiscomb (Chair)
Commissioner Mark Rincon-Ibarra (Vice-Chair)
Commissioner Ed Cavazos
Commissioner LeeAnne French
Commissioner Jim Heaton
Commissioner Beebe Longstreet
Acting Parks and Recreation Director Jill Zachary
Recreation Manager Rich Hanna
Parks Manager Santos Escobar
Capital Projects Supervisor George Thomson
Associate Planner Justin Van Mullem
Public Works Engineering Division Project Manager II Jim Colton
Administrative Assistant Terri Yamada

Commissioners Absent
Commissioner Nichol Clark

CHANGES TO THE AGENDA: None

WRITTEN COMMUNICATIONS: None

PUBLIC COMMENT: None.

YOUTH COUNCIL REPORT: None.
ADMINISTRATIVE AND STAFF REPORTS

OLD BUSINESS

4. Cabrillo Ball Park Renovation Project – For Action (Attachment)

Recommendation: That the Commission:

A. Receives a presentation on the conceptual park improvements for the Cabrillo Ball Park Renovation Project; and

B. Selects one enhanced recreation option for further design.

Documents:
- Staff Report dated October 28, 2015
- Staff PowerPoint presented by Staff

Speakers:
Staff: Acting Parks and Recreation Director Jill Zachary; Associate Planner, Justin Van Mullem
Project Consultants: Courtney Jane Miller, CJM::La; Jason Gotsis, Ashley & Vance Engineering
Members of the Public: Jarom Mann, Ron Sickafoose, Luis Munoz, Bob Kryczko

The Commission received the report, their questions were answered, and the following motion was made.

Commissioner Cavazos moved, seconded by Vice-Chair Rincon-Ibarra, and failed 3/3 to recommend that the Commission propose the Fitness Equipment and Basketball Court option with consideration of additional kid activity options and factoring in the design a way to appease noise concerns.

Absent: Clark	Against: Wiscomb, Longstreet, French

Commissioner Longstreet moved, seconded by Commissioner French, and failed 3/3 to recommend that the Commission propose the option of Fitness Equipment and activity areas, which would include children.

Absent: Clark	Against: Cavazos, Rincon-Ibarra, Heaton

Commissioner Longstreet moved, seconded by Chair Wiscome, and passed 6/0 to recommend that the Commission supports the design efforts to date and would like to send them forward in the review process to explore the feasibility of each design with the other commissions. The Commission supports the most active recreation possible in this site.

Absent: Clark
CALL TO ORDER
Meeting was called to Order 6:04pm

ROLL CALL
Aldana, Sebastian
Cavazos, Ed
Dunphy, Amy
Heaton, Brittany
Lancaster, Chelsea
Longstreet, Beebe
Peña, Theresa
Soto, Ana

Staff Present
NOS Senior Supervisor Mark Alvarado
Administrative Specialist Jessica Martinez

Liaisons Present
Mark Rincon-Ibarra – Parks and Recreation Commission

Advisory Council Members Absent
Foxen, Sally
Fragsosa, Abbey
Lafond, Susan
Limón, Javier

CHANGES TO THE AGENDA
Neighborhood Updates to be after Item 2

PUBLIC COMMENT
Pete Dal Bello – Medical Marijuana Dispensary

CONSENT CALENDAR

1. Approval of the Minutes – For Action (Attachment)

Recommendation: That the N.A.C. waive the reading and approve the minutes of regular meeting November 11, 2015.
It was moved and seconded by Advisory Council Members Cavazos and Aldana respectively, to approve the minutes with changes. Members Aldana, Cavazos, Dunphy, Heaton, Lancaster, Longstreet, Peña, and Soto in favor. Motion Carried.

NEW BUSINESS

2. Cabrillo Ball Park Renovation Project – For Discussion and Action

Recommendation: That the Neighborhood Advisory Council (NAC):

A. Receive a presentation on the Cabrillo Ball Park Renovation Project; and

B. Provide advisory comments to the Parks and Recreation Commission.

The neighborhood Advisory Council received a presentation on the Ball Park Renovation Project and provided comments to City Staff.

