



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 23, 2009
AGENDA DATE: March 5, 2009
PROJECT ADDRESS: 28 W. Cabrillo Blvd. (MST2008-00401)
 Harbor View Inn Poolhouse
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Daniel Gullett, Associate Planner *DG*

I. PROJECT DESCRIPTION

The project consists of construction of a 170 square foot, single-story poolhouse building; landscape and hardscape changes; and archaeological monitoring during ground disturbance. Total grading includes 15 cubic yards of cut and 5 cubic yards of fill with 10 cubic yards of export. The project requires an allocation of 170 square feet from the non-residential Small Addition Development Plan category.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project is:

1. A Coastal Development Permit (CDP2009-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of 170 square feet of nonresidential development from the Small Addition category (SBMC §28.87.300).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning Ordinance and policies of the California Coastal Act and the Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.

APPLICATION DEEMED COMPLETE: January 27, 2009
DATE ACTION REQUIRED: March 28, 2009

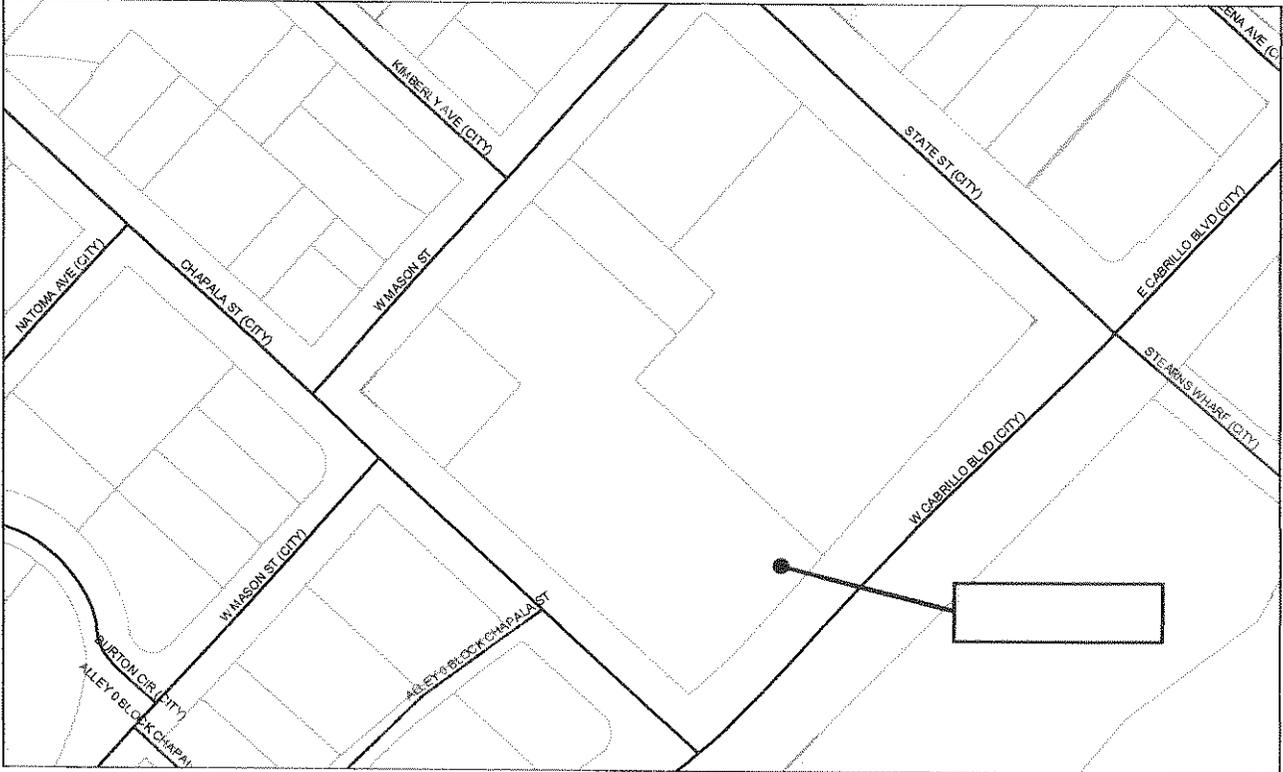


Figure 1: 2004 parcel boundaries and roads in project vicinity



Figure 2: Project Vicinity

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Craig Shallanberger, Cearnal Andrulaitis, LLP	Property Owner: Romasanta Family Trust
Parcel Number: 033-102-002	Lot Area: 1.54 ac
General Plan: Buffer (partial); Hotel and Related Commerce I (partial); Hotel and Residential (partial)	Zoning: HRC-1 (Hotel & Related Commerce -partial); R-4 (Hotel-Motel Multiple Residence- partial); SD-3 (Coastal Overlay)
Existing Use: Hotel	Topography: Generally flat (4% avg slope)
Adjacent Development: North – 18 Unit Apartment Complex South – West Beach City Park East – Restaurant (Eladio’s) West – Motel (Alamar Beach Motel)	

B. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front (one story)	10 ft	~16 ft	14.5 ft
-Front (2+ story)	20 ft	~16 ft	n/a
Building Height	45 ft	-	10 ft
Parking	79 spaces	79 spaces	No change
Lot Coverage			
-Building	n/a	21,472 sf 32.0%	21,695 sf 32.3%
-Paving/Driveway	n/a	31,060 sf 46.3%	30,885 sf 46.0%
-Landscaping	n/a	14,590 sf 21.7%	14,542 sf 21.7%

Since no additional sleeping units are proposed, no additional parking is required per SBMC Subsection 28.90.100.J.10. The proposed project is located on the portion of the site zoned HRC-1 and SD-3 and would meet all the requirements of both zones.

V. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on three separate occasions (meeting minutes are attached as Exhibit D). At the latest concept review on November 26, 2008, HLC expressed appreciation to the applicant for responsiveness to previous review comments and stated that the mass, bulk, and scale of the proposed building were diminutive and appropriate to the building’s location.

B. COMPLIANCE WITH THE COASTAL ACT/LOCAL COASTAL PLAN/GENERAL PLAN

The project site is located in Component 4 of the City’s Coastal Plan, an area bordered by Highway 101, Chapala St., Cabrillo Blvd., and Santa Barbara St. The Coastal Plan identifies

all parcels fronting along State St. and Cabrillo Blvd., including the subject parcel as being set aside for Hotel and Related Commerce uses. Major coastal issues identified in Component 4 include protection of the Mission Creek environment; hazards from flooding and the potential for liquefaction; visitor-serving uses; visual quality; and adequate circulation, public transit, and parking facilities in the waterfront. The proposed project is located approximately 230 feet from Mission Creek at its nearest point and is not expected to affect the creek environment. The building is located within an identified Flood Hazard Zone and the finished floor elevation must be above the defined base flood elevation of 8.75 feet. At the time of Building Permit, a soils report or update will be required to address the potential for liquefaction in the foundation design. The proposed project is not expected to affect the circulation, public transit, or parking facilities in the waterfront area. Project effects on cultural and visual resources are discussed below.

The Coastal Plan Land Use Map identifies a buffer on the north side of Cabrillo Blvd. in the project vicinity. This buffer is meant to signify the need for a separation between potentially conflicting uses or an area of transition between land uses not directly compatible. Considering the size, bulk, scale and location of the proposed building, staff believes the proposed development to conform to the intent of the buffer.

Cultural Resources

Policies:

Coastal Act §30244

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

Conservation Element Cultural and Historic Resources Goal

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.

Conservation Element Cultural and Historic Resources Policy 1.0

Activities and development which could damage or destroy archaeological, historic, or architectural resources are to be avoided.

Discussion: The subject property is located on a portion of *Stuxton*, a significant Chumash archaeological site. The Conservation Element makes it clear that the protection of significant archaeological sites is an important goal of the City. Archaeological resources on the subject property have been studied extensively in the past, and the most significant portion of the site is protected by a Cultural Resources Preservation Easement held jointly by the City and the Santa Barbara Museum of Natural History. The proposed project is located within an area of previous development and ground disturbance that was subject to archaeological monitoring. The proposed project is just outside the preservation easement. Considering previous landform modification and the scope of the proposed project, the project is not expected to affect any archaeological resources. As a precaution, the applicant is offering monitoring during all

ground disturbing activities with a qualified archaeologist and Native American representative descended from site inhabitants. At the request of City staff, Dr. John Johnson, the Museum of Natural History's curator of Anthropology, reviewed the project, conferred with descendants of site inhabitants, and visited the project site. Dr. Johnson concluded that the project and the applicant-proposed monitoring sufficiently protect archaeological resources on the site. With the proposed monitoring and standard conditions of approval that address the potential discovery of archaeological resources, City staff believe the proposed project is consistent with these policies.

Visual Resources

Policies:

Coastal Act §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.

Coastal Plan Policy 9.1

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

Coastal Plan Policy 12.2

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

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

Conservation Element Visual Resources Policy 3.0

New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

Discussion: Considering its small scale, mass and single-story height, the proposed project is expected to preserve the existing views to, from, and along the ocean and scenic coastal areas; and not obstruct scenic view corridors to the upper foothills and mountains. The proposed building would not intrude into the skyline above other buildings on the subject property from any public viewing area.

