CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 048-93
325 E. CABRILLO BLVD.
WATERFRONT PARK/HOTEL
AUGUST 19, 1993

SUBJECT:

Application of John Cahill and Teri Malinowski, Agents for the Parker Family Trust and the City of Santa Barbara Redevelopment Agency, Respectively, Affecting the Property at 325 E. Cabrillo Boulevard, APN 17-010-34,-35,-36,-42, a Portion of 17-010-46, 17-111-01, 17-192-03 and 33-010-07, HRC-2, S-D-3, SP-1 Hotel and Related Commerce 2 with Coastal Overlay Zone, Specific Plan No. 1. General Plan Designation: Open Space, Parking and Buffer/Stream; and an Application of Brian Cearnal of Cearnal Ehlen Associates, Agent for the Parker Family Trust, the Lagomarsino Family Trust and Hazel Lafler, Affecting the Property at 33 W. Montecito Street, APN 33-042-01,-02,-03 and -04, HRC-2, S-D-3 Hotel and Related Commerce 2 and Coastal Overlay Zone, General Plan Designation: Hotel and Related Commerce II

WATERFRONT PARK AND HOTEL (325 EAST CABRILLO BOULEVARD):

- A 150 room luxury hotel with a 147 seat formal dining room, 52 seat lounge, 167 seat outdoor dining area, 2,200 s.f. banquet room, 1,525 s.f. of meeting rooms, 5,000 s.f. second floor outdoor terrace for special events, 612 s.f. of retail use and a guest health facility with 245 underground parking spaces on a 3.0 acre site and an offsite parking agreement with Fess Parker's Red Lion Resort to provide up to 100 additional parking spaces for special events; AND

- A 10.11 acre park with 63 parking spaces, of which 20 spaces will be provided offsite on a parcel northwesterly of the intersection of Santa Barbara and Mason Streets, a 32 "seat" carousel, water elements incorporating Laguna Channel, children's play areas and a pavilion for outdoor events. The Laguna Channel, a disturbed riparian habitat and coastal brackish marsh, will be restored and expanded. Approximately 504 s.f. of coastal brackish marsh will be removed and about 6,000 s.f. of brackish marsh and riparian habitat will be created or restored. The City Pump and Screen Plant, presently used for City offices, will be enlarged from its present 1,800 s.f. to 3,010 s.f. to provide offices for park staff, storage, a first aid
station, food concessions, a public meeting room, public restrooms and recreation equipment rental.

Public restrooms will also be provided near the west end of the park as part of a proposed plaza area. An unsignalized pedestrian crossing is proposed across Cabrillo Boulevard approximately 1,000 feet east of Santa Barbara Street.

The 31,553 s.f. ice house was removed in 1991 and an existing 3,400 s.f. building used for manufacturing purposes and outdoor industrial storage area will be removed as part of the project. The net increase in onsite square footage will be 114,196 s.f. There are 186 trees existing: 98 are proposed for removal, 6 would be transplanted and 82 would remain. 441 new trees are proposed, for a net increase of 343 trees. The discretionary approvals required for the hotel and park site are:

1. **Specific Plan Amendment** to allow development of a hotel on Parcel B of Specific Plan No. 1 and to expand the land area of the Specific Plan to include APN 17-010-34 and a portion of 17-010-46 between Santa Barbara Street, the westerly edge of the existing Specific Plan area, Cabrillo Boulevard and the railroad tracks and other amendments (SBMC Chapter 28.08);

2. **Modification** of zoning regulations to allow the applicant to provide 245 parking spaces onsite and 100 parking spaces in the Red Lion parking lot for the hotel instead of the required 519 spaces (SBMC §28.90.100);

3. **Conditional Use Permit** for a parking lot in the HRC-2 zone for use by the proposed park (SBMC §28.22.040);

4. **Coastal Development Permit** for development in the Appeal Jurisdiction of the Coastal Zone (CDP92-0045) (SBMC §28.45.009); and

5. **Development Plan Approval** for 143,559 square foot hotel (with an 83,166 square foot underground parking area) and 5,835 square feet of new buildings and a 1,555 square foot existing building for the park (SBMC §28.87.300).
HOSTEL (33 WEST MONTECITO STREET):

A proposal to develop a 9,762 s.f., 75 bed hostel on a 0.55 acre site previously occupied by a 2,200 s.f. automobile service station. The discretionary approvals required for the hostel site are:

1. **Modification** of the zoning regulations to allow the first story of a two story building to encroach ten feet into the required 20-foot front yard setback on Montecito Street (SBMC §28.22.060);

2. **Coastal Development Permit** for development in the Non-Appealable Jurisdiction of the Coastal Zone (CDP92-0045) (SBMC §28.45.009); and

3. **Development Plan Approval** for a 9,762 square foot hostel (SBMC §28.87.300).

A Final Environmental Impact Report (ENV#92-0107) has been prepared and certified for the project and, prior to an action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091. (J.M.H.)

**WHEREAS,** the Planning Commission has held the required public hearings on the above application, and the Applicants were present.

**WHEREAS,** 20 persons appeared to speak in favor of the application, and 10 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. February 17, 1993 Information Memorandum from Patricia Reilly, Sr. Redevelopment Specialist on Proposed Waterfront Park/Hotel Information Packet.
2. Staff Reports, with Attachments, dated July 29, August 5, August 12, and August 19, 1993.
4. August 6, 1993 Memorandum from John Bridley, Assistant Community Development Director on Downsize Feasibility of 150 Unit Waterfront Hotel Project.
5. August 11, 1993 Memorandum from Project Planner Janice Hubbell Transmitting Requested Documents:
   - Original Specific Plan Text
Red Lion Conditions of Approval (Resolution No. 33 dated June 16, 1981); Tentative Subdivision Map (Resolution No. 35 dated June 5, 1981)
Draft Disposition and Development Agreement By and Between the Redevelopment Agency of the City of Santa Barbara and the Parker Family Trust.
Draft Declaration of Construction and Operation Covenants and Reciprocal Easement By and Between the Redevelopment Agency of the City of Santa Barbara and Fess E. Parker and Marcella R. Parker, Trustees of the Parker Family Trust.

6. Site Plans.
7. Coastal Commission Conditions on Specific Plan No. 1.
8. One-Page List, Entitled Public Improvements Resulting from Waterfront Park, Hotel and Hostel Project.
9. One-Page Copy from the August 15, 1993 L.A. Times Travel Section, Red Lion Hotels & Inns, Showing Prices of Rooms in Various States.
10. One-Page Copy of Santa Barbara News-Press Article Dated March 10, 1985, by Claudia Madsen entitled "Why Park Plaza Now Fits In".
11. Two-Page Copy of March 12, 1985 Ballot Referendum Impartial Analysis

Letters received from the public for the July 29, 1993 meeting:

In Support:

In Opposition:
17. March 11, 1993, Patricia Douglas, 165 Canon View Road
18. Greg Helms, East Beach Planning Committee
21. July 29, 1993, Rodney O. Hurt, Greater Santa Barbara Lodging Association, P. O. Box 42412
Resolution No. 048-93
325 E. Cabrillo Blvd.
Waterfront Park/Hotel
August 19, 1993
Page 5


Comments were submitted from:
23. April 25, 1993, Marilyn Loperfido, Santa Barbara Arts and Crafts Show Advisory Board, 1118 E. Cabrillo Blvd., concerned that they not be relocated, and voicing strong concern with parking, traffic, construction, and economic impacts.
25. Letter from Tony Romasanta dated August 9, 1993 regarding the Hostel.

Letters from the public from the August 19, 1993 meeting had been received from:
26. August 9, 1993 letter from Mr. Steve Karzen, 5076 Calle Real, in support.
27. August 13, 1993 letter from Linda Krop, attorney with the Environmental Defense Center, opposed and requesting strict adherence to the terms and conditions of the Park Plaza Specific Plan.

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approve the subject application making the following findings and determinations:

A. Findings for the Entire Project:

1. Environmental Findings:
   a. The Planning Commission has read and considered the Waterfront Park, Hotel and Youth Hostel EIR (ENV92-0107).
   b. The Waterfront Park, Hotel and Youth Hostel EIR identifies significant unavoidable parking, air quality, noise and vibration and visual resources impacts. No feasible
mitigation measures have been identified which could reduce these impacts to a less than significant level.

c. Changes and/or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the following significant effects identified in the EIR: short-term air quality impacts, short and long term traffic and noise impacts, long term visual resources impacts, biological resources impacts, risk of upset impacts and hazardous materials impacts, as follows:

(1) Construction-related traffic and parking impacts will be mitigated by requiring a truck routing plan to be prepared and implemented which includes avoidance of impacted intersections and peak traffic hours and reduction of conflicts between trucks and other traffic through the provision of a towing lane. In addition, a construction parking plan will be required.

