



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 29, 2014
AGENDA DATE: June 5, 2014
PROJECT ADDRESS: 2559 Puesta del Sol (MST2014-00116)
 Santa Barbara Museum of Natural History
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4550
 Renee Brooke, AICP, Senior Planner *RLB*
 Daniel Gullett, Project Planner *DG*

I. REQUEST FOR ANNEXATION INITIATION & CONCEPT REVIEW

The City received a request from the Santa Barbara Museum of Natural History (Museum) to initiate annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres. Those parcels would be included in the Museum's Master Plan and subject to an updated and consolidated Conditional Use Permit for the Museum. While the Museum institutional complex is within the City, the City-County boundary bisects the land area owned and used by the Museum.

The Museum also requests a Planning Commission Concept Review of its proposed 10-15 year Master Plan, which anticipates the following improvements over that time period: improved accessibility and ADA compliance; full renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms, including an 82 square foot addition; full replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. No operational changes to activities, programs or events are proposed. New improvements in the largely undeveloped area proposed for annexation include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area with replacement of non-native plants with native plants.

In addition to annexation of the three Museum-owned parcels, staff requests that the Planning Commission initiate annexation of two additional privately-owned parcels, adjacent to the Museum property, located at 609 Mission Canyon Road (APNs 023-271-005 & -006), if the property owner consents. Staff recommends a General Plan Designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone) for those five parcels considered for annexation.

II. ANNEXATION INITIATION

Annexation is a legislative process and current City procedures require that either the Planning Commission or City Council initiate an annexation before an applicant can submit a formal application to the City for annexation. The Land Use Element of the City's General Plan

encourages annexation of unincorporated areas within the City's Sphere of Influence established by the Local Agency Formation Commission (LAFCO). The Sphere of Influence is defined as the probable future City boundary and service area. The City's Sphere of Influence currently extends along the City's eastern boundary adjacent to Montecito, moves north and west along the Las Padres National Forest boundary, follows State Highway 154 to the south, and includes the community of Hope Ranch.

The purposes of this initiation discussion are to: determine whether the project generally meets the City's annexation policies; identify major and potential environmental concerns/constraints; and identify potential zoning and General Plan designations for the parcels.

The subject proposed annexation of the three parcels located west of the Museum, also referred to as the "Western Parcels," meets the criteria of City Council Resolution No. 96-118, which established procedures for reviewing applications for annexations. Resolution No. 96-118 restricts annexations to parcels located within the City's Sphere of Influence, adjacent to existing City boundaries. The Resolution also restricts annexation of unincorporated territory to property owner requests, State mandates, or direction from LAFCO. The annexation of the two parcels at 609 Mission Canyon Road would also meet the City Council criteria, if the property owner requests the annexation.