The Waterfront Area Aesthetic Criteria for New Development Assessment were developed to assist decision makers in assessing the impacts of new development pursuant to Coastal Plan Policy 12.2. Staff believes the project will not have negative effects upon the area's openness, lack of congestion, naturalness, and rhythm (see Exhibit E for the criteria and a completed evaluation matrix). Therefore, the proposed project is consistent with these policies.

C. ENVIRONMENTAL REVIEW

The City's Environmental Analyst determined that this project is categorically exempt from further environmental review pursuant to California Code of Regulations (CCR) Section 15303 (Guidelines for the Implementation of the California Environmental Quality Act). CCR Section 15303 exempts new construction or conversion of small structures. City staff has reviewed the potential environmental issues associated with the project site (see cultural resources discussion above) and have determined that the project would not significantly affect archaeological, historical or other environmental resources.

VI. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act; and
As shown in Section V.B of this Staff Report, the proposed 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.
The proposed project is consistent with the City's Local Coastal Plan including the applicable policies of the Coastal Land Use Plan as demonstrated in Section V.B, and all Zoning Ordinance regulations, as shown in Section IV.B of this Staff Report.

B. DEVELOPMENT PLAN (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance.
As shown in Section IV.B of this staff report, the proposed project would comply with all provisions of the Zoning Ordinance, including setbacks, height, and parking.
2. The proposed development is consistent with the principles of sound community planning.

The proposed building and use are consistent with surrounding uses and the City's General Plan and the Local Coastal Plan as shown in Section V.B. The project is therefore consistent with the principles of sound community planning.

3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood.

As indicated by HLC, the project is diminutive and appropriate to the project's location. The development is therefore, not expected to have a significant adverse impact on the neighborhood's aesthetics or character.

4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock.

The 170 square foot non-residential building is not expected to have a potential adverse impact upon City and South Coast affordable housing stock, because it merely provides an amenity for existing hotel guests, and does not generate housing demand in and of itself.

5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.

All public services and required utilities, including water, are available to serve the project. Provision of water resources for the project would not have a significant unmitigated impact on the City's water resources.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.

The proposed project does not have the potential for significant adverse impact on the City's traffic, because it merely provides an amenity for existing hotel guests, and does not generate traffic in and of itself.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

No traffic improvements are required or proposed.

Exhibits:

- A. Conditions of Approval
- B. Reduced Plan Set
- C. Applicant's letter, February 17, 2009
- D. HLC Minutes of September 17, 2008; October 1, 2008; November 26, 2008
- E. Waterfront Area Aesthetic Criteria for New Development Assessment



PLANNING COMMISSION CONDITIONS OF APPROVAL

28 W. CABRILLO STREET
COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PLAN
MARCH 5, 2009

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. **Design Review.** The project is subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following Planning Commission land use condition has been satisfied.
 1. **Overhead Utility.** The overhead electrical service in the pergola shall be concealed from public view in a suitable manner.
- B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
 1. **Approved Development.** The development of the Real Property approved by the Planning Commission on March 5, 2009 is limited to a 170 square foot poolhouse building, landscape and hardscape changes, site work, archaeological monitoring and the improvements shown on the plan set signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement. The following tree protection shall be incorporated:
- C. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
 1. **Archaeological Monitoring Contract.** A draft contract with the archaeologist from the most current City Qualified Archaeologists List shall be reviewed and approved by the Environmental Analyst and proof of final contract approval and execution shall be submitted prior to issuance of any building permit. Said contract shall provide, at a minimum, the following:
 - a. A qualified archaeologist and a Native American representative descended from site inhabitants shall be present during all ground disturbing activity, including but not limited to, grading, excavation, brush removal and ground clearance and removal of pavement and vegetation.

- b. The contract shall clearly state that the archaeologist and/or Native American monitor shall have the authority to halt construction.
 - c. 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.
 - d. If the findings from discoveries made during construction are potentially significant, a Phase 3 recovery program shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission. That portion of the Phase 3 program which requires work on-site shall be completed prior to continuing construction in the affected area.
 - e. If significant cultural deposits are found, standard laboratory procedures shall be followed and the resulting collection shall be housed at the Santa Barbara Museum of Natural History. 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.
 - f. Removal of rootballs from trees or shrubs and other organic material shall be performed by hand and monitored by the archaeologist and Native American monitor.
 - g. All construction activities associated with the removal of existing utility lines and construction for new utility lines shall be monitored by the archaeologist and Native American monitor.
 - h. The Environmental Analyst shall have the authority to resolve any disputes which may arise between the archaeologist, the Native American representative and the General Contractor or owner.
 - i. The archaeologist will be responsible for monitoring daily activities and maintaining contact with the Owner(s), the Environmental Analyst and the public. Monitoring of compaction tool uses shall be carried out as part of the archaeologist's contract.
 - j. 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. Work in the area may only proceed after the Planning Division grants authorization.
 - k. Costs which result because of any delays due to archaeological findings and investigation shall be borne by the owner and/or construction contractor.
- D. **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 Historic Landmarks Commission, outlined in Section A above.
2. **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., Archaeologist contract submitted to Community Development 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.