(2) Operational traffic impacts will be mitigated by requiring that the Carpinteria street access be limited to right turns only, that the median be redesigned on Salsipuedes Street and that Salsipuedes Street be extended across the railroad tracks, that a traffic signal be installed at the intersection of Cabrillo Boulevard and U.S. Highway 101 and that a Transportation Demand System be submitted, approved and implemented.

(3) Operational parking impacts for the park will be mitigated in the long term by the extension of Garden Street and the resulting expansion and redesign of the Santa Barbara Street public parking lot.

(4) Operational parking impacts for the hotel will be mitigated by the provision of 100 additional parking spaces either in the Red Lion Resort parking lot or in
a lot adjacent to the proposed hotel immediately north of the railroad tracks.

(5) Construction-related noise and vibration impacts will be mitigated by the requirement that all construction equipment is required to be well maintained with functional mufflers, construction activity is limited to weekdays between 8 AM and 5 PM and if a method other than a pile-supported method is used.

(6) Long Term noise impacts on the park, hotel and hostel will be mitigated by the construction of an acoustical barrier along the northerly edge of the park, the use of closed, acoustically upgraded window assemblies and ventilation for all hotel and hostel windows and because the hostel will not include any balcony along the northerly side of the building.

(7) Long term visual impacts on views will be mitigated by protecting all existing views of the Riviera and mountains except for those blocked by the proposed hotel and by prohibiting windrowing of trees.

(8) Impacts on the cliff aster, a sensitive plant species will be mitigated by including the cliff aster in the landscape plan along the northerly edge of the project where Monterey shale is present.

(9) Impacts on the project resulting from train derailment will be mitigated by requiring the preparation and implementation of an emergency response plan, posting safety procedures and evacuation routes throughout the development, constructing buildings of fire retardant materials and installing sprinkler systems, by requiring that the
rear wall of the fire lane behind the proposed hotel be constructed to provide optimum damage resistance and requiring that the project comply with all risk of upset provisions of the Specific Plan.

(10) Impacts on the project related to contamination of the park and hotel site and the area of the Salsipuedes Street extension will be mitigated by completing and implementing a Phase II site remediation plan.

(11) Impacts on the project related to storage of hazardous materials on site will be mitigated by requiring that all hazardous materials be stored in compliance with local, State and Federal regulations.

d. Specific economic, social or other considerations make infeasible the project alternatives identified in the Final EIR for the following reasons:

(1) The other sites considered in the EIR are not available to the applicants and have the potential for significant environmental impacts.

(2) The Environmentally Superior Alternative will not allow for the provision of annual maintenance funding by the applicant to provide for a more extensive and active park with more facilities available to both residents of and visitors to Santa Barbara.

(3) The Environmentally Superior Alternative would not provide the additional 0.4 acres of park space proposed by the applicant with development of the hotel.

(4) The Environmentally Superior Alternative would not lead to the construction of the hostel, but would only provide the land and funds for engineering, design and permit processing. This would be
less consistent with the Local Coastal Plan in that the lower income-serving visitor use would not be available at the same time the development is completed.

(5) The Environmentally Superior Alternative may have a negative impact on other existing visitor-serving retail and restaurant businesses whereas the hotel may generate business for existing businesses.

(6) The hotel will provide substantially greater tax revenues to the City than would the Environmentally Superior Alternative. In a time of budget deficiencies, this is an important consideration, especially when coupled with the provision and development of a significant park space.

2. Statement of Overriding Considerations

The Planning Commission has balanced the benefits of the project against the unavoidable environmental impacts and has concluded that the benefits of the project outweigh the significant short term parking impact for the park, the short term air quality impacts, the short and long term noise impacts and the short term visual resources impacts sufficiently to justify approval of the project. The Planning Commission makes the following Statements of Overriding Considerations which support approval of the project notwithstanding the identified impacts that are not mitigated:

a. Salsipuedes Street will be extended across the railroad tracks and paid for by the hotel developer, the Redevelopment Agency, the City, ISTEA funds and other future developers in the area, which will not only mitigate this and other projects' impacts on the Milpas Street/U.S. 101 intersections, but will also improve overall traffic circulation in the area.
b. The Cabrillo Boulevard/U.S. 101 intersection will be signalized and paid for by the hotel developer and the Redevelopment Agency, which will not only mitigate this and other projects' impacts on this intersection, but will improve overall traffic circulation in the area until such time as the California Department of Transportation constructs permanent improvements.

c. A total of 4.943 acres of park land will be deeded to the City of Santa Barbara by the Parker Family Trust and funds will provided at the rate of $125,000 per year (adjusted annually) for 35 years.

d. A 75 bed youth hostel will be constructed by the Parker Family Trust or its successor in interest, which will provide low cost, visitor-serving lodging in the Waterfront Area. Without this project, only the land would be dedicated and funds set aside for design, engineering and permit processing.

e. The hotel and, to a lesser degree, the youth hostel will directly generate transient occupancy tax revenues for the City of Santa Barbara and the hotel will directly generate property tax revenues.

f. Guests of the hotel and the youth hostel will spend money in the City and the surrounding community which will indirectly generate additional sales tax and other revenue, while not creating substantial new retail facilities that will compete with other existing local businesses.

g. The property tax revenues generated by the hotel may allow the Redevelopment Agency to generate funds to pay for the costs of developing a high quality park.

h. The applicant has agreed to provide $90,000 to the Santa Barbara County Air Pollution Control District to either retrofit three existing buses to low emission fuels or to contribute funding to the matching funds
provided by the APCD to meet ISTEA funding to purchase five new buses for the Clean Air Express Commuter Service or to provide needed operating funds. In addition, the hotel will be required to participate in any shuttle pass program developed in cooperation with the Metropolitan Transit District for the electric shuttle. This will result in mitigating the long term air quality impacts from nitrogen oxide and reactive organic gas emissions and short term air quality impacts from nitrogen oxide emissions to acceptable levels. In addition, the provision of additional Clean Air Express Commuter Service buses will reduce the amount of traffic in the South Coast area.

i. The proposed project will provide an important expansion and completion of the park space in the Waterfront Area and will provide an attractive hotel that will be an important focal point along Cabrillo Boulevard.

j. The project will complete a pedestrian linkage along the north side of Cabrillo Boulevard through the development of the park and the completion of a pedestrian sidewalk in front of the Cabrillo Ball Field between Calle Puerto Vallarta and Milpas Street. This pedestrian linkage will also help to mitigate the short term parking impact by improving access to the park area from other parts of the Waterfront Area park system.

k. The project will provide a safe pedestrian crossing across Cabrillo Boulevard at Carpinteria Street through the provision of a signalized crosswalk or pedestrian overcrossing or undercrossing.

l. The project will provide traffic mitigation above and beyond the impact generated by the project and will pay for all of the costs in the case of the Cabrillo/U.S. 101 intersection signalization and a substantial portion of the local costs in the case of the Salsipuedes Street extension. In addition,
the hotel will participate in any shuttle pass program developed to encourage tourists, especially hotel guests, to use the shuttle.

B. Findings That Apply to the Park and Hotel:

1. For the Specific Plan Amendment:

The Amendment to Specific Plan #1 will add land to the Specific Plan area which will be designated for park purposes, will allow the construction of a hotel on Parcel B, will reduce the required building setback along Salsipuedes Street and the setback of certain park-related facilities on Cabrillo Boulevard, will require the construction of a youth hostel and will make other minor and miscellaneous changes. This amendment is consistent with both the General Plan and the Local Coastal Plan in that the site is zoned and designated for both Hotel and Related Commerce and Park and Recreation uses. The Amendment does not result in a substantial increase in intensity of development for the property because the total number of peak hour trips allowed for Parcels A, B and C does not increase.

With respect to Section 1507 of the City Charter, the amendment, with the proposed project conditions, does not allow the development to exceed air quality, traffic, water or wastewater treatment capacity.