Comments
Lancaster mentioned the following:
- Gaps and needs for low income youth
- Basketball court would be well-used
- Child’s play area at Chase Palm Park
- Area for teens and preteens
- Noise issue should not be a big issue

Peña:
- West each too far for Eastside residents
- Need activities for families to be active
- Noise already from night games on field, cars etc, thus noise should not be an issue / should not deter basketball option
- Fitness equipment is a great idea

Aldana:
- Did outreach – 3 hotels and batting cage owner want Fitness/play area option
- Residents north of 101 freeway are for Fitness/Basketball option
- Ensure proper pedestrian lighting

Cavazos:
- Made the motion for basketball court – still support it
- Regardless of what happens, it will be a great park
- Basketball, Soccer, Fitness activities planned but no basketball
- The more we can do with that space the better
- The community is asking for it and it gives them something to do there
- The more people and activities going on, the safer it could be
- Noise concept seems to be the only downside though noise being an issue does not make sense
- Fess-Parker would be the only neighbor to hear any noise – should not be an issue
- Should advocate for this as something positive
- Appeasing a hotel is ridiculous

Heaton:
• It is clear that this is an active park – the more activities going on, the better it will be
• Basketball court draws attention to park as a whole
• Children’s mounds too passive
• We need City parks and Basketball court makes this look like a City Park
• Concerned about Historic Lands Commission having an issue with park
• Basketball court would be a good use of space

Soto:
• Have been championing upgrades to the park
• Advocate for Basketball court – would bring more families to the park
• Having a place for families and summer camps possible at this park
• A lot of potential
• Noise should not be an issue – we need family activities

Dunphy:
• Clear community need for activities at the park
• Parks that have fitness equipment are heavily used
• Fitness equipment more used when at perimeters of parks – Basketball/Fitness layout
• Concerned about fitness area close to basketball court
• Do we need flat open space – could we add more fitness
• Either option this park will serve community well- be beautiful

Longstreet:
• Did not support basketball court option – too crowded
• Open plan more appealing

Rincon-Ibarra:
• Concerned about recreational opportunities for teens and preteens

COUNCIL AND STAFF COMMUNICATIONS
None

Chair Longstreet – Last meeting for members Cavazos and Peña

NEIGHBORHOOD UPDATES
None.

ADJOURNMENT 7:15pm

REPORTS: Copies of reports relating to agenda items are available for review in the City Clerk’s Office, at the Central Library, and at the Parks and Recreation Administrative Office at 620 Laguna Street or online at the City’s website (http://www.SantaBarbaraCA.gov). Materials related to an item on this agenda submitted to the Parks and Recreation Council after distribution of the agenda packet are available for public inspection in the Parks and Recreation Department located at 620 Laguna Street, during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact Karla Megill at 564-5430 or inquire at the City Clerk’s Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

ANNOUNCEMENT
CALL TO ORDER

Vice Chair Rincon-Ibarra called the meeting to order at 4:00 p.m. at City Council Chambers.

PLEDGE OF ALLEGIANCE

Vice Chair Rincon-Ibarra

ROLL CALL

Commissioners and Staff Present
Chair Lesley Wiscomb (arrived at 4:42 pm)
Vice Chair Mark Rincon-Ibarra
Commissioner LeeAnne French
Commissioner Jim Heaton
Commissioner Beebe Longstreet
Commissioner Ed Cavazos (left at 5:00 pm)
Commissioner Nichol Clark.
Director Jill Zachary
Recreation Manager Judith McCaffrey
Senior Recreation Supervisor Jason Bryan
Associate Planner Justin Van Mullem
Capital Projects Supervisor George Thomson
Administrative Analyst Mandy Burgess
Executive Assistant Teasha Blackman
Administrative Assistant Terri Yamada.