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

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 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
Cesar Chavez Day	March 31st*
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 that is answered by a person, not a machine.

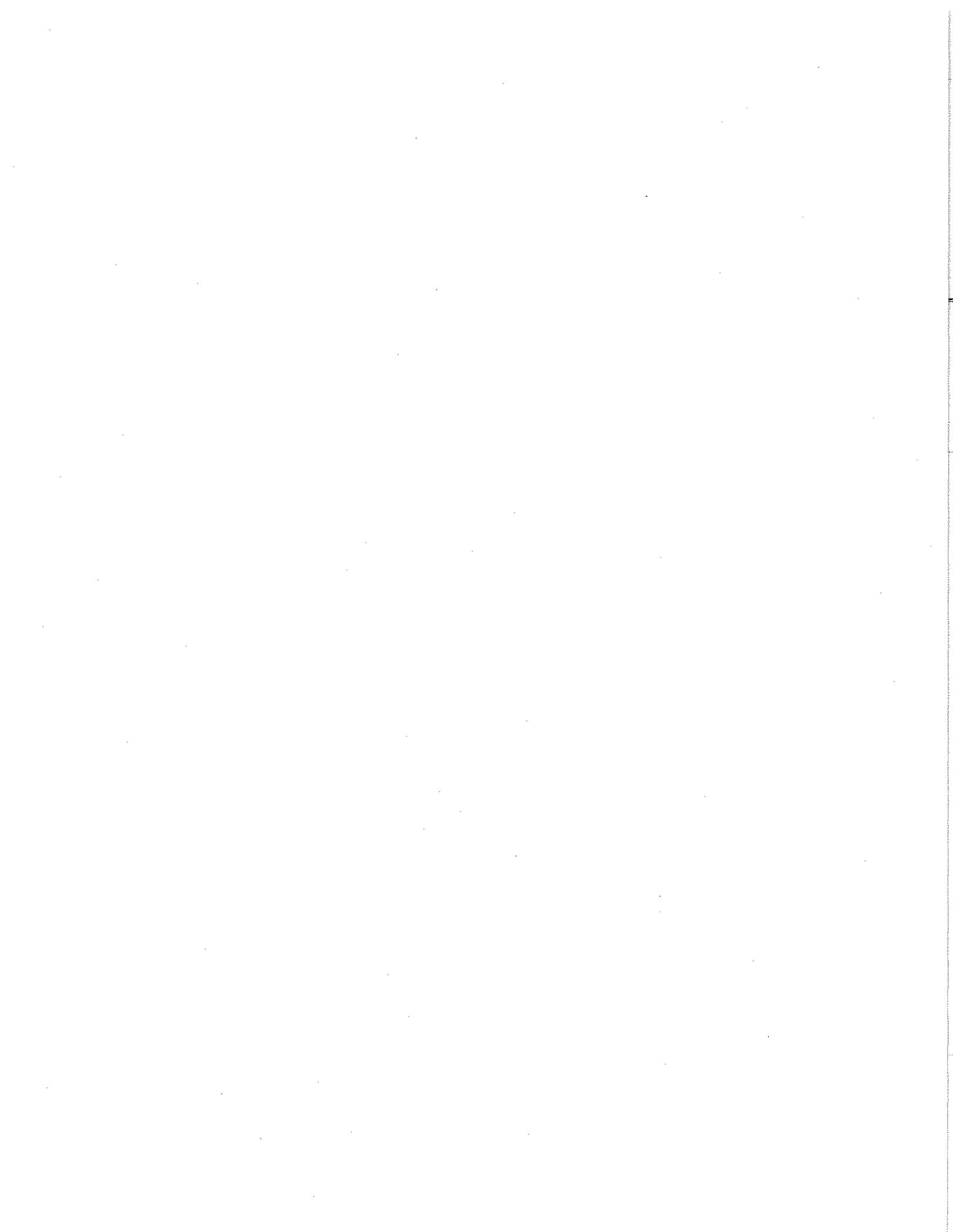
3. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. 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.
4. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.

5. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
 6. **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.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any 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. **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 issuance of the Certificate of Occupancy.
- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

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

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.





CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIORS

RECEIVED
FEB 18 2009

February 17, 2009

City of Santa Barbara
Planning Commission
c/o Planning Division
630 Garden Street
Santa Barbara, CA 93101

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: 28 West Cabrillo Boulevard / APN #033-102-002
Subj: Proposed Poolhouse / MST2008-00401

Members of the Planning Commission:

We are pleased to submit for your review and approval the development of a new poolhouse project located at 28 West Cabrillo, the Harbor View Inn. The proposed project involves a new 170 net SF ground level poolhouse to accommodate hotel guests while enjoying poolside activities.

The following City's Applications/Approvals are requested for the proposed development:

- Coastal Development Permit (CDP)

Existing Site Conditions:

The project site 28 W. Cabrillo Blvd (APN 033-102-002) contains an existing 79-room hotel in the non-appealable jurisdiction of the Coastal Zone (HRC-1/R-4/SD-3). The "La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources.

The surrounding parcels share HRC-1/R-4/SD-3 zoning, occupied by complementary hotels & restaurants to the east & west and hotels & apartments to the north & west.

While the parcel contains potential historic & cultural resources, the proposed project is located outside the recorded boundaries of such resources.

Project Description:

The proposed project would place a new poolhouse over an existing pool deck area. The poolhouse would accommodate hotel guests by providing a grill and towel service.

The new 170 net SF structure would be incorporated into existing trellis and landscape features to achieve a "blending" with the established hotel. The A-2 occupancy would feature a small grill and drink serving area, as well as a towel serving area. The site would further be improved by enhancing existing landscaping / hardscaping features. No additional parking is proposed or required by ordinance, as the structure creates no new demand.

Conclusion:

The Historic Landmarks Commission conceptually reviewed the project on September 17 and October 1, 2008 with constructive comments provided. In response to these comments, the project was brought back for review by HLC on November 26, 2008. At this review, HLC

Planning Commission
January 6, 2006
Re: 1528 State Street
Page 2

expressed appreciation for incorporating previous review comments into the re-design and provided positive comments as to the building's diminutive size. The review suggested further study of the window breakups and provided landscape/planting ideas.

We believe this is a highly complementary project that will enhance the hotel's presence and functionality, while maintaining the integrity of the Cabrillo Boulevard hotel corridor. We look forward to the opportunity to review this project with you and to your support and approval.

Respectfully,

A handwritten signature in black ink, appearing to be 'Craig Shallenberger', with a long horizontal line extending to the right.

Craig Shallenberger
Project Manager
Cernal Andrulaitis, LLP

Attachment

cc.: Mark Romasanta

INITIAL CONCEPT REVIEW – SEPTEMBER 17, 2008

28 W CABRILLO BLVD

Assessor's Parcel Number: 033-102-002
Application Number: MST2008-00401
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis, LLC
Business Name: Harbor View Inn

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

Present: Brian Cearnal and Craig Shallenberger, Cearnal Andrulaitis
Mark Romasanta, Representing Ownership

The Commission made the following comments:

1. Would prefer another location away from Cabrillo Boulevard.
2. Keep the integrity of the pool and its surroundings. Use this building to enhance the experience.
3. The proposed building is too close to the edge of the pool and it was suggested that it be extended by six or seven feet.
4. The south elevation could use some vines.
5. Resolve the engagement of the beams and the trellis.
6. Integrate the building with the existing trellis as much as possible or make the building an extension of the existing trellis.
7. Suggested that tile work or a mural be used.
8. The north elevation covering over the exterior seating should be modified and simplified.
9. The door could be placed off-center or a small window could be added to soften the elevation.

(Naylor stepped down. Drury/Hausz/Pujo absent.)

SECOND CONCEPT REVIEW – OCTOBER 1, 2008

28 W CABRILLO BLVD

Assessor's Parcel Number: 033-102-002
Application Number: MST2008-00401
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis
Business Name: Harbor View Inn

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

Present: Craig Shallenberger, Architect
Mark Romasanta, Representing Ownership

Public comment opened at 4:46 p.m. and, as no one wished to speak, it was closed.

Straw votes: How many Commissioners find that the proposed location is acceptable? 3/2.
(Adams/Pujo opposed.)

How many Commissioners find that the footprint of the proposed building is acceptable? 5/0.

How many Commissioners could support the approach taken to the parapets, including the tile cap and corner details? 4/1. (Drury opposed.)

How many Commissioners could support the fenestration as proposed with adjustments as needed to make all the lights of the windows have similar proportions? 5/0.

