



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 1, 2008  
**AGENDA DATE:** May 8, 2008  
**PROJECT ADDRESS:** West Cabrillo Boulevard (State Street to Castillo Street) (MST2006-00122)  
 West Beach Pedestrian Improvements Project  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Michael Berman, Project Planner *MB*

### I. PROJECT DESCRIPTION

The project involves the construction of pedestrian improvements including repaired or enlarged sidewalks, lookout areas (plazas) over the multi use trail, and intersection improvements on Cabrillo Boulevard from State Street to Castillo Street that include pedestrian activated traffic signal at Ambassador Park, bulb-outs, median islands, and enhanced crossing and sidewalk paving. Four parking spaces along Cabrillo Boulevard would be removed to accommodate the intersection improvements. The project would also extend pedestrian improvements south of Cabrillo Boulevard between West Beach and the parking lot to double the width of the pedestrian walkway to approximately 16 feet, eight feet of which would be on beach sand. The pedestrian improvements would extend to the west toward the harbor both along the edge of the multi purpose walkway and adjacent to the boat launch ramps. The fence between Los Banos pool and the wading pool would be moved over 18" inches to facilitate widening of the pedestrian path. New picnic tables, landscaping, and trash/recycling containers, and lights would be provided.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

### III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan/Local Coastal Plan. In addition, the project is consistent with and would enhance the pedestrian facilities in the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



**Project Location**

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

April 17, 2008  
June 16, 2008

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant: Redevelopment Agency	Property Owner: City of Santa Barbara
Parcel Number: 033-120-018 and ROW	Project Area: 2.3 acres
General Plan: Recreation and Open Space	Zoning: P-R/S-D-3 and H-C/S-D-3
Existing Use: Right-of-way & recreation	Topography: 2%
Adjacent Land Uses: North - Commercial South - Recreation/Harbor East - Recreation West - Parking/Harbor	

**B. PROJECT STATISTICS**

	Square feet
Sidewalk to be replaced	29,386
New hardscape on beach	5,100
Landscaping refurbished	1,612
New landscaping	1,712

**V. ZONING ORDINANCE CONSISTENCY**

The Park and Recreation Zone identifies the Beach area as an area that provides access to the ocean and sand areas for recreation. It allows trails, minor buildings, picnic areas, lighting, and memorials and artwork. The project proposes trails, landscaping, flags, and lighting. These facilities are allowed in the zone and do not require setbacks from the property line.

The Harbor Commercial Zone allows ocean related uses as deemed appropriate by the Planning Commission. The project would provide access improvements to the harbor and beach areas providing access to ocean related areas and would therefore appear to be appropriate uses in the HC Zone.

The Coastal Overlay Zone requires a Coastal Development Permit (CDP) for any development in the coastal zone. The project is requesting a CDP and, if approved, would be consistent with this requirement.

The proposed project would meet the requirements of the Park and Recreation and Harbor Commercial Zones.

**VI. ISSUES**

**A. DESIGN REVIEW**

The project is mostly within El Pueblo Viejo, where the Historic Landmarks Commission (HLC) has jurisdiction and partly within the Architectural Board of Review jurisdiction. This

project was reviewed by the Historic Landmarks HLC on July 11, 2007 (meeting minutes are attached as Exhibit D). The HLC indicated there was a consensus supporting the design. However, the design has been somewhat altered (i.e. some intersections have one crossing of Cabrillo Boulevard instead of two, paving has been added, and landscaping has been altered) since the project was presented to the HLC. The HLC urged the applicant to provide more planting and a more natural and less formal approach. The HLC supports removing portions of the sea wall; and would like to see a differentiation in the material where the sea wall is broken and supports the effort to separate pedestrian from vehicular traffic (both bicycle and automobile). The HLC directed the applicant to provide an enhanced pedestrian experience along Cabrillo Blvd. by adding landscaping along the sidewalk. The HLC minutes from the July 11, 2007 meeting are attached as Exhibit D. The minutes indicate that ABR would review this project on its consent agenda. The applicant has submitted a revised project for HLC review on April 30, 2008. Since the minutes for the meeting would not be available in time to include with this report, a verbal description of HLC comments will be provided at the May 8, Planning Commission Hearing.

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

*Land Use Element.* The project is located within the Harbor and Shoreline neighborhood. The shoreline area is to have a blend of many recreational activities serving the entire community. A balance between use of areas for walking and viewing, recreational uses, and the areas devoted to beaches, harbor and park interests is required. The Land Use Element indicates there is a need to create an unbroken link between the downtown area and the harbor encouraging pedestrian, cycle and public transportation connections and discouraging automobile use.

The proposed project would result in some expansion and refurbishing of the pedestrian facilities along the waterfront from Stearns Wharf to the Harbor area. Pedestrian linkage between the harbor, wharf area, and the area south of Cabrillo Boulevard would be enhanced with improved pedestrian crossings at intersections. This improved circulation would provide an enhanced recreational opportunity by encouraging passive recreation including walking and scenic viewing. Better linkages would be provided between the commercial areas at the harbor, wharf, and areas south of Cabrillo Boulevard, as well as beach areas to the south in conformance with Land Use Element Goals.

*Conservation Element.* The conservation Element seeks to protect, maintain and enhance the archaeological, historic, scenic character, open space visual, ecological, and recreation resources in the City. The proposed project was reviewed in an archaeological study that recommended monitoring during construction to address any resources inadvertently disturbed during project excavations. A biological assessment prepared as an addendum to the Harbor Maintenance Dredging Program Biological Resources Evaluation by SAIC (May 2007) characterized the sensitive biological resources in the project area and analyzed the impacts the project would have on them. The western snowy plover habitat would be reduced by covering a small area of sandy beach. The report recommended that a survey be conducted between

August 1 and March 15 to determine if the plovers are present and stopping work until an avoidance plan can be prepared to avoid impacts on the species. The applicant has proposed to follow these recommendations ensuring that the project would not impact the only sensitive species likely to be impacted by the project.

The project is considered to be a recreation project since it facilitates walking and viewing. It also provides improved access between the commercial and residential uses to the south and recreational uses along the beach and at the harbor and wharf. The only known historic resource in the area is the Los Baños Pool. The project would relocate the non-historic chain link fence around the wading pool 18 inches further away from the Los Baños Pool, widen the pedestrian path and enhance the material the path is made of. According to the Urban Historian these changes would not negatively impact the adjacent historic resource. Therefore, the project is consistent with applicable Conservation Element Policies.

*Local Coastal Plan and Regulations.* Local Coastal Plan (LCP) Policy 3.5 requires people moving systems and public parking to meet recreational demand needs. The proposed project provides new pedestrian facilities to allow improved circulation of people between various commercial and recreational uses in the waterfront area. The project would remove four on-street parking spaces on Cabrillo Boulevard at Ambassador Park to allow for the narrowing of the Boulevard to shorten the distance for pedestrians crossing the street. The removal of four parking spaces on the street would result in a minor decrease in parking, but would provide for better pedestrian facilities and parking would still be available in nearby parking lots and streets. The loss of parking is necessary to provided improved pedestrian access across Cabrillo Boulevard and the coast. Therefore, the project is consistent with this policy.