Commissioners Absent
None

CHANGES TO THE AGENDA:
Item 5, Cabrillo Ball Park Renovation Project, was moved up to follow Community Service Recognition, in recognition of Commissioner Cavazos who had to leave early.

Item 6, Advisory Committee Interviews and Appointments, was moved up to follow the Consent Calendar, in recognition of the candidates waiting to be interviewed.

WRITTEN COMMUNICATIONS: None.

PUBLIC COMMENT: Speaker: Kenneth Loch

AGENDA ITEM __________________
OLD BUSINESS

5. **Subject: Cabrillo Ball Park Renovations Project— For Action (Attachment)**

Documents:
- Staff Report dated December 16, 2015

Speakers:
- Staff: Justin Van Mullem, Associate Planner
- Members of the Public: Paul Gifford, Pete Dal Bello, Luis Munoz, Ed Galsterer, Daniel Ortega, Leo Avila, and Alejandro Inda

Recommendation: That the Commission considers the additional analysis of the expanded recreation options for the Cabrillo Ball Park Renovation Project and comments from the Neighborhood Advisory Council; and provides further direction prior to proceeding with design review.

The Commissioners unanimously received the report and their questions were answered.

**Commissioner Comments**

Commissioner Longstreet feels the project will be great but struggles with figuring out what exactly should be done. She previously voted against basketball because it seemed too crowded. After hearing the NAC request for active recreation at this location, she is ready to support basketball. She feels it is a problem no one is here advocating for it, but the NAC, who will be our partners in the project, support it and have children who will use it. She would like to hear what fellow commissioners have to say. In light of the interest in the child park, she wants to address how basketball interacts with the other activities, i.e., a loose basketball with people using fitness equipment or children playing, or a child walking onto a basketball court. She respects the hotel industry but is there to do what is best for the community members. If basketball goes in, are we truly dedicating the space to basketball?

Commissioner Cavazos, for the record, still does not like basketball but wants to give another recreation activity a shot. He recalls Commissioner Longstreet saying basketball has been a request for the past 21 years, and the NAC is overwhelmingly in support of basketball. Working to accommodate noise and aesthetic issues will make it win-win for everybody, including the hotels who can add it to their brochures as an activity.

Commissioner Heaton reiterates same position. This is an active park and an opportunity to have more active uses. We have lots of passive parks and open spaces in the area and not many opportunities to add something like basketball. It is very well used in the limited courts that we have. He feels confident people will use the courts even though they are not here supporting basketball (specifically youth who may or may not know this is going on). He respects the hotel’s concerns about noise but feels there is already a lot of noise along Cabrillo Blvd., and this will not stand above the rest. Because it is used during daylight hours, there is little impact on visitors. He would like to see the combined use go forward. Agrees with Commissioner Longstreet to address design considerations with children using the play mounds.

Ms. Zachary addressed the comments of two commissioners of how to make all three uses (basketball, adult fitness, and child play component) work, which is a lot even though space pretty large. Although they have not ruled out a child play area, it is more difficult to accommodate along with basketball and adult fitness. The ball field is used by
youth and provides that purpose. Design issues will continue to evolve with direction from council. Still it may not be possible to do all three in a way that is safe and appropriate at this site.

Commissioner French made the same observation as Commissioner Longstreet of the lack of voice from the basketball community, so appreciates hearing the NAC's desires. She still has reservations about the aesthetics and the compatibility of the activities but respects the needs and wants of the community in that region. Since it is already an active park, and there are a lot of passive parks, she posed making the triangle park super-active with three or four basketball courts and thinking hard about materials and soundproofing. She could see the passive park across the street. The long thoroughfare and palm trees for shade allow for intermixing adult fitness and childcare. Her biggest concern is the "mix of use" with the active and passive. She does love and has heard good support for the path around the outside and thinks it will be used a lot.