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

1. The footprint is supportable as proposed.
2. There is no desirable location for the proposed building, but the Commission recognizes that what is proposed is a functional building; therefore, the proposed location is marginally acceptable.
3. Adjust the window configuration so that all the lights of the windows have similar proportions.
4. Introduce more landscaping around the perimeter to soften the building wherever possible.
5. Some Commissioners feel that the architecture of the building could be studied to relate more to the existing buildings.
6. When the project returns to HLC, provide a photo simulation or a three-dimensional model giving an impression of the landscape and a view from the pool.

Action: Boucher/Drury, 5/0/0. (Naylor stepped down. Curtis/Murray/Sharpe absent.)
Motion carried.

THIRD CONCEPT REVIEW – NOVEMBER 26, 2008

28 W CABRILLO BLVD

Assessor's Parcel Number: 033-102-002
Application Number: MST2008-00401
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis
Business Name: Harbor View Inn

("La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources. Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

Present: Craig Shallenberger, Architect
Mark Romasanta, Representing Ownership

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

1. The changes in the footprint in response to previous comments are appreciated.
2. The proposed location of the pool-house is greatly enhanced because it is further away from the pool, opens up the space around the pool, shows the narrow dimension of the building facing Cabrillo Blvd., and it is integrated with the existing trellis.
3. The mass, bulk, and scale are diminutive and appropriate to the building's location.
4. Provide consistency in the window breakups between both windows. It was suggested that the big awning window be divided in two with a center mullion and a single bifold (instead of one with four leaves).
5. Provide grass joints between the paving areas.
6. Restudy the Lilyturf in the planting bed.

Action: Hausz/Curtis, 5/0/0. (Naylor stepped down. Boucher/Murray/Sharpe absent.)
Motion carried.

WATERFRONT AREA AESTHETIC CRITERIA FOR NEW DEVELOPMENT ASSESSMENT

I. BACKGROUND

The Locating New Development Section of the Local Coastal Plan (LCP) provides for protecting, maintaining and enhancing the visual qualities of the City's Waterfront Area by establishing criteria to evaluate the appropriate intensity of potential development. These criteria are based on the visual resources which presently exist: openness; lack of congestion; naturalness; and rhythm. Policy 12.2 requires that the impact of new development be evaluated with respect to those resources. The policy further requires that the City develop objective criteria to assist decision makers in assessing the impacts of new development.

II. WATERFRONT AREA

The Waterfront Area is the area south of U.S. Highway 101 between Pershing Park and the Harbor on the west and Milpas Street on the east (See attached map, Figure 1). The area includes major recreational facilities including the Santa Barbara Harbor and Marina, Stearns Wharf and Chase Palm Park. The Waterfront Area also includes area designated for a wide variety of general and ocean-oriented industrial and visitor-serving commercial uses.

III. EVALUATION MATRIX

In accordance with Section 30251 of the Coastal Act, the scenic and visual qualities of the coastal areas are to be protected, restored and enhanced. Section 30252 requires that public access be maintained and enhanced. These parameters can be compared to the aspects of openness, lack of congestion, naturalness and rhythm. The attached matrix (Figure 2) illustrates how these parameters can be evaluated on a project by project basis. The decision maker, in using this worksheet, can evaluate a project's positive, negative or indifferent aesthetic effect on the Waterfront Area's ambiance. Application of the following evaluation criteria will help in determining if a project protects, maintains and enhances visual quality.

IV. EVALUATION CRITERIA

The dimensions described below define each section illustrated on the attached Evaluation Matrix (Figure 2). These dimensions can be considered as increments or measures to gauge a particular development's aesthetic performance and its relationship with the surrounding neighborhood. This matrix is for use by the decision maker and the applicant/developer to determine on an individual and/or collective basis the project's aesthetic relationship to the Waterfront Area:

A. DIMENSIONS

- I. Openness. One of the special qualities of the Santa Barbara Waterfront is its sense of openness and freedom from clutter, with unimpaired views of the shoreline and mountains. The beaches are broad and enhanced by the presence of Chase Palm Park, the Andree Clark Bird Refuge, and predominantly one-story buildings on the north side of Cabrillo Boulevard.

Several dimensions of openness can be identified:

- a. Building density, scale, mass and height. In protecting, enhancing and restoring openness, this dimension is the most important. Each development, large or small, must be critically gauged as to its relationship with the surrounding neighborhood; essentially how well the project fits in. Buildings which provide setbacks and building separation promote the feeling of openness and allow views to the ocean. Stepping back the second and third stories from the edges of the property provides visual separation from buildings on adjacent properties which maintains views to the foothills and mountains.