LCP Policy 4.3 encourages public amenities which provide unique lower cost visitor-serving experiences. The proposed project would provide walking and viewing recreational amenities in conformance with this policy.

LCP Policy 6.1 and Coastal Act Sections 30240 and 30244 protect sensitive habitat and archaeological resources. As indicated above the project would avoid the snowy plover and an archaeological monitor would be present during construction to ensure impacts on these resources are minimal. Therefore, the project is consistent with these requirements.

LCP Policy 7.2 requires that new development within the Harbor and Stearns Wharf area be consistent with the policies of the Harbor Master Plan. Harbor Master Plan seeks to develop and maintain the waterfront area as a resource for residents of the community and visitors. Access to, and within the Harbor area would be improved. Passive and active recreation areas would be provided. The proposed project would be consistent with these requirements because it improves pedestrian access between Stearns Wharf and the Harbor area, improves passive recreation walking and viewing opportunities, and would improve the waterfront for residents and visitors.

LCP Policy 9.1 and Coastal Act Section 30251 call for protection, preservation, and enhancement of existing views to, from, and along the ocean. The proposed project would improve the aesthetics of the area by redesigning the facilities and reconstructing them. New street furniture, paving, landscaping and lighting fixtures would improve the appearance in the area. The HLC and the Architectural Board of Review (ABR) would review the project to ensure that the project would have a pleasing appearance. Also, the project does not include any elements likely to block any views because it proposes mainly hardscape and limited landscaping. Therefore the project is consistent with this LCP policy and regulatory requirement.

LCP Policy 9.18 requires that lighting provided along the highway shall be the minimum necessary for general safety. The proposed project proposes lighting that is needed for pedestrians to find their way safely at night. Standard lighting already used in the area would be augmented with additional lighting, of the same style that would conform to the city Lighting Ordinance requirement that lighting be directed towards the ground. Therefore, the project would be consistent with this requirement.

Coastal Act Sections 31210 through 30213 promotes access to and along the coast. The project is consistent with these requirements because it improves pedestrian access to and along the coast.

Coastal Act Section 30221 protects oceanfront property for recreation uses. The proposed project provides access to recreation with improved pedestrian access facilities and therefore would be consistent with this requirement.

### **C. ENVIRONMENTAL REVIEW**

The proposed project is located in an area of archaeological and biological sensitivity. A Phase 1 Archaeological Assessment was prepared and indicated that no resources are known to occur in the area and that monitoring would ensure that inadvertently discovered resources are protected. The applicant has proposed monitoring for archaeological resources during initial ground disturbance. The applicant has proposed biological surveys to identify presence of the snowy plover between August 1 and March 15 and avoidance if they are present. Since no significant impacts are anticipated due to the project the project would be exempt from CEQA under Section 15301 Minor alteration of existing facilities.

## **VII. FINDINGS**

The Planning Commission finds the following:

### **A. PARK AND RECREATION (SBMC §28.37.025)**

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

2. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood;
3. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
4. That the intensity of park use is appropriate and compatible with the character of the neighborhood;
5. That the proposed park and recreation facilities are compatible with the scenic character of the City; and
6. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location.

**B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150))**

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, April 22, 2008
- D. ABR/HLC Minutes
- E. Applicable General Plan/Local Coastal Plan Policies
- F. Project Description



PLANNING COMMISSION CONDITIONS OF APPROVAL

WEST BEACH PEDESTRIAN IMPROVEMENTS

COASTAL DEVELOPMENT PERMIT

MAY 8, 2008

- I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:
- A. **Approved Development.** The development of the Real Property approved by the Planning Commission on May 8, 2008, involves the construction of pedestrian improvements, lookout areas (plazas), and intersection improvements on Cabrillo Boulevard from State Street to Castillo Street. The project would also extend pedestrian improvements south of Cabrillo Boulevard between West Beach and to the west toward the harbor both along the edge of the multi purpose walkway and adjacent to the boat launch ramps. New picnic tables, landscaping, and trash/recycling containers, and lights would be provided and other improvements shown on the Plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
- B. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
  2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
  3. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.
  4. **Archaeological Monitoring Contract.** Submit to the Planning Division a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report

prepared for this site by David Stone, dated May 2007. The contract shall be subject to the review and approval of the Planning Division.

The archaeologist's monitoring contract shall include the following provisions: If cultural resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

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

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

5. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal all four palm trees to be removed, shall be relocated on-site on a one-for-one basis by a tree specialist who is well-experienced and successful at moving palm trees. Plans shall show that include a note on the plans that recommendations/conditions contained in the arborist's report prepared by West Coast Arborists Inc., dated April 23, 2007, shall be implemented.

C. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review (outside El Pueblo Viejo) and the Historic Landmarks Commission (inside El Pueblo Viejo), outlined in Section C above.
2. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner

shall passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Building and Safety Division. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B. 1 above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

3. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). 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 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.

- D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

2. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
3. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.
4. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
5. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
6. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

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

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

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

7. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited

from parking within the public right-of-way, except as outlined in subparagraph b. below.

- b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
  - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.
8. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur on-site, using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
- Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
9. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
  10. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
  11. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
  12. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
  13. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.

14. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and any related Conditions of Approval.
15. **Tree Protection.** Notes on the grading plan that specify the following:
  - a. No grading shall occur within three feet of the driplines of the existing tree(s).
  - b. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the trees which are required to be protected.
  - c. All excavation within the dripline of the tree(s) shall be done with hand tools.
  - d. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
  - e. No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).
  - f. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
  - g. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.
16. **Tree Relocation.** The existing palm tree(s) shall be relocated on the Real Property and shall be fenced and protected during construction.
17. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
18. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
19. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

E. **Public Works Submittal Prior to Public Works or Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to issuance of any permits for the project:

1. **Cabrillo Boulevard Public Improvement Plans.** The Owner shall submit C-1 public improvement or building plans for construction of improvements along Cabrillo Boulevard Street. The C-1 plans shall be submitted separately from plans submitted for a Building Permit. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: sidewalk, driveway apron modified to meet Title 24 requirements, curbs, gutters, access ramp(s), asphalt concrete, concrete pavement on aggregate base, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe, curb drain outlets, slot/trench drain, drop inlet, detention, erosion protection supply and install approved commercial standard street light(s), style to be determined by the Public Works Department and the appropriate design review board, coordinate with City staff to retire light standard on existing utility pole, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs, storm drain stenciling, off-site biofilter/swale sized per drainage calculations, and tree grates per approval of the City Arborist and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
2. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall

be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants metals, oil and grease or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.

3. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement).
  4. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
  5. **MTD Review.** Notification of and review of impacts to service by MTD of lane closure and the need to move service stops during construction.
  6. **Relocation of MTD Fixtures.** Relocation of the MTD stops on Cabrillo Boulevard, as determined by the Public Works Director and MTD.
- F. **Prior to Final Payments on Construction Contract.** Prior to final payment to the construction contractor the applicant shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
  2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
  3. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the final construction contractor payment, whichever is earlier.