2. For the Coastal Development Permit:

This project is consistent with the provisions of the Local Coastal Plan, the Coastal Act and all applicable guidelines, as follows:

a. Recreation Policies 3.1 and 3.2 will be met because the land used for park purposes will be zoned PR, Park and Recreation, and all of the park land will be dedicated in fee to the City of Santa Barbara.

b. Recreation Policies 3.3 and 3.4 will be met because the new park land provided will exceed the demand generated by the proposed project and the park land will include
pedestrian walkways, bike facilities and other amenities to limit circulation impacts, as well as the extension of Salsipuedes Street across the railroad tracks.

c. Recreation Policies 3.6 and 3.13 will be met by the provision of additional parking and park land north of Cabrillo Boulevard.

d. Recreation Policy 3.7 will be met because the Parks and Recreation Department will be in charge of scheduling events in this park area as they are for other park areas in the Waterfront Area and will continue to coordinate events so that traffic and circulation congestion will not increase.

e. Recreation Policy 3.8 will be met because the City has considered the relocation of the Arts and Crafts Show and has concluded that it is not appropriate at this time.

f. Visitor-Serving Policy 4.1 has been met because the property is zoned HRC-2, Hotel and Related Commerce 2.

g. Visitor-Serving Policy 4.2 will be met because the Architectural Board of Review has and will continue to review the project for compatible architectural design, the project will be consistent with the Visual Quality policies, as discussed below, and will provide public view corridors, open spaces and pedestrian walkways and facilities. The hotel provides adequate off-street parking to meet its demand, as will the park when the Garden Street extension is completed.

h. Visitor-Serving Policy 4.4 will be met because the proposed hotel will provide a high-end luxury hotel not previously available in Santa Barbara and construction of the youth hostel will provide lodging facilities for lower income visitors rather than providing land and funding for design, engineering and permit processing as presently required under approval of the original Specific Plan and the Red Lion. In
addition, 0.4 acres of additional park land will be dedicated and the park will be fully improved.

i. Visitor-Serving Policy 4.6 has been met due to the existence of the Specific Plan that addresses the opportunities and issues raised by the site. Approval of the hotel and park will not affect the requirement that priority uses be visitor-serving and recreational in nature.

j. Housing Policy 5.5 will be met because the Redevelopment Agency will use at least 20% of the tax increment monies accruing from this property for housing.

k. Water and Marine Environments Policies 6.1, 6.8 and 6.9 will be met because the riparian and wetlands habitats associated with Laguna Channel will be protected, restored and expanded by the proposed project.

l. Water and Marine Environments Policy 6.10 will be met because native vegetation will be used as a setback and buffer between the creek banks and any proposed development.

m. Water and Marine Environments Policy 6.11 will be met because there will be no channelization or other substantial alteration of Laguna Channel.

n. Visual Quality Policy 9.1 will be met because existing views to, from and along the coastal area will be protected through the dedication of land for parks and open space and the protection of the existing corridors therein and the setbacks of the hotel first, second and third stories from Cabrillo Boulevard.

o. Visual Quality Policies 9.3 and 9.5 will be met because all existing and proposed utilities will be undergrounded and all parking facilities will be screened from public view as recommended by the Scenic Highways Element.
p. Public Services Policy 11.2 will not apply to this project because the Crosstown Freeway improvements have been completed.

q. Public Services Policies 11.5 and 11.7 will be met in the long-term because all of the parking required to meet the parking demands for both the park and the hotel will be provided and the parking spaces lost within the Carpinteria Street right-of-way will be replaced.
r. Public Services Policy 11.11 will be met because Transportation Demand Management measures will be required for hotel employees and shuttle services to and from the airport and train station will be provided for guests.

s. Public Services Policy 11.15 will be met because pedestrian movement and safety will be provided for in the circulation pattern of the proposed park and access to the beach will be provided by a safe pedestrian crossing at Carpinteria Street. In addition, a continuous pedestrian walkway will be provided along the north side of Cabrillo Boulevard due to the pedestrian access provided on the project site and along the frontage of Cabrillo Ball Field between Calle Puerta Vallarta and Milpas Street.

t. Land Use Policy 12.1 will not apply to this project because the Crosstown Freeway improvements have been completed.

u. Land Use Policy 12.2 will be met because this project will contribute to the Openness, Lack of Congestion, Naturalness and Rhythm of the Waterfront Area.

3. For the Development Plan:

a. With the approval of the modification of parking requirements for the hotel, the proposed development will comply with all provisions of the Zoning Ordinance.
b. The proposed development is consistent with the principles of sound community planning as evidenced by its consistency with the Local Coastal Plan as stated above.

c. The proposed development will not have a significant adverse impact on the neighborhood’s aesthetics/character in that the size, bulk and scale of the development will be compatible with the neighborhood as evidenced by the development’s consistency with the Visual Quality policies of the Local Coastal Plan as stated above.

d. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast housing stock because the applicant has agreed to meet all of the provisions of the Housing Mitigation Ordinance.

e. The proposed development will not have a significant unmitigated adverse impact on the City’s water resources because the City’s water demand of approximately 11,200 AFY is substantially less than its supply of 16,500 AFY and this project will have a demand of 25.72 AFY of potable water and 14.31 AFY of reclaimed water, for a total water use of 40.03 AFY.

f. The proposed development will not have a significant unmitigated adverse impact on the City’s traffic because Salsipuedes Street is required to be extended across the railroad tracks which will divert enough existing traffic from the Milpas Street/U.S. 101 intersections that the increase in traffic caused by the project at those intersections will be offset and the Cabrillo Boulevard/U.S. 101 intersection will be required to be signalized which will improve the traffic level of service and volume to capacity ratio at that intersection.

g. Resources will be available and traffic improvements will be in place at the time of project occupancy because the extension of
Salsipuedes Street is already funded and approval of the railroad crossing by the California Public Utilities Commission will be required prior to issuance of building permits for the project and the applicants have agreed to pay for the signalization of the Cabrillo Boulevard/U.S. 101 intersection, CalTrans has already indicated its acceptance of this proposal and final approval of the design and encroachment permits will be required from CalTrans prior to issuance of building permits. In addition, both the extension of Salsipuedes Street and the signalization of the Cabrillo Boulevard/U.S. 101 intersection will be required prior to issuance of the Certificate of Occupancy for the development.

C. Finding That Applies to the Hotel Only:

1. For the Modification of Parking Requirements:

   The modification of the parking requirements to allow the provision of 245 parking spaces on site and 100 parking spaces at an offsite location within 500 feet of the development for a total of 345 spaces instead of the 519 spaces required by the Zoning Ordinance is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. This has been confirmed by the parking impact analysis prepared as part of the Waterfront Park, Hotel and Hostel EIR.

D. Findings That Apply to the Park Only:

1. For a Conditional Use Permit for a Parking Lot in the HRC-2 Zone:

   a. This parking lot is essential to the public welfare in that it provides parking necessary to meet, in part, the parking demand generated by the proposed park without losing valuable park space to onsite parking. For this same reason, the proposed parking lot is in harmony with the various elements and objectives of the General Plan.
b. This parking lot will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved because the proposed parking lot will actually improve the appearance of the area immediately north of the railroad tracks and west of Santa Barbara Street. In addition, the surrounding uses consist of a mixture of industrial, office and visitor-serving uses.

c. The total area of the site (0.253 acres) and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed parking lot that significant detrimental impact on surrounding properties is avoided.

d. Adequate access and off-street parking for all guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time. The provision of this parking lot will actually improve the situation for offstreet parking in the area. When the lot is not required for park purposes, as will be the case on most weekdays and on winter weekends, it will be available to meet the needs of other uses in the area.

e. The appearance of the site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The design of this parking lot will be consistent with the design of the proposed park and the public parking lot across the railroad tracks.

2. For Designation of the Park Buildings as a Community Priority:
The park and its associated buildings are necessary to meet a projected need for additional park space and facilities directly related to the general welfare.

E. Findings that Apply to the Hostel:

1. For the Modification of Setback Requirements:

The Modification of the setback requirement to allow the second story of the hostel to be set back ten feet from the front property line on Montecito Street instead of the required twenty feet is consistent with the purpose and intent of the Zoning Ordinance and necessary to promote uniformity of improvement. The intent of this limit is to require buildings to step back from the street and promote a feeling of openness. However, this building will be set back ten feet further from the property line than other buildings in the immediate area and allowing the second story to be set back from the street the same distance as the first story allows the building to be designed with a courtyard that is oriented to the Landmark Moreton Bay Fig Tree across Chapala Street.