Pedestrian orientation in building and site design is vitally important in promoting human scale. Buildings that open up to and are oriented to the pedestrian invite and promote the visitor-serving aspect of the Waterfront Area.

The south side of Cabrillo Boulevard where there are public facilities provided promotes the feeling of openness and allows views to the ocean. The recently approved (not yet developed) Park Plaza Hotel project proposed on the north side of Cabrillo Boulevard provides in its design major building separations, view corridors and height limitations (one and two stories closer to Cabrillo Blvd. and limited three stories set back to the rear of the property) which will preserve views to the mountains and foothills and will maintain a scale that will protect, enhance and restore the feeling of openness in the Waterfront Area. The Ambassador Park area on the north side of Cabrillo Boulevard in the West Beach area provides a distinct view separation, promotes visual relief and views to the ocean and Harbor.

By contrast, portions of the north side of Cabrillo Boulevard are intensely developed and do not promote openness. The East Beach townhouses and the Mar Monte (Sheraton) Hotel are large, imposing structures which appear to intrude into the open space area. Such structures do not protect, enhance and restore the feeling of openness in the Waterfront Area.

- b. Functional access. A number of aspects facilitate being able to get to the Waterfront easily and contribute to a sense of openness. These include the absence of private property on the south side of the boulevard; convenience of parking along the boulevard, especially on the south side; the general absence of obstructions to and along the beach, though there are some notable exceptions (Stearns Wharf, Harbor facilities, art show on Sunday); and proximity to many residential neighborhoods.
- c. Land use patterns. Several aspects of land use patterns support openness. The residential areas are compact, yet open and green. Neighborhood parks (e.g., Pershing, Punta Gorda) contribute to the feeling of openness,

and complement the parks directly adjacent to the beach. Low scale commercial structures are in keeping with low scale residences. In a sense, the neighborhoods spill out and open onto the Waterfront, rather than being confined or blocked by heavy industrial uses or major arterial highways as in many urban areas.

- d. **Vegetation.** The ultimate scale and mass of landscaping is an important consideration in maintaining openness. While there are many palm trees along Chase Palm Park, they enhance the openness and do not obstruct the overall views to the ocean and foothills. On the other hand, the treeline north of Cabrillo Boulevard on the Southern Pacific property blocks views to the foothills and mountains and may conflict with openness at that location. Hence, landscaping material should be carefully selected so that, when mature, it enhances views and avoids blocking or hindering openness.
2. **Lack of Congestion.** The sense of openness in the Waterfront is unquestionably enhanced by a relative lack of congestion. With the exception of summer weekends, one can still move freely along the beaches, bikeways, and Cabrillo Boulevard in relative quiet.
 - a. **Traffic flow.** Traffic flow along the Waterfront has increased dramatically in all modes. Cabrillo Boulevard has all the attributes of a "grand boulevard." Motorists can drive along leisurely and enjoy the view, unimpeded by cross traffic or stop lights. Increased congestion, however, especially during summer weekends will degrade this feeling. Heavy traffic, hazards due to conflicts with bicycles and pedestrians crossing the boulevard, and the congestion in the vicinity of the art show, reduce the experience to the level of a four lane arterial during rush hour.
 - b. **Parking.** Parking on the south side of the boulevard interferes with the view, especially when the art show is in progress, and poses hazards to bicyclists and motorists. While more off-street parking may be desirable, its placement in parking lots on the beach clashes severely with the naturalness of the setting. The presence of autos, whether moving or parked, leads to a feeling of congestion.
 - c. **Public facilities planning.** The placing of public facilities all along the Waterfront, rather than concentrating them in one or two locations, contributes to an uncongested Waterfront. The Harbor, however, is the exception. Here, parking lots stretch from Leadbetter Beach to the municipal pool, and are filled by an assortment of vehicles, including cars, boats, trailers, and RVs. This high concentration, while necessary for the Harbor to function, detracts from the openness and lack of congestion which should be achieved.

- d. Land use patterns. While motels and other commercial uses add to congestion, their being mixed with residential uses helps distribute the intensity. Accompanying noise and congestion are also more evenly diffused, helping to relieve localized concentrations of noise and intense activity.
3. Naturalness. The Waterfront's openness and lack of congestion are complemented by the natural setting in which Santa Barbara lies. Views to the foothills and mountains are still largely unimpeded by structures; in particular, the views from Stearns Wharf, Chase Palm Park, and East Beach offer unparalleled beauty. The coastal greenery and landscaping, the contour of the beaches and coastline in this area, and the sandy beaches all contribute to the strong image of Santa Barbara's natural beauty. These following dimensions form the basis for criteria which can be used to judge whether or not projects proposed for the Waterfront will uphold the quality of naturalness.