#### **NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:**

- A. **TIME FOR COMMENCEMENT OF APPROVED DEVELOPMENT.** The time for commencement of the approved development shall be two years from the date of the final action upon the application, unless a different time is specified in the conditions of approval for the coastal development permit.
- B. **EXTENSIONS.** Prior to the time that commencement of development must occur under the terms of the coastal development permit or Subsection A, the applicant may apply to the Community Development Director for an extension of time not to exceed an additional one-year period. Such an extension of time may be granted no more than three (3) times, and under no circumstances shall the time for commencement of development be more than five (5) years after the date of the final action on the application. Extensions of time may be granted by the Community Development Director upon

PLANNING COMMISSION CONDITIONS OF APPROVAL  
00-300 BLOCK RIGHT-OF-WAY CABRILLO BOULEVARD  
MAY 8, 2008  
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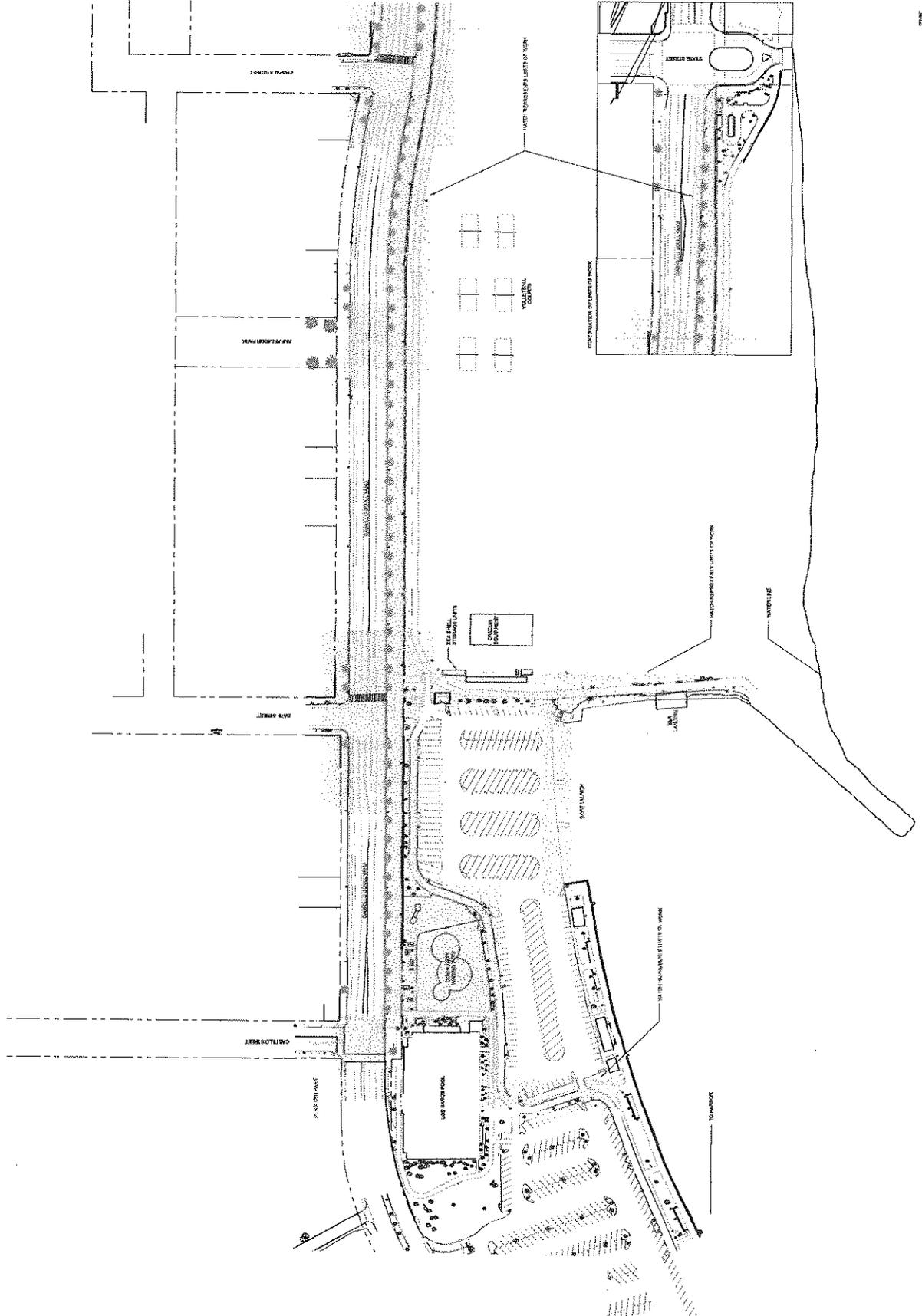
findings that the development continues to be in conformance with the certified Local Coastal Program, that the applicant demonstrated due diligence to implement and complete the proposed development as substantiated by competent evidence in the record, and that there are no changed circumstances that may affect the consistency of the development with the certified Local Coastal Program, the General Plan and applicable City ordinances, resolutions and other laws.



**WEST BEACH PEDESTRIAN IMPROVEMENTS**
  
 CARROLL BOULEVARD FROM STATE STREET TO STATE STREET
   
 PROJECT # 074-WBIS

NO.	DESCRIPTION	DATE
01	PRELIMINARY	08/12/11
02	DESIGN DEVELOPMENT	09/15/11
03	FINAL DESIGN	11/02/11
04	CONSTRUCTION	12/15/11
05	AS-BUILT	01/15/12
06	FINAL REVIEW	02/15/12
07	FINAL APPROVAL	03/15/12