2. For the Coastal Development Permit:

This project is consistent with the provisions of the Local Coastal Plan, the Coastal Act and all applicable guidelines, as follows:

a. Recreation Policy 3.3 and 3.13 will be met because, although the hostel is a new use that will generate new recreational users, adequate offstreet parking will be provided at the hostel for these users such that they will not contribute to recreational parking impacts in the Waterfront Area.

b. Visitor-Serving Policy 4.1 has been met because the property is zoned HRC-2, Hotel and Related Commerce 2.

c. Visitor-Serving Policy 4.2 will be met because the Architectural Board of Review has and will continue to review the project for
Resolution No. 048-93
325 E. Cabrillo Blvd.
Waterfront Park/Hotel
August 19, 1993
Page 20
compatible architectural design, the project will be consistent with the Visual Quality policies, as discussed below, and will not block public view corridors to, from or along the ocean, will provide adequate offstreet parking for the facility.

d. Visitor-Serving Policy 4.4 will be met because the hostel will provide lower income lodging facilities that are not presently available in the coastal Zone.

e. Housing Policy 5.5 will be met because the Redevelopment Agency will use at least 20% of the tax increment monies accruing from this property for housing.

f. Visual Quality Policy 9.1 will be met because there are no existing views to, from and along the coastal area from the hostel property nor will the hostel block such views from U.S Highway 101.

g. Visual Quality Policies 9.3 and 9.5 will be met because all existing and proposed utilities will be undergound and all parking facilities will be screened from public view as recommended by the Scenic Highways Element.

h. Public Services Policy 11.2 will not apply to this project because the Crosstown Freeway improvements have been completed.

i. Public Services Policy 11.5 will be met because all of the parking required to meet the parking demands for the hostel will be provided.

j. Public Services Policy 11.11 will be met because Transportation Demand Management measures will be required for hostel employees and the hostel is near the railroad station.

k. Land Use Policy 12.1 will not apply to this project because the Crosstown Freeway improvements have been completed.
l. Land Use Policy 12.2 will be met because this project will have no effect on Openness, Lack of Congestion, Naturalness and Rhythm in the Waterfront Area.

3. For the Development Plan:

a. With the approval of the front yard setback modification, the proposed development will comply with all provisions of the Zoning Ordinance.

b. The proposed hostel is consistent with the principles of sound community planning as evidenced by its consistency with the Local Coastal Plan as stated above.

c. The proposed hostel will not have a significant adverse impact on the neighborhood’s aesthetics/character in that the size, bulk and scale of the development will be compatible with the neighborhood as evidenced by the development’s consistency with the Visual Quality policies of the Local Coastal Plan as stated above.

d. The proposed hostel will not have a significant unmitigated adverse impact upon City and South Coast housing stock because the applicant has agreed to meet all of the provisions of the Housing Mitigation Ordinance.

e. The proposed hostel will not have a significant unmitigated adverse impact on the City’s water resources because the hostel’s water demand of 2.76 AFY is significantly less than the 5.17 AFY used by the previous automobile service station on the site.

f. The proposed hostel will not have a significant unmitigated adverse impact on the City’s traffic because the hostel will generate significantly less traffic than that generated by the previous automobile service station on the site.
II. Said park and hotel approval is subject to the following conditions:

A. These Conditions of Approval on the Coastal Development Permit and Development Plan for the Park and Hotel, Conditional Use Permit for the Park and Parking Modification for the Hotel are imposed contingent upon the approval of the Amendments to the Park Plaza Specific Plan, Specific Plan #1, by the Council of the City of Santa Barbara and the California Coastal Commission.

B. Prior to the issuance of any building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner in a written instrument which shall be reviewed as to form and content by the City Attorney and Community Development Director:

1. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

2. No recreational vehicles, boats or trailers shall be stored on the Real Property.

3. Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR) and Landmarks Committee. Such plan shall not be modified unless prior written approval is obtained from the ABR and Landmarks Committee. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

4. Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney.
5. The development of the Real Property approved by the Planning Commission on August 19, 1993, is limited to 244,383 gross sq. ft. of building area for the hotel and 10,197 gross sq. ft. of building area for the park and the improvements shown on the Development Plan.

6. Exterior lighting, where provided, shall be of low intensity in order to promote safety, but shall not impose on adjacent properties and uses. Minimal floodlighting shall be allowed in the park. Additional floodlighting shall be prohibited unless authorized on a temporary basis by the Parks and Recreation Director. Lighting shall be directed toward the ground.

7. The existing 88 trees shown on the Development Plan to remain shall be preserved, protected and maintained. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the dripline of the trees. Should any of the 88 trees to be retained be damaged during construction and require removal, they shall be replaced onsite on a three to one basis, subject to approval by the Landmarks Committee and the Architectural Board of Review.

8. The owner/operator of the hotel shall contribute $125,000 annually for 35 years, indexed annually for inflation based on the Consumer Price Index-Urban Wage Earners and Clerical Workers (Los Angeles-Anaheim-Riverside, CA, All Items, Base 1982-84 = 100) as published by the United States Department of Labor, Bureau of Labor Statistics. Said payment shall be used to operate and maintain the park. This annual contribution shall be secured by a lien. Said lien shall be prior and superior to any and all liens except for taxes, bonds, assessments and other levies which, by law, would be superior thereto.

9. The roof peak of the building shall not exceed a height of 45 feet above the finished grade.

10. The owner shall record an agreement, subject to the approval of the Transportation Engineer, that tandem parking spaces will have adequate
attendants to park the vehicles 24 hours a day, 365 days a year.

11. The following vehicle use disincentives shall be incorporated into the project to reduce traffic impacts caused by the project. Such provisions shall be included in the lease/rental agreements of future tenants as a required "Transportation Management Plan." A copy of the clause in the lease/rental agreement needed to comply with this condition shall be provided to the Community Development Director and Transportation and Parking Manager.

a. A minimum of 10 preferential parking spaces for carpoolers shall be designated by "Carpool Permit Parking Only" signs. Carpool limits shall be issued to those employees who arrive at the Real Property with two (2) or more persons in the car, four (4) or more times a week, except for part-time employees who are eligible if they carpool every day that they work.

b. Owner or all employers shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees and guests. These passes shall be provided free of charge to employees who request them for travel to and from work. Notice of the free passes shall be provided to existing employees and new employees when they are hired and hotel guests upon arrival.

c. Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees.

d. Male and female employees' shower and locker facilities shall be provided and maintained in a restroom (the location is subject to the review and approval of Transportation Staff). The showers shall be available for use before, during and after work hours. Notice of these facilities shall be provided when employees are hired.
e. Employees shall be made aware of the Ride-Sharing Program or similar successor programs administered by the Area Planning Council or successor agency. The Owner and/or all employees shall have all employees registered semi-annually in the Ride-Sharing Program and shall make every effort to encourage participation in the program.

f. An employee lunchroom shall be provided in the hotel of a minimum of 700 square feet in size, including the following amenities: refrigerator, microwave oven, sink, food preparation area, tables and chairs.

g. A minimum of 14 covered bicycle parking spaces shall be provided.

h. In the event of an emergency or work requirement which interferes with the normal transportation arrangement of any employees using mass transportation, a carpool, or a vanpool to get to work, the Owner or employer shall provide cab fare, a company car, or other means to guarantee a free ride home.

i. A Visitor Information Program shall be prepared and implemented. The program shall include, but not be limited to:

(1) A means of providing train, bus and airline schedules and maps to prospective hotel guests.

(2) A means of providing hotel guests with information on alternative transportation modes, schedules and maps of access to the Central Business District, beach area and other local and regional points of interest. In addition, the hotel operator shall contact the Metropolitan Transit District to purchase bus and/or shuttle passes or tokens for hotel guests. These passes shall be available to any guests who request them.
(3) Advertisement for and solicitation of meetings and other events which includes explanation of the City’s clean air and energy reduction goals and an explanation of the benefits of using alternative transportation modes.

(4) A means of coordinating special events with the City so that appropriate traffic controls, rerouting and timing of events can be achieved.

j. Free shuttle service to the airport, train depot, bus depot and other hotels shall be provided.

k. Bike rentals shall be made available to hotel guests.

l. The hotel will be subject to the Transportation Demand Ordinance (TDM), as amended from time to time.

m. The Hotel Operator shall participate in any shuttle pass program developed by the Metropolitan Transit District, the City of Santa Barbara and/or the City of Santa Barbara Redevelopment Agency.

n. Items for sale in the concession area near the pump and screen plant shall include common sundries that might be wanted by park and beach users in the area which might include sunscreens, tissues, magazines or other items for which a demand is determined to exist.

C. The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:

1. Improvement plans for construction of improvements on Salsipuedes Street, Santa Barbara Street and Cabrillo Boulevard. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base,
underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. Said improvements shall include shortening the median and providing a left turn lane to store vehicles entering the hotel. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer. Approval of the at-grade crossing of the Southern Pacific Railroad at Salsipuedes Street from the California Public Utilities Commission and funding of the improvement shall be required prior to issuance of the Building Permit.

2. Improvement plans for construction of traffic signals at the intersection of Cabrillo Boulevard, Coast Village Road and U.S. Highway 101 southbound on and offramps. As determined by the Public Works Department and the California Department of Transportation (CalTrans), the improvements shall include, but not be limited to, regulatory traffic control signs, traffic signals and pavement striping and marking. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer. The improvement plans shall be approved by CalTrans and funding of the improvement in place prior to issuance of the Building Permit.