Commissioner Clark regrets missing the last presentation on basketball. She does not see the absence of basketball players here as a lack of voice; the fact that the other courts are being used speaks for itself. She thought it was interesting that the hotel community did not talk about aesthetics, but that noise levels were the primary concerns. She felt the Department did a good job to address these concerns with the hoops and time restrictions. Heard that aesthetics were important in the last meeting, but the Commission is mandated to maximize the recreational potential of our parks. She appreciated the support for fitness equipment by people who are trying to get kids exercising and are using the equipment at other facilities. She supports the courts and the fitness options.

Commissioner Rincon liked the preliminary design concept of the hoops that can flip up to alleviate noise issues in off hours so the hotels are not going to hear a bouncing ball in the middle of the night. In terms of representation, just because 12-18 year olds who would use the facility are not here, does not indicate no support for it; they do not usually attend these meetings. Wanted to know the validity of the NAC's claim that the schools tend to reserve their hoops for their programing.

Mr. Hannah responded that Santa Barbara High does allow drop-in use after school and on weekends. He reached out to Principal Lito Garcia, and confirmed they do maximize afterschool hours for the junior high sports program, which has grown tenfold since the district took it over. Even our afterschool youth free sports program uses the junior high courts. Mr. Garcia commented there are basketball activities on weekends and times the school is traditionally closed. The campus is open and they have access to the courts. As long as they are participating in an active game and respecting the facility, it is open for play and they are not going to be run off the campus.

Commissioner Rincon continued that Chase Palm Park offers a lot of play activities focused on children and families so it is not being neglected at this location. One junior high school court is probably a good option, in addition to adult fitness.

Commissioner Wiscomb questioned, since she arrived late, if there were revisions to the initial slides they saw in the last presentation.

Ms. Zachary responded they were holding off on spending project funds on additional design work until getting a consensus from the commission. The next step is to take the commission's action, along with the NAC's recommendations, to City Council to confirm project direction prior to initiating any further design work. Since they are still crafting the project description, they want to take a project with clearly defined objectives through the design review process without designing it completely. This way the design review board
and the planning commission can play their role in reviewing and approving the project.

Commissioner Wiscomb questioned if the slide with the two options was shown from the last meeting and if she could see it again.

Staff showed how the court could potentially be shifted 50-100 feet toward Cabrillo Blvd and the ball field from its current configuration.

Commissioner Wiscomb wanted to understand the comment in the report that staff wishes to refine the conception plans to better balance the two options (and does that mean basketball and fitness equipment) while also reducing the concerns about noises and neighborhood compatibility. She asked if they believe they can reduce the concerns about noise and neighborhood compatibility while refining the conceptual plans. She questioned if moving the courts further away was an example how to do that.

Ms. Zachary believes they need to refine the conceptual plans, in general focusing more design on the recreation components and less on enhancing the landscaping around the recreation components. One of the things they would look at if they move forward with basketball is relocating it to alleviate some of the noise concern as well as designing the site in such a way to balance aesthetic considerations. There is a lot going on, not just the colors of the materials and what the poles and backstops look like. There are a variety of considerations to pursue in the next phase if that is what the project description becomes.

Wiscomb confirmed that the Department is looking for a recommendation on what the fitness options would be. Motion:

Vote:

Commissioners Cavazos/Rincon-Ibarra to approve the recommendation, authorizing the basketball and fitness option for the design.

Majority (6/1) voice vote (Noes: Commissioner Wiscomb)
CALL TO ORDER

Mayor Helene Schneider called the meeting to order at 2:00 p.m. (The Finance and Ordinance Committees, which ordinarily meet at 12:30 p.m., did not meet on this date.)

PLEDGE OF ALLEGIANCE

Mayor Schneider.

ROLL CALL

Councilmembers present: Jason Dominguez, Gregg Hart, Frank Hotchkiss, Cathy Murillo, Randy Rowe, Bendy White, Mayor Schneider.
Councilmembers absent: None.
Staff present: City Administrator Paul Casey, City Attorney Ariel Pierre Calonne, Acting City Clerk Services Manager Matt Fore.

CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

PARKS AND RECREATION DEPARTMENT

9. Subject: Cabrillo Ball Park Renovation Project (570.05)

Recommendation: That Council receive a presentation on the Cabrillo Ball Park Renovation Project and provide direction to staff regarding the inclusion of a basketball court in the proposed park renovation plan.

Documents:
- February 2, 2016, report from the Parks and Recreation Director.
- PowerPoint presentation prepared and made by Staff.

Speakers:
- Staff: Parks and Recreation Director Jill Zachary, Recreation Programs Manager Rich Hanna.
- Parks and Recreation Commission: Ed Cavazos; Lesley Wiscomb.
- Members of the Public: Pete Dal Bello; Robert Burke; Orlando Guerra, Milpas Community Association.
9. (Cont'd)

Motion:
Councilmembers Murrillo/Hart to direct staff to include a basketball court in the conceptual park design and to locate the court in such a way as to minimize noise and safety impacts.

Vote:
Majority roll call vote: (Noes: Councilmembers Dominguez, Hotchkiss, White).
2. CABRILLO BALL PARK

Assessor’s Parcel Number: 017-311-001
Application Number: MST2016-00144
Owner: City of Santa Barbara
Applicant: Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, a new basketball court, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, pedestrian lighting, and a homerun fence. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine (9) trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

(Conceptual review; comments only. Project requires environmental assessment, a Coastal Development Permit, and Planning Commission review.)

Actual time: 2:35 p.m.

Present: Jill Zachary and Justin Van Mullem, Parks and Recreation, City of Santa Barbara; and Courtney Jane Miller, CJMLA

Public comment opened at 3:04 p.m.

1. Commissioner Drury acknowledged comments in opposition from Betsy Cramer.
2. Kellam de Forest inquired about the restroom and night lighting and stated that the ballpark fence will disrupt the open space.
3. Paul Gifford, owner of the nearby Blue Sands Motel, is opposed to a basketball court, stating it will cause a noise disruption.
4. Matthew La Vine, general manager of the nearby Doubletree Resort, is opposed to the basketball court, stating that it will be unsightly and create problems with graffiti and noise, and that benches will attract the homeless.
5. Jason Dominguez, City Councilmember, is also opposed to a basketball court disrupting the peaceful environment of this park and favors courts in other locations on the Eastside.
6. Mark Rincon-Ibarra is in favor of the project and the basketball court in particular, stating that providing a recreational opportunity in the area for youth is important.
7. Ed Galsterer, of the Santa Barbara Inn, is concerned about the basketball court and the noise disruption.
Motion:  
Continued indefinitely with comments:
1. The Commission supports the revitalization of the park.
2. The Commission feels positively about the plans in general but disagrees with certain project elements.
3. The Commission does not support the basketball court as it is a design element not appropriate for the park.
4. The chain link fence is inappropriate to the district, unnecessary, and its purpose could be achieved in another way.
5. The open space of the park is necessary and should not be crowded.
6. Retain native flora as possible.
7. The possibility of a children’s park is still in question.
8. The bicycle racks need to conform to what the HLC has already approved in El Pueblo Viejo.
9. The wrought iron fence should be Malaga green.
10. The bio retention area is too deep; standing water may be considered a water hazard with respect to children.
11. The perimeter walkways are acceptable.

Action: Mahan/Shallanberger, 7/0/0. (La Voie and Suding stepped down.) Motion carried.

** THE COMMISSION RECESSSED FROM 4:02 P.M. TO 4:09 P.M. **

CONCEPT REVIEW - CONTINUED

7. CABRILLO BALL PARK  
(3:30)  
Assessor’s Parcel Number: 017-311-001  
Application Number: MST2016-00144  
Owner: City of Santa Barbara  
Applicant: Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine [9] trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

(Second Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on May 4, 2016.)