**DART SUBMITTAL**
  
**As101**
  
 PUBLIC CONSULTATION



**EXHIBIT B**





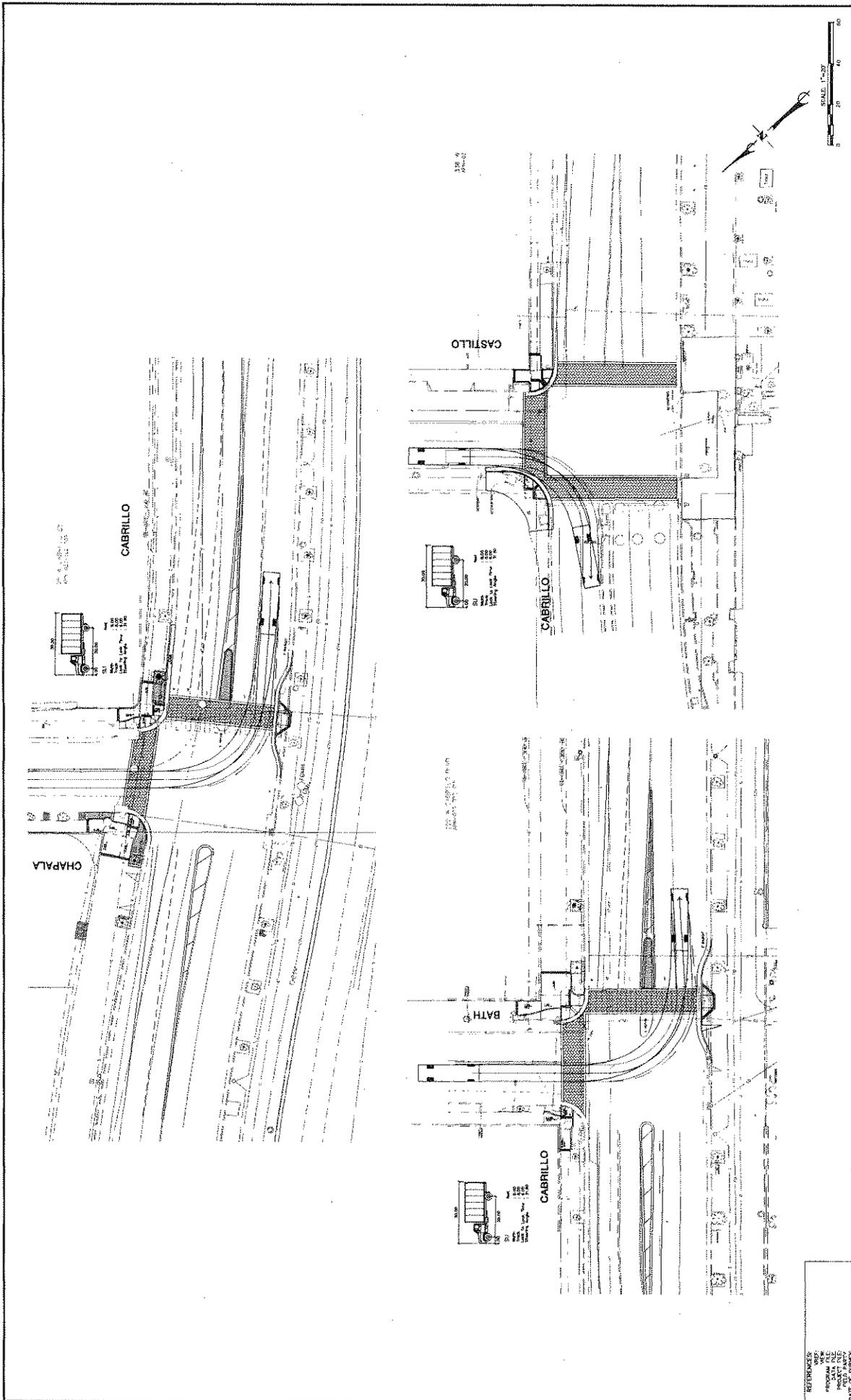






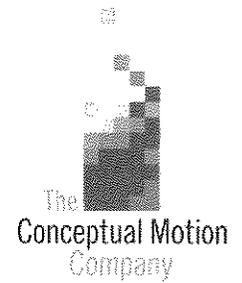






REFERENCE: SEE SHEET NO. _____ PROJECT NO. _____ DATE FILED _____ PROJECT LOCATION _____ DATE OF SURVEY _____	DESIGN: _____ CHECKED: _____ DESIGNED: _____ FIELD NO. _____ PAGE _____ ATLAS _____	<b>Penfield &amp; Smith</b> CIVIL ENGINEERS 101 E. ANTONIA ST. SANTA BARBARA, CALIF. 93101 PHONE: (805) 964-1111 FAX: (805) 964-1112 WWW: WWW.PENFIELDANDSMITH.COM	DESIGNER: _____ CHECKED: _____ DATE: 6/30/09 PROJECT NO.: 17264.01 DATE: 3/7/08 DRAWING NO.: _____	WEST BEACH IMPROVEMENTS CONCEPTUAL GEOMETRIC PLANS CITY OF SANTA BARBARA	SCALE: 1" = 20' SHEET NO. 1 OF 1 DATE: _____ DRAWING NO.: _____
		CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION APPROVED: _____ DATE: _____ CITY ENGINEER: _____			





April 22, 2008

City of Santa Barbara Planning Commission  
c/o Development Application Review Team  
630 Garden Street  
Santa Barbara, CA 93101

Re: West Beach Improvement Project | DART Submittal

Honorable Chairperson and Commissioners:

The Redevelopment Agency is pleased to submit to the Planning Commission for consideration a revitalization project that is paramount to establishing the infrastructure to support and cultivate the aesthetic, economic, and cultural character of the Santa Barbara waterfront. The West Beach Improvement Project represents a shared community vision for the Santa Barbara waterfront that has evolved through the continued support and effort of numerous stakeholder groups. The effect of which will be an enhanced waterfront space that effectively activates and enlivens pedestrian connections, stimulates new recreational opportunities, as well as uplifts economic vitality in the harbor and surrounding waterfront area. In order to proceed with these improvements, a Public Right of Way Encroachment Permit is necessary from the Department of Public Works as well as a Coastal Development Permit; both require discretionary approvals from the Planning Commission.

**Background:**

In June and November 2004, the Santa Barbara Harbor Merchants Association sent letters to the City Council and Redevelopment Agency Board requesting funding for capital improvements at the Harbor. The letters detailed proposed improvements that could attract greater numbers of tourists and visitors to the Harbor and generate greater revenues to the City. On January 27, 2005 at a Special Meeting of the Redevelopment Agency, the Board appropriated \$2,000,000 for capital improvements aimed at improving the pedestrian linkage between Stearns Wharf and the Harbor. In August 2005, the Redevelopment Agency contracted with The Conceptual Motion Company to develop the West Beach Pedestrian Improvement Study. The project was supplemented with an additional \$1,250,000 in fiscal year 2007.

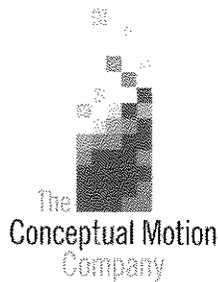
The goal of the Study was to identify improvements that would enhance the pedestrian linkage between Stearns Wharf and the Harbor. The Conceptual Motion Company initiated the study with a thorough analysis of City policy documents that pertain to the Waterfront area and Cabrillo Boulevard. Included among the documents analyzed

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were: the City's Coastal Plan, Harbor Master Plan, Bicycle Master Plan, Downtown Waterfront Vision Report, Waterfront Area Transportation Study II, and, the Pedestrian Master Plan. The Study and the proposed capital improvements attempt to find consistency with the planning objectives as listed in these documents.

The Conceptual Motion Company then proceeded to identify and examine current and planned Waterfront area projects in order to coordinate and complement possible capital improvements that could be identified in the Study. Some of the current and planned projects identified and examined included: Phase 2 Shoreline Bike Path Extension, Pershing Park Bike Path Project, Cabrillo Boulevard Pedestrian Crossings and Signals, Mission Creek Bridge Replacement Project, Laguna Channel Improvements, and, the East Cabrillo Boulevard Sidewalk Replacement Project.

In addition, an examination of the existing pedestrian circulation conditions in the West Beach, Sea Landing and Harbor areas was also undertaken by The Conceptual Motion Company. This examination revealed that current pedestrian circulation is fragmented and disjointed. The existing conditions require pedestrians to "find their way" through the area, often contending with vehicular traffic and parked automobiles.