3. Improvement plans for construction of either a signalized pedestrian crosswalk, a pedestrian undercrossing or a pedestrian overcrossing across Cabrillo Boulevard at Carpinteria Street. As determined by the Public Works Department and CalTrans, the improvements shall include, but not be limited to, regulatory traffic control signs, traffic signals and pavement striping and marking. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer. The improvement plans shall be approved by CalTrans prior to issuance of the Building Permit.

4. Improvement plans for construction of a sidewalk along the northerly side of Cabrillo Boulevard
between Calle Puerto Vallarta and Milpas Street. As determined by the Public Works Department, the improvements shall include but not be limited to sidewalks, asphalt/concrete pavement on aggregate base. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer. Said sidewalk location and design shall be subject to approval by the Architectural Board of Review and/or the Landmarks Committee and the Parks and Recreation Department.

5. An engineered drainage plan.

6. The Lagoon shall be redesigned so that the east-west sewer line is not under the lagoon at any point and the north-south sewer line has a minimum length under the Lagoon. No manholes shall be under or within the Lagoon. Water drained from the Lagoon shall be piped to the wastewater treatment plant unless otherwise approved by the Regional Water Quality Control Board. Water entering the Lagoon shall be pretreated, as necessary, to ensure that water quality is compatible with the wetland/riparian species along the Lagoon edges. Water treatment, circulation and drainage shall be designed in consultation with an expert in wetlands creation, restoration and management. Lagoon depth shall be limited to eighteen inches (18") within six feet (6') of any edge or bank accessible to the public.

7. A structural engineer’s analysis. All recommendations shall be incorporated into the plans.

8. Executed Agreement for Land Development Improvements and improvement security for construction of improvements in a form satisfactory to the City Attorney.

9. Dedicate or offer to dedicate:

   a. All street purposes along Salsipuedes Street in order to establish an 84-foot wide public right of way.
b. All street purposes along the extension of Garden Street from the Southern Pacific Railroad tracks to Cabrillo Boulevard in order to establish a 104-foot wide public right of way.

c. Park land outside the 3.0 acre area of the hotel parcel defined on the Development Plan.

d. Execute and record a dedication of water rights in a form satisfactory to the City Attorney, including but not limited to, existing wells and any related facilities.

10. Encroachment permits from other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easement.

11. Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.

12. Provide the specific off-site parking and, if applicable, the public open space improvement agreement to the City Attorney for review and approval. The applicant shall provide 100 off-site parking spaces. If the parking demand is not met, the project is to be returned to the Environmental Review Committee. This offsite parking shall be provided in one of the following ways:

a. The Owner shall enter into an agreement with Fess Parker's Red Lion Resort (Red Lion) to set aside 100 parking spaces in the westerly end of the Red Lion parking lot. The agreement shall include provisions for coordination of special events between the two hotels. Parking spaces available to the proposed hotel shall be designated in an exhibit attached to the agreement and shall be physically marked in the Red Lion parking lot. There shall be a semi-annual review of the status of the agreement and a monthly
reporting requirement. Parking in the Red Lion parking lot shall be limited to valet parking of hotel guests’ cars and to employee parking with either self parking or valet parking. Acceptance of the final agreement by all parties shall be completed prior to issuance of the Certificate of Occupancy for the hotel. Or

b. The Owner shall provide 100 parking spaces in a parking lot immediately north of the hotel across the Southern Pacific Railroad tracks in accordance with the provisions of the Zoning Ordinance. Completion of this parking lot shall be required within ninety (90) days of issuance of the Certificate of Occupancy for the hotel.

c. If Option a is pursued, then, on Parcel A, within the 75-foot wide City owned or easement area, the developer shall redesign the pedestrian paths to promote public use, provide twelve (12) to twenty-four (24) benches and signage which indicates that this area is public open space available for public use, subject to the approval of the design by the Landmarks Committee. If the owner of Parcel A objects to such changes, the project shall return to the Planning Commission for further review.

13. Parking provided for the park within the park area and at the southwesterly corner of Mason and Santa Barbara Streets shall be free to park users.

14. Evidence of an executed agreement for land acquisition by the City through dedication or other means, of the Garden Street right of way between Yamonali Street and the railroad tracks or submittal of a plan to provide 21 parking spaces in other public parking lots in the Waterfront Area. In either case of the Garden Street extension or parking in another location, the 21 additional parking spaces shall be provided within five years of completion of the park.
D. The following is subject to the review and approval of the Landmarks Committee and the Architectural Board of Review (ABR):

1. The landscape and grading plans shall include the following tree protection measures:
   a. Fencing or protective barriers around the dripline of the 88 trees to remain during construction.
   b. Landscaping under the tree(s) that is compatible with the preservation of the tree(s).
   c. A qualified Arborist, acceptable to the City Arborist, shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which is/are required to be protected.
   d. Any roots encountered shall be cleanly cut.
   e. The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist acceptable to the City Arborist.
   f. Any root pruning and trimming shall be done under the direction of a qualified Arborist acceptable to the City Arborist.

2. Textured or colored pavement shall be used in areas of the project to minimize the visual effect of the expanse of paving.

3. Exterior lighting, where provided, shall be of low-intensity in order to provide aesthetically pleasing lighting which promotes safety, but does not impose on adjacent properties and uses. All lighting shall be energy-efficient lighting of a type other than incandescent, except as determined to be impractical by the Community Development Director.

4. A trash enclosure shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall
be located at least five (5) feet from any building or shall otherwise meet Fire Code requirements.

5. Prior to Final Approval, the Developer shall meet with the City Police Department Crime Analyst to determine how lighting, locking mechanisms, egress and fencing can be designed and installed so as to reduce the potential number of calls for police service from users of the Real Property.

6. The anti-backflow devices for fire sprinkler systems shall be provided in a location screened from public view or included in the exterior wall of the building.

7. New skyline trees shall not be planted within the existing view corridors delineated in the EIR nor shall such trees be planted in windrows. Skyline trees and view corridors shall be designated on the landscape plan.

8. Cliff asters shall be included in the landscape plan for the area along the northern edge of the park site within areas containing Monterey Shale, subject to review, approval and supervision by a qualified botanist or biologist.

9. The Laguna Channel and Lagoon areas of the park shall be planted with native wetland/riparian plant species. Planting shall be designed to discourage access to the water by the public. The design of the restoration and planting of these wetland/riparian areas shall be subject to review, approval and supervision by a qualified botanist or biologist who is an expert in wetlands creation, restoration and management.

10. All roof top equipment at the hotel shall be concealed from potential viewers through screening, paint color or other appropriate method.

E. The Owner shall complete the following prior to the issuance of building permits:

1. The final details of the Mitigation Monitoring Program shall be reported back to the Planning
Commission upon approval of the MMP by City Council and the PEC shall report periodically to the Planning Commission on the progress of the MMP. Mitigation monitors responsible for permit compliance monitoring must be hired. The project's mitigation monitors shall include, but not be limited to, a Project Environmental Coordinator (PEC). The Environmental Analyst shall have the authority to resolve any disputes which may arise between the PEC and the General Contractor. The PEC will be responsible for monitoring daily activities, enforcement of permit compliance conditions, presentation of mitigation monitor briefing sessions, maintaining contact with the Owner(s), the Environmental Analyst, and the public, as well as issuing Environmental Quality Control Reports. This program may be coordinated with the one for the hostel at 33 W. Montecito Street. Such reports must be submitted to the Owner(s) and the Environmental Analyst. The mitigation monitoring program shall include, but not be limited to:

a. A list of the project's mitigation measures.

b. An indication of the frequency of the monitoring of these mitigation measures.

c. A schedule of the monitoring of the mitigation measures.

d. A list of reporting procedures.

e. A list of the mitigation monitors to be hired.

2. The Owner shall submit the building plans to the APCD for review and comment on the building design and materials to assure that materials and designs are used that minimize air emissions. To the degree reasonably feasible, the APCD's recommendations shall be incorporated into the project design. Any letter from the APCD shall be submitted to the Planning Division for consideration during plan check.

3. A qualified archaeologist shall be present during all ground disturbing activity associated with the
Resolution No. 048-93
325 E. Cabrillo Blvd.
Waterfront Park/Hotel
August 19, 1993
Page 34

proposed park and hotel project site, including but not limited to, grading, excavation, brush removal and ground clearance, demolition of buildings and removal of pavement. In the event that prehistoric or historic features, artifacts or other remains are encountered, all work in the area of the find shall be halted until the nature and significance of the find can be determined and the Environmental Analyst shall be notified. If the findings are potentially significant, a Phase 3 recovery program shall be prepared and accepted by the Environmental Analyst and the Landmarks Committee. That portion of the Phase 3 program which requires work on-site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbance in the area of the find. A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of the Certificate of Occupancy.