- a. Views. Views are the most important dimension of naturalness. These views are to the ocean, other points along the Waterfront, and to the foothills and mountains. The contrast between the sweep of the coastline and the sweep of the mountains is especially dramatic and heightened by the linear elements of Chase Palm Park and Cabrillo Boulevard.
- b. Public aesthetics. The spacious and well-planned public facilities provide a calm contrast to the busy city for both residents and visitors. These facilities and public amenities show that the people of Santa Barbara care, and that they have balanced economics with natural aesthetics. This is especially evident in the contrast between the north and south sides of Cabrillo Boulevard. While the north side is commercial, the south side is predominantly low density recreation and park space.

However, there are a number of points of concern which future developers must consider in working through the dynamics of this balance. The north side of Cabrillo Boulevard, especially from State Street to Pershing Park, warrants special consideration. While the Spanish motif helps to unify structural elements, there are other elements which should be considered to create a unity such as signing, lighting, detailing and color.

- c. Landscaping. Landscaping enhances the feeling of naturalness of the Waterfront. A number of aspects of landscaping are important in promoting the feeling of naturalness. These include undeveloped landscaping, use of mature shrubbery and trees, as in Chase Palm Park, and the contrast of tall trees and low shrubbery.
- d. Adjacency. Adjacency is an important dimension of naturalness. The parks and the beaches are adjacent to the Boulevard (e.g., East Beach, Leadbetter Beach). This promotes a sense of having natural wealth and beauty readily available.

4. Rhythm. The Waterfront has evolved slowly over the years, both resisting and accepting various patterns, both human and natural, which combine to create a richly dimensioned image of the Waterfront. There are daily patterns, the weekend-weekday contrasts, the sun, which both rises and sets on the Waterfront. There is the early morning haze which breaks by afternoon, the ebb and flow of people biking, skating, standing in lines for dinner. There is diversity in this rhythm, and care expressed by the diversity which exists. Rhythm is an extremely subtle resource quality, yet it gives strength to all the other qualities which characterize the Waterfront.

Rhythm includes:

- a. Diversity. Diversity refers to the number of differences existing in the Waterfront. First, there are many things to do – driving, walking, biking, skating, eating, jogging, strolling through the art show on Sunday. Second, there is variety in the way these things can be done with facilities of different kinds and intensities to support these activities. Sometimes, however, these facilities are heavily used by conflicting activities, as is the bikeway at present. Third, there is social complexity. The Waterfront is not just a tourist mecca; people also live and work there. The Harbor in particular is a working harbor with both residential and commercial purpose.
- b. Use patterns. Diversity creates differences in use patterns, and use patterns themselves vary. It is important to note that there are patterns, rather than one stream of continuous activity. These differences in use patterns allow people to pick and choose the times and places for enjoying the Waterfront. Probably the most clear cut example of how differences coexist and create their own rhythm is given by the art show. On Sunday, the art show adds excitement and provides a focal point for visitors and residents alike. By Sunday evening, and for the rest of the week, it has disappeared.
- c. Design details. Rhythm occurs spontaneously and is a normal outcome of diversity. Small details, however, modulate rhythms or suppress them altogether. Conversely, design can create rhythm by providing settings for new activities.

B. PARAMETERS

The three (3) parameters; protects, enhances and restores, are further defined as follows:

1. Protects: This means that the dimensions are incorporated into project design to a degree that defends or guards against damage or injury to the existing ambience of the area.

2. Enhances: This means that the dimensions are incorporated into project design to a degree that raises to a higher degree, intensifies or raises the value of the visual qualities of the area.
3. Restores: This means that the dimensions are incorporated into a project design to a degree that returns to a state of soundness or vigor or normal condition the visual qualities of the area.

FIGURE 2

WATERFRONT AREA NEW DEVELOPMENT EVALUATION MATRIX				
+ Means: Creates a Positive Effect - Means: Creates a Negative Effect 0 Means: Neither a Positive or Negative Effect				
DIMENSIONS		PARAMETERS		
		PROTECTS	ENHANCES	RESTORES
OPENNESS	Building Density, Scale and Mass	+	0	0
	Functional Access	0	0	0
	Land Use Patterns	+	0	0
	Vegetation	+	0	0
LACK OF CONGESTION	Traffic Flow	0	0	0
	Parking	0	0	0
	Public Facilities Planning	0	0	0
	Land Use Patterns	0	0	0
NATURALNESS	Views	+	0	0
	Public Aesthetics	+	0	0
	Landscaping	0	0	0
	Adjacency	0	0	0
RHYTHM	Diversity	0	+	0
	Use Patterns	0	+	0
	Design Details	0	+	0