Recognizing the project's success would depend largely on its ability to meet the goals and vision of the community, the project team engaged community stakeholders early in the project's schematic design. A series of design charrettes and workshops invited numerous shareholders groups to share their concerns and input to be integrated in to the project programming. The following groups were involved in this the visioning process described above:

City of Santa Barbara Arts Advisory Committee  
City of Santa Barbara Community Development Department  
City of Santa Barbara Harbor Commission  
City of Santa Barbara Historic Landmarks Commission  
City of Santa Barbara Public Works Department  
City of Santa Barbara Redevelopment Agency Board  
City of Santa Barbara Transportation and Circulation Committee (TCC)  
City of Santa Barbara Transportation Planning Division  
City of Santa Barbara Waterfront Department  
City of Santa Barbara Park and Recreation Department  
City of Santa Barbara Parks Commission  
City of Santa Barbara Street Tree Advisory Committee  
Chumash Tribe  
Veterans Hall Association

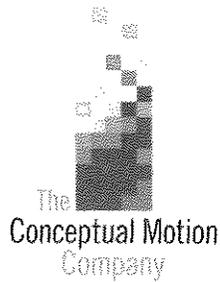
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Santa Barbara Sea Shells Association  
Santa Barbara Outrigger Association  
Santa Barbara Swim Club  
Uhane Outrigger Club  
P.A.D.D.L.E.R.S.  
The Maritime Museum  
Cabrillo Hotel & Lodging Association  
Stearns Wharf Merchants Association  
Harbor Merchants Association  
Sea Landing Merchants

Developing a design that supports operational realities, as well as stakeholder vision, would ensure that the project benefits this important waterfront area for many years to come. Therefore, as part of the DART review process, the project was further refined in response to guideline-driven recommendations by City departments.

An extensive analysis of the West Beach stakeholders and related City Departments who use and maintain the site has guided the design process. The Conceptual Motion Company has developed an improvement project that enhances the pedestrian linkages between Stearns Wharf and the Harbor that responds to the needs and desires of the people who use the site and can accommodate future adaptations. Proposed Improvements offer cost-effective capital improvements to the area that will enhance this linkage and act as a base for future phased enhancements to the area if additional funding becomes available.

### **Project Description:**

The West Beach Enhancement Project is designed to activate and enliven the pedestrian environment between Stearns Wharf and the harbor. This is accomplished by providing new visual points of interest, improved pedestrian crossings, and enhanced landscape / hardscape to encourage outdoor recreation.

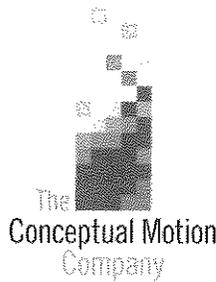
Other primary goals for the project are resource conservation and sensitivity to the environment, which are accomplished through the implementation of green, sustainable strategies. Drought tolerant landscaping, water efficient irrigation (per City Water Conservation Guidelines), permeable paving, and energy efficient light fixtures are just a few of the conservation related elements of the project.

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The proposed project is located adjacent to the area known as West Beach in the northeastern West Cabrillo Boulevard thoroughfare (Cabrillo). It encompasses a portion of the Harbor parking lot area, boat launch ramps, and Los Baños recreation facility. The project vicinity is bounded at the intersection of State Street and Cabrillo and extends westward to the intersection of Castillo Street and Cabrillo. From north to south, the project extends from the public right of way sidewalk on the north side of Cabrillo to approximately 15 feet southward onto City owned parcel APN 033-120-018. Improvements to the harbor area are limited to the bike path vicinity, Los Baños pedestrian path, and the pedestrian crossing across the boat launch ramp.

Traffic-calming pedestrian amenities would be installed across Cabrillo:

*At Chapala Street and Bath Street:* Enhanced, paved crosswalks would be constructed at the north and east sides of the intersections. Bulb outs with ADA ramps would be installed on the southeast side of the intersections. Dual direction ADA ramps would be constructed at the northeast corners, and single direction, east-facing ADA ramps would be constructed at the northwest corners. Pedestrian refuge islands (medians) would be constructed at the center of Cabrillo, on the east side of the intersections. The left turn pocket onto Bath Street would be removed.

*At Ambassador Park:* New pedestrian activated signal lights, bulb outs with ADA ramps, and enhanced, paved crosswalks would be constructed. Bulb-outs at Ambassador Park would result in a total net loss of 4 parking spaces along Cabrillo. This is the only loss of parking spaces proposed by this work.

*At Castillo Street:* Enhanced, paved crosswalks would be constructed across Cabrillo and Castillo Street. One new ADA ramp would be installed on the south side of the intersection. Dual direction ADA ramps would be constructed at the corners on the north side of the intersection.

New plazas would be added along the south side of the Cabrillo sidewalk at the Chapala Street intersection, Ambassador Park, and Bath Street intersections. The existing seawall would be cut and opened up at these points to allow for improved pedestrian access and provide for ADA accessibility to the beach area. New sculpture pads would be installed to be utilized for future public art installations. Viewing plazas

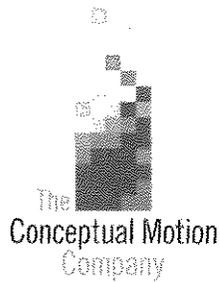
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would also include a variety of historical and interpretive signage (final signage plan approval subject to the Santa Barbara Sign Committee). Beach sidewalk repair and improvement would include the replacement of cracked and uplifted concrete/asphalt panel with new uniform slabs to match existing concrete pattern along Cabrillo from Castillo Street to State Street. All of the existing concrete trash cans in the project limits of work would be replaced with new City standard trash/recycling units.

Enhanced paving would be installed in the sidewalk and picnic area adjacent to the Los Baños Wading Pool. Picnic tables and benches would be replaced with new, per Parks and Recreation Department specifications, and located to optimize public enjoyment. The existing Ficus trees would be set in tree wells not less than 36 square feet with tree grates.

An expanded sidewalk area would be installed along the east side of the Sea Landing Walk to provide a staging area for West Beach sports activities. Four relocated palm trees (from Cabrillo) would be planted here to accent the Sea Landing Walk. The palms would be set in tree wells with dimensions not less than the size from which they were removed. Three palm trees would be removed on the south side of Cabrillo at Chapala Street and one palm tree would be removed across from Ambassador Park to allow for construction of the pedestrian crosswalk.

A clearly defined pedestrian route across the boat launch ramp would be provided. Existing sidewalks within the project, along Sea Landing and from Cabrillo to Marina Walk, would be replaced or re-finished to provide an enhanced pedestrian route. New lighting and flagpoles would be installed from the Sea Landing entry at Cabrillo to Marina Walk. The fence on the west side of the wading pool would be moved 18" east and the walkway expanded.

Existing electrical transformers and trash enclosure south of the intersection at Bath and Cabrillo would remain in place. Existing landscaping would be enhanced with additional planting per the East Beach Planting Palette.

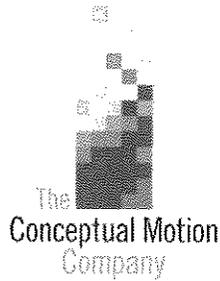
The project includes the addition of a freestanding outdoor public shower located along the path to Sea Landing. The parking area within the Harbor would not be impacted by this project. No parking spaces would be lost in the Harbor Parking Lot.