4. Evidence shall be submitted that the building permit(s) for the youth hostel have been issued and that grading has commenced.

5. Payment of the necessary fees as follows:

a. The Owner shall pay an in-lieu fee or provide affordable housing offsite, as required by Subsection 28.87.300.J of the Zoning Ordinance, for twenty-two (22) two-bedroom dwelling units, in order to mitigate the affordable housing demand generated by the project. If affordable housing is provided offsite, the maximum income of the residents, maximum rents to be charged for the dwelling units, and the reporting requirements shall be determined by the City’s Housing Programs pursuant to Resolution No.92-102 (or successor Resolutions), "A Resolution of the City Council of the City of Santa Barbara Establishing Procedures for Calculating Maximum Rents, Maximum Sale Prices, In-Lieu
Fees, and Rent Subsidies Pursuant to Municipal Code Section 28.87.300."
b.
Air pollution offset fee of $90,000, payable to the Santa Barbara County Air Pollution Control District (APCD), designated for use in support of the Clean Air Express Commuter Bus Program, for one of the following purposes:

1. Inclusion in matching funds necessary to receive a government grant for the purchase of new low emissions buses; or

2. Retrofitting of existing diesel-powered buses with electric or other low emissions engines; or

3. Operating expenses for the program.

In the event that the Clean Air Express Commuter Bus Program ceases, any unspent funds shall revert to the City and shall be used to increase operating hours, decrease headways or expand routes for the electric shuttle.

6. A construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department, Parks and Recreation Department, Building Division, Planning Division, the Project Environmental Coordinator, the Property Owner and Contractor. The following information shall be specified on the construction plans submitted for building permits:

a. The Mitigation Monitoring Plan and Conditions of Approval shall be reviewed at the Construction Conference.

b. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
c. The route of construction-related traffic established to minimize trips through surrounding neighborhoods. Neither the Cabrillo Boulevard/U.S. 101 or the Milpas Street/U.S. 101 interchanges shall be used for truck traffic.

d. Construction prohibited on Saturday, Sunday, Holidays, and between the hours of 7:00 p.m. and 7:00 a.m.

e. During construction, queuing trucks shall queue onsite and a brief traffic lane shall be designated along Cabrillo Boulevard. In addition, a traffic control person shall assist in directing traffic when trucks are entering Cabrillo Boulevard.

f. Construction parking provided as follows:

(1) 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 Community Development Director.

(2) On-site or off-site storage shall be provided for construction materials and equipment, storage of construction materials within the public right-of-way is prohibited.

g. Regular water sprinkling schedule during site grading and the transportation of fill materials, using reclaimed water whenever the Public Works Director determines that it is reasonably available. Water sprinkling shall be done in sufficient quantities to prevent dust from leaving the site and to create a crust after each day’s activities. Said system shall keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will include wetting down such areas in late morning and after work is completed each day. Tanker trucks using either potable or reclaimed water will have proper permits and backflow devices.
h. Upon completion of grading activities, revegetation according to the landscape plan shall commence immediately in order to reduce dust and improve visual quality.

i. Trucks transporting fill material to and from the site shall have the load covered by tarps from the point of origin. Such trucks shall have a minimum of 54 cubic yard capacity.

j. Soils stockpiled for more than two (2) days shall be covered, kept moist or treated with soil binders to prevent dust generation.

k. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary (particularly when wind speeds exceed 15 miles per hour). This person may be the Project Environmental Coordinator (PEC) or the PEC’s designee. Their duties shall include holiday and weekend periods when work may not be in progress. The telephone numbers of such persons shall be provided to the Air Pollution Control District prior to issuance of grading permits. In addition, the Santa Barbara Arts and Crafts Show shall be provided the names and telephone numbers of the designated dust control program monitor, which will enable show director(s) to make contact in the event dust control becomes a problem.

l. Equipment engines shall be maintained in good working condition and in proper tune per manufacturer’s specifications and with proper mufflers.

m. During smog season (May through October), construction efforts which generate dust or require extensive use of pollutant-generating emissions shall be scaled back in order to reduce quarterly emissions loading and minimize the number of vehicles and equipment operating at the same time. The form of activity reduction shall be designated by the contractor and may include completing activities at a less intense rate each day
(fewer employees and equipment), shorter working days or fewer working days per week.

n. Construction activities shall use new technologies to control ozone precursor emissions as they become available and feasible. At a minimum, such measures shall include use of reformulated diesel fuel, two-degree engine timing retard and installation of high pressure fuel injectors.

o. Tree protection measures are established and included in the building plans.

p. Schedule for the qualified Arborist’s presence during grading and construction activities near the tree(s) which are to be preserved pursuant to applicable conditions contained herein. Said arborist shall be acceptable to the City Arborist.

7. The Owners shall submit a Phase II hazardous materials investigation and shall work with the Santa Barbara County Department of Environmental Health Services or successor agency to prepare and implement the required remediation plan to reduce contamination to acceptable levels. Remediation shall be completed prior to issuance of grading permits.

F. The following requirements shall be incorporated into, or submitted with the construction plans, submitted to the Division of Land Use Controls with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:

1. A drainage and grading plan.

2. Soils and geology report(s) prepared by a licensed engineer, geologist or equal. Such report(s) shall include an assessment of alternative construction methods other than pile insertion. If an alternative method is not available, a test pile shall be driven and measures to mitigate noise and vibration impacts recommended.
3. A hydrologic and hydraulic report prepared by a licensed engineer, geologist or equal.

4. The following tree preservation measures;

   a. Landscaping under the tree(s) that is compatible with the preservation of the tree(s) as determined by the Architectural Board of Review (ABR) and/or the Landmarks Committee and the City Arborist.

   b. Notes on the grading plans that specify the following:

      (1) A qualified Arborist, acceptable to the City Arborist, shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which is/are required to be protected.

      (2) Any roots encountered shall be cleanly cut.

      (3) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist acceptable to the City Arborist.

      (4) Any root pruning and trimming shall be done under the direction of a qualified Arborist acceptable to the City Arborist.

5. Driveway access for fire vehicles and for access to sewer and storm drain maintenance points shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck, subject to approval by the Fire and Public Works Departments. Vertical clearance shall be a minimum of 13 feet 6 inches (13' 6''). Driveway access shall be sixteen feet (16') in width to within 150 feet of all exterior walls of the structure. A cul-de-sac or hammerhead turnaround shall be provided in accordance with City standards if any access road exceeds 300 feet in length, subject to approval by the Fire Department.
6. Fire sprinkler system with appropriate backflow devices shall be provided.

7. Fire extinguishers shall be installed pursuant to the Fire Code.

8. Fire alarm system shall be provided pursuant to City requirements.

9. A hood extinguishing system shall be provided for the commercial kitchen area of the hotel and may be required for the snack bar/food concession area of the park, subject to review and approval by the Fire Department.

10. Commercial dumpsters shall not be placed within five feet (5') of combustible walls, openings or combustible roof eaves unless sprinkler coverage is provided.

11. Provide an emergency evacuation plan subject to approval by the Fire Department which shall include the following:

   a. The plan shall address evacuation procedures in the event of earthquake, tsunami, train derailment or release of hazardous materials.

   b. Safety procedures and evacuation routes shall be posted throughout the park and hotel.

   c. A Safety Coordinator(s) shall be designated for the park and for the hotel. The Safety Coordinator(s) shall know the location and function of all emergency systems.

12. Vehicles exiting or entering Carpinteria Street shall be restricted to right turns only, and a NO LEFT TURN sign shall be posted and maintained on-site advising motorists of this restriction.

13. A "STOP" sign must be posted at Carpinteria Street.

14. A project directory (including map and parking directional signs) listing all facilities on-site shall be indicated on the project plans. This directory shall be located as required by the Fire
Department and shall be subject to Sign Committee Approval.

15. Provide light standards as determined by the Public Works Department in accordance with City Standards (consult with the Southern California Edison for appropriate underground fee-point location).


17. An acoustic barrier with a minimum height of eight feet (8') relative to the railroad tracks and a minimum height of seven feet (7') relative to the park and a maximum of ten feet (10') in height shall be erected along the property line adjacent to the railroad tracks.

18. Acoustically upgraded exterior wall constructions shall be installed and closed, well sealed, acoustically upgraded window assemblies having an STC rating of 32-34 shall be installed in all windows of the hotel.

19. The design, selection and placement of equipment for the hotel shall be completed to avoid impacting the park and hotel guests.

20. The design, placement and installation of the public address system for the Pavilion area of the park shall be completed to prevent amplified noise greater than 80 dB(A), to direct sound southwesterly across the park and away from the hotel and to be controlled from the pump and screen plant.