Actual time: 4:00 p.m.

Present: Justin Van Mullem, Parks Associate Planner, and George Thomson, Parks Capital Projects Supervisor, City of Santa Barbara; and Courtney Jane Miller, Landscape Architect

Public comment opened at 4:12 p.m., and as no one wished to speak, it was closed.

Motion:  
Continued to the Planning Commission with comments and findings:
1. The project has come a long way and is in keeping with the HLC comments from the last review.
2. Consider adding benches to the path loop.
3. Consider a more curvilinear path along Cabrillo Boulevard.
4. The Commission appreciates the openness with respect to safety and security.
5. The Commission approves the use of a brown color paint for the fence rather than the typical Malaga green.
6. The Commission finds the Project Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) are generally met as follows:
   a. This project is in compliance with the City Charter and Municipal Code and is consistent with HLC design guidelines.
   b. This project is compatible with the architectural character of the City and the neighborhood.
   c. This project is appropriate in size, mass, bulk, height, and scale.
   d. This project is sensitive to adjacent City Landmarks and historic resources.
   e. This project does not impede public views of the ocean or mountains.
   f. This project makes appropriate use of open space and has appropriate landscaping.

Action: Mahan/Orias, 6/0/0. (La Voie stepped down. Grumbine and Shallanberger absent.)
Motion carried.
Cabrillo Ball Park Renovation Project: Applicable Local Coastal Plan Policies

Project Sub-Component Location of the Coastal Zone

Component 6: Punta Gorda Street to City Limit (Cabrillo at U.S. 101)

U.S. 101 marks the northerly border of this component which extends from Punta Gorda to the City limit at the point where U.S. 101 and Cabrillo Boulevard meet. Sycamore Creek runs through this portion of the coastal zone. While in a generally low-lying terrain, the elevation rises to about 65 feet in that area known as “A Child’s Estate,” and on the shoreline the Clark Estate is approximately 90 feet above sea level.

The Cabrillo Ball Park occupies a triangular shaped parcel at the westernmost end of this area. Easterly of Milpas Street, the primary use is visitor-related, with single family and multiple family dwellings scattered through this R-4 area. Between Por La Mar and Ninos Drive is Dwight Murphy Field, a City park which is equipped with lighted baseball and soccer fields, children’s play area, picnic areas, and restrooms. The R-4 area directly east of Sycamore Creek is fully developed in multiple family dwellings. A public zoo oriented to youngsters, named “A Child’s Estate,” occupies 16 acres of what once had been a hilltop estate. The Andree Clark Bird Refuge, at the easterly end of this component, is a wild bird refuge. The Bird Refuge was reclaimed from a salt marsh, and deed restrictions provide for exclusive wildlife refuge use. All the public park areas mentioned, Cabrillo Ball Park, Murphy Field, Child’s Estate, and the Bird Refuge are zoned R-1 (single family residential; 6000 sq. ft. minimum lot size). The General Plan indicates public facilities for all these park areas. The easternmost end of this component is zoned for commercial use (C-2); two restaurants and some apartments are currently located there.

Development potential in this area is limited. The subdivision of the Clark Estate would cause significant alteration of the present character of the area. The R-4 portion at the west end of this component appears headed toward continued conversion from apartments to motels. The small area of C-2 property adjacent to the Bird Refuge also could be developed to more intense use.

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.

**Policy 3.7**

The City of Santa Barbara shall require selective scheduling of major recreational events at park facilities in the coastal zone in order not to congest the traffic and circulation system in the area.

**Visual Resource Policies**

**Policy 9.1**

The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.

**Cabrillo Ball Park Renovation Project: Applicable California Coastal Act Policies**

**Public Access/Recreation and Visual Resources**

Coastal Act Section 30210 states that:
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.

Coastal Act Section 30211 states:
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.

Coastal Act Section 30251 states:
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 subordinated to the character of its setting.