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Though significant grading is not required for this project; flag, light, and signal pole installation would require foundational borings up to a maximum of 42 inches deep in some locations. Demolition and construction could begin as soon as January 2009 and is anticipated to last no longer than 5 months.

In order to ensure that any potential buried archaeological deposits are discovered and appropriately treated, a qualified archaeologist shall monitor construction activities involving excavation deeper than two feet. Additionally, a qualified biologist shall conduct a survey of the project site each day prior to the commencement of any construction activities that would affect the beach between August 1 and March 15 to determine if the Snowy Plover is present. If any individuals are present, work shall stop until a resource-avoidance program is implemented that includes an adequate buffer to avoid adverse impacts to the species.

If you have any additional questions, please contact Jeannette Candau, Project Manager for the City of Santa Barbara Redevelopment Agency at 805.564.5470 or myself at 805.966.5539 x36. We look forward to your review and comments.

Kind Regards,

Neil Dipaola  
Project Manager

**Attachments:**

1. Master Application
2. West Beach Enhancement Project Conceptual Plans
3. Phase 1 Archaeological Resources Report: D. Stone
4. Arborist Report: WCA Inc.
5. Harbor Area Biological Resources Report & Addendum: SAIC
6. West Beach Hydrologic Evaluation: Penfield & Smith

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**Motion:** To place the property on the City's List of Potential Historic Resources and to place the property on the City's list of Structures of Merit. The Commission encourages the property owner to pursue City Landmark status.

**Action:** Pujo/Naylor, 8/0/1. (Curtis abstained.) Motion carried.

Staff note: Placing the property on the City's List of Potential Historic Resources will give the HLC purview of the project's design review.

### CONCEPT REVIEW – NEW: PUBLIC HEARING

6. West Beach Pedestrian Improvement Project HC/P-R/SD-3 Zone  
 (2:32) Assessor's Parcel Number: 033-120-018  
 Application Number: MST2006-00122  
 Owner: City of Santa Barbara  
 Applicant: Conceptual Motion Company  
 Designer: Jeannette Candau

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The project will require coastal review.)

### **(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

**Present:** Jeannette Candau, City Redevelopment Agency  
 Steve Yates and Neil Dipaola, Conceptual Motion

Staff comments: Susan Gantz, Planning Technician II, explained that this parcel is in both the ABR's and the HLC's jurisdiction, with the majority of the work in HLC's jurisdiction. In order to ensure consistency, Staff is requesting that the HLC be the primary design review body. The development process for this project will be:

- Comments from HLC with the project forwarded to the Planning Commission for approval of the Coastal Development Permit;
- The project will return to HLC for Preliminary Approval and continued to ABR Consent for concurrence with the HLC preliminary approval;
- The project will then be forwarded back to the HLC for Final Approval;
- Lastly, it will return to ABR Consent for Final Approval.

Mr. Gantz also stated that there was an error made on the mailing list for the mailed notice for this project and some of the neighborhood organizations that would have been included were inadvertently omitted. Ms. Gantz explained that the Commission could still proceed with the Concept Review today, but no action could be taken by the Commission anyway because the Archaeological Resources Report is still to be submitted and the environmental assessment is not complete. The project will be re-noticed for the next review and will include the neighborhood organizations.

Public comment opened at 2:46 p.m.

Katie Mickey, local resident, stated that it is important that a barrier be created between the pedestrian walkway and the bicycle pathway. She commented that the sea wall may have a structural value considering the potential rise in the ocean level as the climate changes. Ms. Mickey spoke about the Blue Line project endorsed by the City Council to bring attention to that possibility. She reported that there have been occasions in Santa Barbara's history when the sea level did flow into Cabrillo Boulevard.

Eric Schwartz, local resident, commented that two veterans have been killed crossing Cabrillo Boulevard and that the proposal is a good plan to get pedestrians across the street safely and facilitate a better flow of pedestrians in the entire area. The plan is well thought-out and useful with the exception of the impact on pedestrians that would flow on to the Class I Caltrans bike path. Mr. Schwartz read from the Caltrans Highway Design Manual, first paragraph, under Topic 1003 - Design Criteria. He mentioned that others use the bike path, such as skateboarders and surries, increasing the probability of causing injury to pedestrians. He highlighted the benefits of *not* having dual use by pedestrians and bicycles on the same path. He quoted Section 21966 of the California Vehicle Code where it states that "no pedestrian shall proceed along a bike path where there is an adjacent pedestrian facility available." If openings were cut into the sea wall to allow a flow of pedestrians into the bike path, the problem would worsen. There should be a plan that does not violate the law, includes signage enforcement, accommodates and keeps pedestrians separated, and keeps the flow rate criteria in mind.

Kellam De Forest, local resident, commended the designers of the project for removing the "viewing plazas" from west beach and for providing safe crosswalks. He would like to see that the historic sea wall be preserved and commented that it is an important part of Santa Barbara.

Public comment closed at 3:05 p.m.

Additional Staff comment: Jake Jacobus, Associate Planner/Urban Historian, commented that an exact construction date for the current sea wall could not be found in the historical records, but it was built some time after the 1920s. It is Staff's opinion that it is not historical.

**The Commission, either individually or collectively, had the following comments, suggestions, and/or questions:**

1. There was consensus supporting the design.
2. Urged the applicant to provide more planting and a more natural and less formal approach.
3. Most of the Commissioners support breaking the sea wall; although, true to the Secretary of Interior's Standards, would also like to see a differentiation in the material of where the sea wall is broken.
4. Supports the effort to separate pedestrian from vehicular traffic (both bicycle and automobile).
5. Directed applicant to provide an enhanced pedestrian experience along Cabrillo Blvd. by adding landscaping along the sidewalk.

**Motion:** Continued indefinitely to the Planning Commission.

**Action:** Boucher/Hausz, 9/0/0. Motion carried.

# GENERAL PLAN AND COASTAL ACT GOALS, POLICIES, AND REGULATIONS

## Conservation Element

### Goals

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

Protect and enhance the scenic character of the City.

Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.

Protect significant open space areas from the type of development which would degrade the City's visual resources.

Reduce dependence upon the automobile.

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

Develop a permanent park, recreation, and open space system which maintains important ecological systems while providing open space and recreational needs.

## Land Use Element

### Goal

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

## Harbor Master Plan

### Goal

The Harbor shall be a working harbor with priority given to ocean dependent uses, such as commercial fishing and recreational boating, for all users and income groups. Stearns Wharf shall consist of a mixture of visitor serving and ocean dependent and ocean related uses. The Harbor-Stearns Wharf area shall be developed and maintained as a resource for residents of the community and visitors pursuant to these goals while recognizing the need for economic self-sufficiency of the area.