21. The development shall be constructed with fire retardant materials and shall have smoke detectors uniformly installed throughout the hotel area.

22. The rear wall of the fire lane shall be designed and constructed in a manner which provides optimum resistance to damage from a train car collision and primary structural support for hotel areas.
shall be provided principally in the central and southern portions of the building.

23. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which it is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

-------------
Property Owner  Date

-------------
Contractor  Date  License No.

-------------
Architect  Date  License No.

-------------
Engineer  Date  License No.

G. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of a qualified Arborist.

2. The existing curb-cut shall be removed and replaced with curb cut and gutter, sidewalk, and/or parkway.

3. Public improvements as shown in the improvement plans.

4. The youth hostel shall be shown to have competed substantial construction, subject to review and approval by the Community Development Director.
"Substantial construction" shall mean that the Certificate of Occupancy for the hostel is projected to be issued within six (6) weeks of issuance of the Certificate of Occupancy for the hotel.

5. Provide commercial fire hydrants within 300 feet of the hotel, pump and screen plant and the carousel. The hydrant shall be located within 300 feet of all exterior walls by way of access. They shall be provided with one (1) four inch (4") and two (2) two and one half inch (\(2\frac{1}{2}\)) outlets and shall have a fire flow in excess of 1250 gallons per minute.

6. Provide an approved anti-backflow device placed on the property side of consumer’s service pursuant to Santa Barbara Municipal Code Section 14.20.120. (Applied to fire line services or as determined by the Public Works Department).

7. Raise all sewer and water manholes on easements to final finished grade. All such manholes shall be accessible from the driveway access delineated in Condition E.5.

8. Place utilities underground from the transmission source and within the Real Property.

9. The City monitoring wells near the pump and screen plant shall be protected and shall be accessible for maintenance purposes, subject to review and approval by the Public Works Department.

10. The water well on the easterly end of the property shall be capped and abandoned in accordance with a permit issued by the Santa Barbara County Department of Environmental Health Services or successor agency.

11. Signage prohibiting swimming and wading in Laguna Channel and the Lagoon shall be designed and installed, subject to approval by the Parks and Recreation Department and the Sign Committee.

12. Security devices shall be installed, including secondary locks on doors and windows and solid-core exterior doors. Louvered windows on the
first floor shall be prohibited. Said devices shall be in compliance with the Uniform Building Code and Fire Department Codes and shall be subject to the approval of the Chief of Building and Zoning.

13. A Performance Bond or other method acceptable to the Community Development Director shall be provided to the Building Division for City park land landscaping maintenance and assurance of adequate plant growth and health and maintenance of the water elements. Such Bond shall be for a period of 35 years and shall be in the amount of $125,000 annually, adjusted for inflation, to cover the cost of installation and replacement of the landscaping and irrigation systems for the entire site in accordance with landscaping plans approved by the Architectural Board of Review (ABR) and the Landmarks Committee and on file at the Building Division. Prior to the release of said Bond, the Building Division shall make an inspection of the Real Property and make a determination that the landscaping is in substantial compliance with the approved plans. If the landscaping is not in compliance, the Bond shall not be released and shall not be extended for a period of time as determined by the Building Official.

14. All City-owned and deeded land within the Amended Specific Plan Area shall be rezoned to the PR, Park and Recreation, Zone.

15. Completion of traffic signals at the intersection of Cabrillo Boulevard, Coast Village Road and U.S. Highway 101 southbound on and offramps.

16. Completion of the Salsipuedes Street extension.

17. Completion of either a signalized pedestrian crosswalk or a pedestrian overcrossing or undercrossing at Carpinteria Street across Cabrillo Boulevard.

18. Completion of a sidewalk on the northerly side of Cabrillo Boulevard between Calle Puerto Vallarta and Milpas Street, at Cabrillo Ball Field.
III. Said hostel approval is subject to the following conditions:

A. Prior to the issuance of any building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner in a written instrument which shall be reviewed as to form and content by the City Attorney and Community Development Director:

1. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

2. No recreational vehicles, boats or trailers shall be stored on the Real Property.

3. Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR) and/or Landmarks Committee. Such plan shall not be modified unless prior written approval is obtained from the ABR and/or Landmarks Committee. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

4. Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney.

5. The development of the Real Property approved by the Planning Commission on August 19, 1993, is limited to 9,762 sq. ft. of building area, and the improvements shown on the Development Plan.

6. Exterior lighting, where provided, shall be of low intensity in order to promote safety, but shall not impose on adjacent properties and uses. No floodlights shall be allowed. Lighting shall be directed toward the ground.
7. The existing trees shown on the Development Plan to be retained shall be preserved, protected and maintained. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the tree(s).

8. The roof peak of the building shall not exceed a height of 30 feet above the finished grade.

9. The following vehicle use disincentives shall be incorporated into the project to reduce traffic impacts caused by the project. Such provisions shall be included in the lease/rental agreements of future tenants as a required "Transportation Management Plan." A copy of the clause in the lease/rental agreement needed to comply with this condition shall be provided to the Community Development Director and Transportation and Parking Manager.

   a. A minimum of 6 bicycle parking spaces shall be provided.

   b. A Visitor Information Program shall be prepared and implemented. The program shall include, but not be limited to:

      (1) A means of providing train, bus and airline schedules and maps to prospective hostel guests.

      (2) A means of providing hostel guests with information on alternative transportation modes, schedules and maps of access to the Central Business District, beach area and other local and regional points of interest.

10. The Moreton Bay Fig Tree shall not be trimmed to accommodate the hostel structure.

B. The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:
1. Improvement plans for construction of improvements on Chapala and East Montecito Streets. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

2. An engineered drainage plan.

3. A structural engineer’s analysis. All recommendations shall be incorporated into the plans.

4. Executed Agreement for Land Development Improvements and improvement security for construction of improvements.

5. Dedicate or offer to dedicate to a non-profit group, such as the American Youth Hostel Association the completed hostel subject to the requirements for operation imposed by superior grade hostel specifications developed by the American Youth Hostels Association.

6. Dedicate or offer to dedicate an easement for sidewalk purposes on the Chapala Street frontage.

7. Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.

C. The following is subject to the review and approval of the Landmarks Committee and the Architectural Board of Review (ABR):

1. The landscape and grading plans shall include the following tree protection measures:
a. Fencing or protective barriers around the dripline of the trees to be retained during construction.

b. Landscaping under the tree(s) that is compatible with the preservation of the tree(s).

c. A qualified Arborist, acceptable to the City Arborist, shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected including the Moreton Bay Fig Tree located across Chapala Street.

d. Any roots encountered shall be cleanly cut.

e. Any root pruning and trimming shall be done under the direction of a qualified Arborist acceptable to the City Arborist.

2. Textured or colored pavement shall be used in areas of the project to minimize the visual effect of the expanse of paving.

3. Exterior lighting, where provided, shall be of low-intensity in order to provide aesthetically pleasing lighting which promotes safety, but does not impose on adjacent properties and uses. All lighting shall be energy-efficient lighting of a type other than incandescent, except as determined to be impractical by the Community Development Director.

4. A trash enclosure shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building.

5. The Developer shall meet with the City Police Department Crime Analyst to determine how lighting, locking mechanisms, egress and fencing can be designed and installed so as to reduce the potential number of calls for police service from occupants of the Real Property.
6. The anti-backflow devices for fire sprinkler systems shall be provided in a location screened from public view or included in the exterior wall of the building.

7. Review the courtyard wall to assure that there is a positive visual relationship between the courtyard and the Moreton Bay Fig Tree.

D. The Owner shall complete the following prior to the issuance of building permits:

1. The final details of the Mitigation Monitoring Program shall be reported back to the Planning Commission upon approval of the MMP by City Council and the PEC shall report periodically to the Planning Commission on the progress of the MMP. Mitigation monitors responsible for permit compliance monitoring must be hired. The project’s mitigation monitors shall include, but not be limited to, a Project Environmental Coordinator (PEC). The Environmental Analyst shall have the authority to resolve any disputes which may arise between the PEC and the General Contractor. The PEC will be responsible for monitoring daily activities, enforcement of permit compliance conditions, presentation of mitigation monitor briefing sessions, maintaining contact with the Owner(s), the Environmental Analyst, and the public, as well as issuing Environmental Quality Control Reports. This program may be coordinated with the one for the hostel at 33 W. Montecito Street. Such reports must be submitted to the Owner(s) and the Environmental Analyst. The mitigation monitoring program shall include, but not be limited to:

   c. A list of the project’s mitigation measures.

   d. An indication of the frequency of the monitoring of these mitigation measures.

   e. A schedule of the monitoring of the mitigation measures.

   f. A list of reporting procedures.
g. A list of the mitigation monitors to be hired.