### Policy

New leases, renewed leases or projects that require a Coastal Development Permit shall be found to be consistent with the following Harbor Area Policies:

- a. The first priority is to provide essential supplies and services to the boating public to include recreational boaters, commercial fishing, industrial shipping and rescue vessels;

- b. The second priority is to raise optimum revenue to assist in the operation and maintenance of the Harbor to preclude all costs having to be borne by the boating public;
- c. The third priority is to provide passive recreational opportunities and an aesthetic waterfront for the enjoyment of the general public;
- d. The fourth priority is to provide an opportunity for non-profit marine oriented individuals, groups and associations to benefit from the physical plant of the Harbor as long as they pay the incremental cash cost of their operation, or the same rental as would be gained if the facilities devoted to their operation were leased to a higher priority goal function; and
- e. In any event, the following leases and uses shall be precluded: those which provide supplies or services tending towards a carnival atmosphere, nonmarine sports, nonmarine oriented business offices, or public services which can equally be served outside of the Tidelands Area.

Ocean related and visitor serving facilities and uses shall be encouraged in order to support ocean dependent uses and activities.

Improve access to and within the Harbor area.

Provide passive and active recreation areas throughout the Wharf and Harbor areas, particularly lower cost recreational activities.

Public access from the nearest public roadway to the shoreline and along the coast shall be provided.

Protect, preserve and enhance coastal and scenic visual qualities.

The habitats of the Western snowy plover and other sensitive plant and animal species of shall be protected and, to the extent feasible, enhanced.

## **Local Coastal Plan**

### **Policy 3.5**

The City of Santa Barbara shall continue to support efforts by the Redevelopment Agency to provide people moving systems and public parking to meet recreational demand needs, and shall continue to coordinate with the Metropolitan Transit District (MTD) in providing bus scheduling and routes to serve recreational demand along the waterfront.

### **Policy 4.3**

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

### **Policy 6.1**

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

**Policy 7.2**

The land uses and new development within the Harbor and Stearns Wharf area shall be consistent with the policies of the Harbor Master Plan, which addresses this area through the year 2004, and which is incorporated herein as Appendix F.

**Policy 9.1**

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

**Policy 9.18**

The amount of lighting provided along the highway shall be the minimum necessary for general safety. Lights shall be designed and placed in a manner that minimizes glare as seen from nearby residences and recreational areas.

**COASTAL ACT REGULATIONS**

**SECTION 30210-30214 - ACCESS**

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

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

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

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

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

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

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

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

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

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

#### **SECTION 30220-30224 - RECREATION**

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

#### **SECTION 30240-30244 - LAND RESOURCES**

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

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

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

#### **PUBLIC RESOURCES CODE SECTION 30250-30255 - DEVELOPMENT**

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas,

and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.



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CITY OF SANTA BARBARA  
PLANNING DIVISION

## Project Description

### Introduction:

The West Beach Enhancement Project is designed to activate and enliven the pedestrian environment between Stearns Wharf and the harbor. This is accomplished by providing new visual points of interest, improved pedestrian crossings, and enhanced landscape / hardscape to encourage outdoor recreation.

Other primary goals for the project are resource conservation and sensitivity to the environment, which are accomplished through the implementation of green, sustainable strategies. Drought tolerant landscaping, water efficient irrigation (Per City Water Conservation Guidelines), permeable paving, and energy efficient light fixtures are just a few of the conservation related elements of the project.

### Scope:

The proposed project is located adjacent to the area known as West Beach in the northeastern West Cabrillo Boulevard thoroughfare (Cabrillo). It encompasses a portion of the Harbor parking lot area, boat launch ramps, and Los Baños recreation facility. The project vicinity is bounded at the intersection of State Street and Cabrillo and extends westward to the intersection of Castillo Street and Cabrillo. From north to south, the project extends from the public right of way sidewalk on the north side of Cabrillo to approximately 15 feet southward onto City owned parcel APN 033-120-018. Improvements to the harbor area are limited to the bike path vicinity, Los Banos pedestrian path, and the pedestrian crossing across the boat launch ramp.

Traffic-calming pedestrian amenities would be installed across Cabrillo:

At Chapala Street and Bath Street: Enhanced, paved crosswalks would be constructed at the north and east sides of the intersections. Bulb outs with ADA ramps would be installed on the southeast side of the intersections. Dual direction ADA ramps would be constructed at the northeast corners, and single direction, east-facing ADA ramps would be constructed at the northwest corners. Pedestrian refuge islands (medians) would be constructed at the center of Cabrillo, on the east side of the intersections. The left turn pocket onto Bath Street would be removed.

At Ambassador Park: New pedestrian activated signal lights, bulb outs with ADA ramps, and enhanced, paved crosswalks would be constructed. Bulb-outs at Ambassador Park would result in a total net loss of 4 parking spaces along Cabrillo.

At Castillo Street: Enhanced, paved crosswalks would be constructed across Cabrillo and Castillo Street. One new ADA ramp would be installed on the south side of the intersection. Dual direction ADA ramps would be constructed at the corners on the north side of the intersection.

New plazas would be added along the south side of the Cabrillo sidewalk at the Chapala Street intersection, Ambassador Park, and Bath Street intersections. The existing seawall would be cut and opened up at these points to allow for improved pedestrian access and provide for ADA accessibility to the beach area. New sculpture pads would be installed to be utilized for future public art installations. Viewing plazas would also include a variety of historical and interpretive signage (final signage plan approval subject to the Santa Barbara Sign Committee). Beach sidewalk repair and improvement would include the replacement of cracked and uplifted concrete/asphalt panel with new

uniform slabs to match existing concrete pattern along Cabrillo from Castillo Street to State Street. All of the existing concrete trash cans in the project limits of work would be replaced with new City standard trash/recycling units.

Enhanced paving would be installed in the sidewalk and picnic area adjacent to the Los Baños Wading Pool. Picnic tables and benches would be replaced with new, per Parks and Recreation Department specifications, and located to optimize public enjoyment. The existing Ficus trees would be set in tree wells not less than 36 square feet with tree grates.

An expanded sidewalk area would be installed along the east side of the Sea Landing Walk to provide a staging area for West Beach sports activities. Four relocated palm trees (from Cabrillo) would be planted here to accent the Sea Landing Walk. The palms would be set in tree wells with dimensions not less than the size from which they were removed. Three palm trees would be removed on the south side of Cabrillo at Chapala Street and one palm tree would be removed across from Ambassador Park to allow for construction of the pedestrian crosswalk.

A clearly defined pedestrian route across the boat launch ramp would be provided. Existing sidewalks within the project, along Sea Landing and from Cabrillo to Marina Walk, would be replaced or re-finished to provide an enhanced pedestrian route. New lighting and flagpoles would be installed from the Sea Landing entry at Cabrillo to Marina Walk. The fence on the west side of the wading pool would be moved 18" east and the walkway expanded.

Existing electrical transformers and trash enclosure south of the intersection at Bath and Cabrillo would remain in place. Existing landscaping would be enhanced with additional planting per the East Beach Planting Palette.

The project includes the addition of a freestanding outdoor public shower located along the path to Sea Landing. The parking area within the Harbor would not be impacted by this project. No parking spaces would be lost in the Harbor Parking Lot.

Though significant grading is not required for this project; flag, light, and signal pole installation would require foundational borings up to a maximum of 42 inches deep in some locations.

In order to ensure that any potential buried archaeological deposits are discovered and appropriately treated, a qualified archaeologist shall monitor construction activities involving excavation deeper than two feet. Additionally, a qualified biologist shall conduct a survey of the project site each day prior to the commencement of any construction activities that would affect the beach between August 1 and March 15 to determine if the Snowy Plover is present. If any individuals are present, work shall stop until a resource avoidance program is implemented that includes an adequate buffer to avoid adverse impacts to the species.

## I. REQUIRED ADDITIONAL INFORMATION

### A. Planning Division

Drawing AS 102 indicates that the 8 foot wide activity staging area material is to be determined. The type of material preferred must be indicated. Alternatives may be provided.

*Response: The area in question would be enhanced concrete paving and be constructed to match adjacent sidewalk area. The plans have been revised to address this issue.*

### A. Transportation Division

Please provide dual directional access ramps, or provide a technical explanation or civil drawing explaining why these ramps cannot be provided

*Response: The plans have been revised to provide ADA ramp access for the pedestrian path of travel for all intersection corners affected by this project, including dual directional ramps as requested. Civil drawings for the dual directional ramps are also included. The Transportation Division has participated in a collaborative intersection engineering process and is in support of the current proposed design.*

## II. ADVISORY COMMENTS

### B. Engineering Division

1. Capitol Improvement Projects are required to apply for a Public Works Permit if Traffic Control is required for construction of the improvements.
2. C-1 and/or C-3 plans are required for development of public facilities.
3. Be sure to protect the existing sewer line adjacent to proposed project.

*Response 1-3: Duly noted. The project would comply with all Public Works project requirements and precautions.*

### C. Building & Safety Division

Provide a marked crosswalk where the pedestrian way crosses a vehicular (bike lane as well) path. This would pertain to sheet AS406.

*Response: The plans have been revised to illustrate as indicated.*

### D. Parks & Recreation

1. Consider merging the tree wells under some of the Ficus trees at the wading pool to increase the total permeable area. Include a concept for rearranging the tables to lessen the nuisance of bird droppings from the trees onto the tables.

*Response: Duly noted. Arrangement of the picnic tables would take tree well configuration, area use, and bird-related nuisances into consideration. Tree well configuration and a location concept for the tables would be shown as design specifications are refined.*

2. Provide a legend with sample plants from the "East Beach Palette." Some staff are familiar with these plants, but a list would be helpful for the benefit of others reviewing the plans.

*Response: The content of the East Beach Palette is included with this DART response-letter package. The West Beach project is still at the conceptual stage, and as is standard review process, landscape plans (and related legend) would be included with the preliminary drawings.*

3. Indicate that the Phoenix tree is inside the construction area because there are plans to enhance the landscaping in that planter.

*Response: The entry planter at Sea Landing is illustrated as receiving enhanced landscaping per the East Beach pallet. The Phoenix tree within that planter is illustrated as an existing tree. At this time there is no change proposed for this tree, and like other unchanged existing conditions, it is not called out.*

4. Sheet AS-401 – Irrigation is required for new plantings. Plans indicate three palms to be relocated to the Sea Landing; however, two of the palms were to be relocated to the new landscaped area at Chapala. Please provide clarification.

*Response: Care of the relocated palms for one year, including irrigation, would be specified in the project construction contract. According to the City Arborist, these palms should not require irrigation thereafter. All three palms would be relocated to the Sea Landing area. The project would return to the STAC and the Parks & Recreation Commission to request approval of this design proposal.*

5. Sheet AS-402 – Irrigation is required for new plantings. Please revise the sheet to reflect irrigation.

*Response: All new and enhanced landscape would receive new irrigation per City Water Conservation Guidelines. Light irrigation would be provided per landscape architect specifications (to be determined during design development phase) until new plantings establish themselves.*

6. Sheet AS-403 – Tree well size is not called out for the existing palm tree to remain. Irrigation is required for new plantings. Existing trees are to remain in the enhanced landscaping areas. "Enhanced landscaping...per East Beach Palette" should be shown in green like other new plantings. Confirm that these are included in the calculations. Do not extend this planting south to the Myoporum trees.

Response: Duly noted. The new tree well size would match existing conditions, and is illustrated as such on plan. All new and enhanced landscape would receive new irrigation per City Water Conservation Guidelines. The enhanced landscaping at the Sea Landing entry is included in the project calculations.

7. Sheet AS-404 – The proposed line of four palm trees close to the Sea Landing is out of character with the area. If a location is needed to transplant existing palms from another area, please consider an informal cluster at the intersection of the Sea Landing walkway and the harbor end of the sea shell sheds. The previous concept of a row of palms replacing the Myoporum to create continuity with the boulevard planting is still viable, if the palms are rhythmically spaced along the sea shell sheds, avoiding the doors, and irrigated. Indicate the material that would be proposed for the activity staging areas.

Response:

In July of 2007 Historic Landmarks Commission reviewed the proposal to relocate these trees with a similar orientation and felt that it was true to the project's original intent. This design element creates a vertical visual procession, leading the pedestrian toward the water and the terminus of the historic Sea Landing facility.

8. Sheet AS-405 – Irrigation is required for new plantings. Tree-well size is not defined. Tree-wells need to be a minimum of 36 square feet, preferably more. Provide irrigation for new plantings and specify tree well size.

Response: Duly noted. All new and enhanced landscape would receive new irrigation per City Water Conservation Guidelines and is indicated in the project description. Light irrigation would be provided per landscape architect specifications (to be determined during design development phase) until new plantings establish themselves. Tree well size would be a minimum of 36 square feet and would be illustrated as design specifications are refined.

9. Sheet AS-406 - Irrigation is required for new plantings. Show irrigation on the sheet.

Response: No new or enhanced landscaping is proposed for this area.

10. Review and confirm the calculations for landscaping on the title sheet. The additional 1,000 s.f. seems too low to account for the proposed landscaping along the Myoporum trees.

Response: Duly noted. No landscaping is proposed for the area along the Myoporum trees.

11. Water Quality and Drainage. The City and State require that onsite capture, retention, and treatment of storm water be incorporated into the design of the project. We recommend that the proposed

walkways/plaza areas are designed to drain water runoff to adjacent landscaped areas rather than to the gutter/storm drain system.

*Response: Duly noted. Civil engineer would explore impervious hardscape specifications and on site / landscape drainage so as to allow onsite retention.*

12. Provide information regarding irrigation. There is no indication of whether new proposed plantings would be irrigated. This information is needed to assessing the potential maintenance impacts of the project and its successful establishment.

*Response: Duly noted. All new and enhanced landscape would receive new irrigation per City Water Conservation Guidelines. Light irrigation would be provided per landscape architect specifications (to be determined during design development phase) until new plantings establish themselves.*

13. Note that there is consistent human use of the areas between the sea shell sheds for overnight sleeping and other activities. Please ensure that the proposed design does not facilitate such uses.

*Response: Duly noted. No change is proposed for the area between the sheds. The increased lighting proposed for the area could be a deterrent for the type of use mentioned. Efforts will be made to not promote the type of use mentioned, however, in the applicant's opinion, we are not certain it is possible to ensure that a capital improvement will not facilitate undesired use by one portion of the community while providing an amenity for another.*