2. A qualified archaeologist shall be present during all ground disturbing activity associated with the proposed hostel project site, including but not limited to, grading, excavation, brush removal and ground clearance, demolition of buildings and removal of pavement. In the event that prehistoric or historic features, artifacts or other remains are encountered, all work in the area of the find shall be halted until the nature and significance of the find can be determined and the Environmental Analyst shall be notified. If the findings are potentially significant, a Phase 3 recovery program shall be prepared and accepted by the Environmental Analyst and the Landmarks Committee. That portion of the Phase 3 program which requires work on-site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbance in the area of the find. A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of the Certificate of Occupancy.

3. A construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department, Parks and Recreation Department, Building Division, Planning Division, the Project Environmental Coordinator, the Property Owner and Contractor. The following information shall be specified on the construction plans submitted for building permits:

a. The Mitigation Monitoring Plan and Conditions of Approval shall be reviewed at the Construction Conference.

b. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help
reduce truck traffic on adjacent streets and roadways.

c. The route of construction-related traffic established to minimize trips through surrounding neighborhoods. Neither the Cabrillo Boulevard/U.S. 101 or the Milpas Street/U.S. 101 interchanges shall be used for truck traffic.

d. Construction prohibited on Saturday, Sunday, Holidays, and between the hours of 7:00 p.m. and 7:00 a.m.

e. Construction parking provided as follows:

(1) 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 Community Development Director.

(2) On-site or off-site storage shall be provided for construction materials and equipment, storage of construction materials within the public right-of-way is prohibited.

h. Regular water sprinkling schedule during site grading and the transportation of fill materials, using reclaimed water whenever the Public Works Director determines that it is reasonably available. Water sprinkling shall be done in sufficient quantities to prevent dust from leaving the site and to create a crust after each day’s activities. Said system shall keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will include wetting down such areas in late morning and after work is completed each day. Tanker trucks using either potable or reclaimed water will have proper permits and backflow devices.

i. Trucks transporting fill material to and from the site shall have the load covered by tarps
Resolution No. 048-93
325 E. Cabrillo Blvd.
Waterfront Park/Hotel
August 19, 1993
Page 52

from the point of origin. Such trucks shall have a minimum of 54 cubic yard capacity.

j. Soils stockpiled for more than two (2) days shall be covered, kept moist or treated with soil binders to prevent dust generation.

k. The contractor or builder shall designated a person or persons to monitor the dust control program and to order increased watering, as necessary (particularly when wind speeds exceed 15 miles per hour). This person may be the Project Environmental Coordinator (PEC) or the PEC’s designee. Their duties shall include holiday and weekend periods when work may not be in progress. The telephone numbers of such persons shall be provided to the Air Pollution Control District prior to issuance of grading permits.

l. Equipment engines shall be maintained in good working condition and in proper tune per manufacturer’s specifications and with proper mufflers.

m. During smog season (May through October), construction efforts which generate dust or require extensive use of pollutant-generating emissions shall be scaled back in order to reduce quarterly emissions loading and minimize the number of vehicles and equipment operating at the same time. The form of activity reduction shall be designated by the contractor and may include completing activities at a less intense rate each day (fewer employees and equipment), shorter working days or fewer working days per week.

n. Construction activities shall use new technologies to control ozone precursor emissions as they become available and feasible. At a minimum, such measures shall include use of reformulated diesel fuel, two-degree engine timing retard and installation of high pressure fuel injectors.
o. Tree protection measures are established and included in the building plans.

p. Schedule for the qualified Arborist’s presence during grading and construction activities near the trees which are to be preserved and protected pursuant to applicable conditions contained herein. The arborist shall be acceptable to the City Arborist.

E. The following requirements shall be incorporated into, or submitted with the construction plans, submitted to the Division of Land Use Controls with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:

1. A drainage and grading plan.

2. Soils and geology report(s) prepared by a licensed engineer, geologist or equal.

3. The following onsite and Moreton Bay Fig tree preservation measures:

   a. Landscaping under the trees that is compatible with the preservation of the tree(s) as determined by the Architectural Board of Review (ABR) and/or the Landmarks Committee.

   b. Notes on the grading plans that specify the following:

      (1) A qualified Arborist, acceptable to the City Arborist, shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected.

      (2) Any roots encountered shall be cleanly cut.

      (3) Any root pruning and trimming shall be done under the direction of a qualified Arborist acceptable to the City Arborist.
4. Driveway access for fire vehicles shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck. Vertical clearance shall be a minimum of 13 feet 6 inches (13’ 6”).

5. Fire sprinkler system with appropriate backflow devices shall be provided.

6. Fire extinguishers shall be installed pursuant to the Fire Code.

7. Fire alarm system shall be provided pursuant to City requirements.

8. A hood extinguishing system shall be provided for the commercial kitchen area of the hostel.

9. Commercial dumpsters shall not be placed within five feet (5’) of combustible walls, openings or combustible roof eaves unless sprinkler coverage is provided.

10. Provide an emergency evacuation plan subject to approval by the Fire Department which shall include the following:

   a. The plan shall address evacuation procedures in the event of earthquake, tsunami, train derailment or release of hazardous materials.

   b. Safety procedures and evacuation routes shall be posted throughout the hostel.

   c. A Safety Coordinator(s) shall be designated for the hostel. The Safety Coordinator(s) shall know the location and function of all emergency systems.

11. Provide one (1) light standard of a type to be determined by the Public Works Department in accordance with City Standards (consult with the Southern California Edison for appropriate underground fee-point location).

12. All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code section 14.20.020, Water
Resolution No. 048-93
325 E. Cabrillo Blvd.
Waterfront Park/Hotel
August 19, 1993
Page 55

Saving Devices, subject to the approval of the Water Resources Management Staff.

13. Acoustically upgraded exterior wall constructions shall be installed and closed, well sealed, acoustically upgraded window assemblies having an STC rating of 32-34 shall be installed in all windows of the hostel.

14. The development shall be constructed with fire retardant materials and shall have smoke detectors uniformly installed throughout the hostel area.

15. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which it is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architect</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineer</th>
<th>Date</th>
<th>License No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

F. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of a
qualified Arborist acceptable to the City Arborist.

2. The existing curb-cut shall be removed and replaced with curb cut and gutter, sidewalk, and/or parkway.

3. Public improvements as shown in the improvement plans.

4. Provide an approved anti-backflow device placed on the property side of consumer’s service pursuant to Santa Barbara Municipal Code Section 14.20.120. (Applied to fire line services or as determined by the Public Works Department).

5. Place utilities underground from the transmission source and within the Real Property.

6. Security devices shall be installed, including secondary locks on doors and windows and solid-core exterior doors. Louvered windows on the first floor shall be prohibited. Said devices shall be in compliance with the Uniform Building Code and Fire Department Codes and shall be subject to the approval of the Chief of Building and Zoning.

7. Develop, in cooperation with the City Arborist, of a pamphlet that details the history of the Moreton Bay Fig tree and its need for protection, including do’s and don’ts for people in the park area. The pamphlet shall be made available to all employees and guests of the hostel.

A motion to deny the project was made and failed on the 19th day of August, 1993 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 3 (Blum, Hart, Secord)
NAYS: 4 (Echt, Johnson, Miller, Unzueta)
ABSTAIN: 0
ABSENT: 0

A motion to approve the project was passed and adopted on the 19th day of August, 1993 by the Planning Commission of the City of Santa Barbara, by the following vote:
Resolution No. 048-93
325 E. Cabrillo Blvd.
Waterfront Park/Hotel
August 19, 1993
Page 57

AYES: 4 (Echt, Johnson, Miller, Unzueta)
NAYS: 3 (Blum, Hart, Searce)
ABSTAIN: 0
ABSENT: 0

This motion to recommend to the City Council that this matter be put to a vote of the people was passed and adopted on the 19th day of August, 1993 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7  NAYS: 0  ABSTAIN: 0  ABSENT: 0

This motion to send a memorandum to the City Council requesting that it abandon collection of fees at the two lots, both on Santa Barbara Street, and also consider providing additional free parking along the Waterfront from Santa Barbara Street to Milpas Street, including the railroad spur over the longer term for parking and parking along the Cabrillo Ball Field to augment the short-term impact and access to the beach, and to request that the Council increase shuttle service to this area, was passed and adopted on the 19th day of August, 1993 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6  NAYS: 1 (Hart)  ABSTAIN: 0  ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Anita L. Leski, Secretary

Date

Sept 27/93

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

[J:\PC\RESOS\048-93.RES]