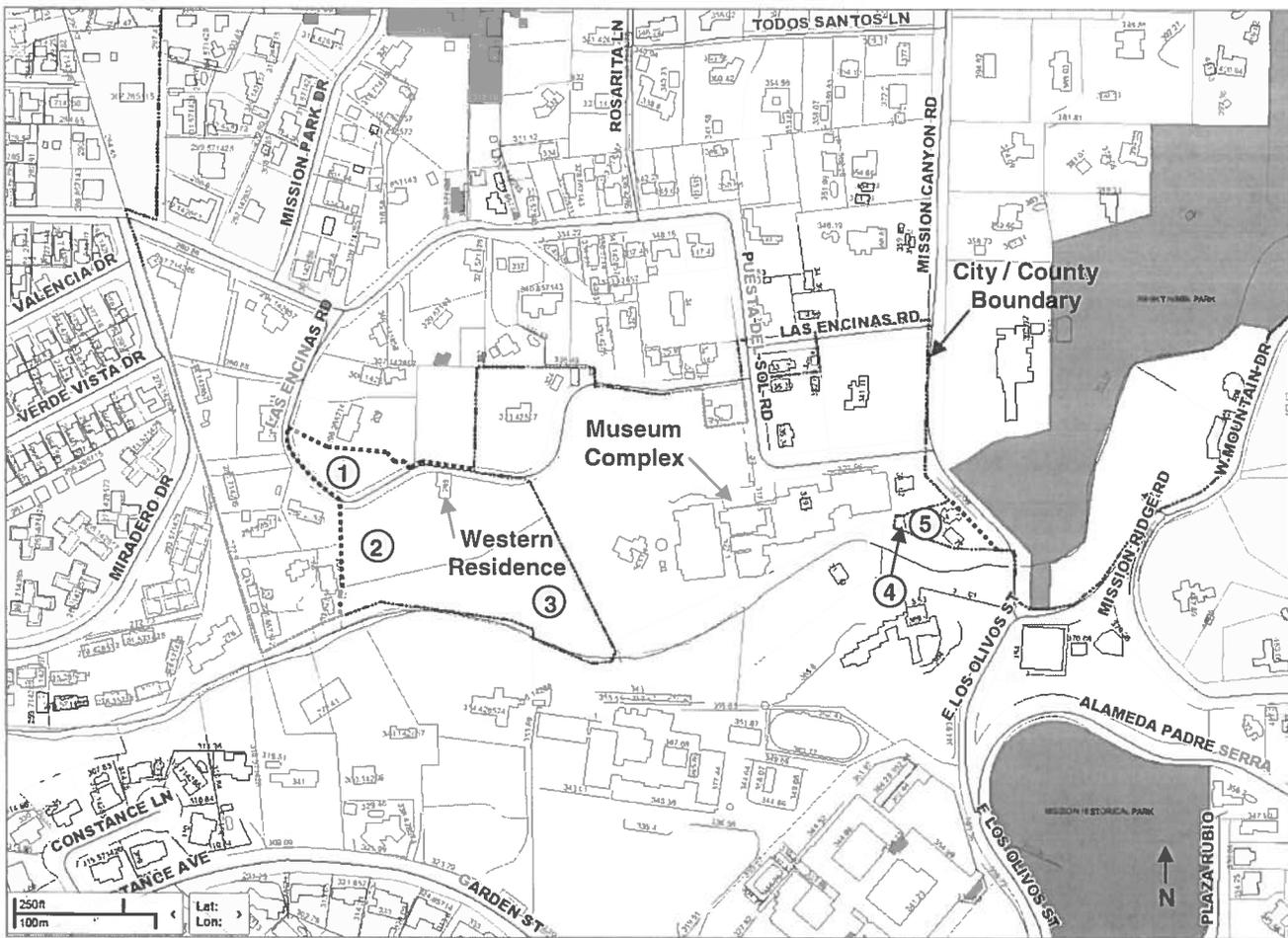


Figure 1: Parcels considered for Annexation Initiation
Museum-owned Western Parcels: 1. APN 023-250-039 2. APN 023-250-066 3. APN 023-250-068
609 Mission Canyon Road Parcels: 4. APN 023-271-005 5. APN 023-271-006

A. ANNEXATION BOUNDARY

The applicant provided a letter requesting annexation initiation (Exhibit A) and an exhibit of the proposed annexation boundary (Exhibit B). Staff supports annexation of the Museum's three Western Parcels. Annexation of these parcels and the controls provided with the Museum's Conditional Use Permit would allow the City to formalize the Museum's and the public's use of the Western Parcels, provide for habitat protection and restoration, and provide a desirable area for tree replacement from the Master Plan project and stormwater management and treatment.

City staff's review of the Museum's annexation request included consideration of adjusting additional City boundary lines in the Museum vicinity to improve efficiency of public services, reduce overlapping service area, and simplify governance. To that end, staff contacted three private property owners to inquire about interest in annexation of four additional parcels to the City. Those included the two parcels owned by John Kay at 609 Mission Canyon Road, and the two parcels south of Las Encinas Road on either side of the intersection of Las Encinas Road and Puesta del Sol. The owners of the parcels at Las Encinas Road and Puesta del Sol expressed that they were not interested in being annexed at this time.

Mr. Kay is currently considering the merits of annexation of his two parcels at 609 Mission Canyon Road (referenced as numbers 4 and 5 in Figure 1). Those two parcels are a peninsula of unincorporated area, with three sides serving as the City/County boundary. Annexation of the 609 Mission Canyon Road parcels would provide for a more rational City boundary and could allow for future City annexation of a portion of additional Mission Canyon Road right-of-way. Public improvements are currently being considered in the City-County collaborative effort to provide enhanced pedestrian and bicyclist facilities between the Mission area and Foothill Road related to the Concerned Citizens for Safe Passage initiative.

As part of the Master Plan proposal, the Museum is offering to provide new sidewalk along Puesta del Sol that would connect to the proposed improvements on Mission Canyon Road. Annexation of a portion of Mission Canyon Road would shift ongoing maintenance responsibility to the City and provide a simplified design and approval process for completion of the proposed enhancements connecting the Mission and Museum, both major visitor-serving institutions within City limits.

City staff met with Local Agency Formation Commission (LAFCO) staff for consultation on the Museum's annexation proposal and the potential to include a portion of Mission Canyon Road. LAFCO staff indicated that if road right-of-way is annexed, the parcels at 609 Mission Canyon Road (APNs 023-271-005 and -006) should also be included to avoid the creation of an island of unincorporated area.

If the Planning Commission initiates annexation of the 609 Mission Canyon Road parcels, City and County staff would discuss an appropriate City-County right-of-way boundary on Mission Canyon Road.

B. PARCEL INFORMATION

Parcels Considered for Annexation Initiation					
	Parcel	Area	Existing Development	Existing County General Plan	County Zoning
1	023-250-039 SBMNH	0.51 acres	Vacant	RES-1.8 Residential 1.8 units per acre	20-R-1 Single Family residential 20,000 sq ft min. lot size
2	023-250-066 SBMNH	2.21 acres	Residence	RES-1.8 Residential 1.8 units per acre	20-R-1 Single Family residential 20,000 sq ft min. lot size
3	023-250-068 SBMNH	2.35 acres	Vacant	RES-1.8 Residential 1.8 units per acre	20-R-1 Single Family residential 20,000 sq ft min. lot size
4	023-271-005 609 Mission Canyon Road	0.02 acres	Vacant	RES-1.0 Residential 1.0 unit per acre	1-E-1 Single Family residential 1 acre min. lot size
5	023-271-006 609 Mission Canyon Road	0.38 acres	Residence	RES-1.0 Residential 1.0 unit per acre	1-E-1 Single Family residential 1 acre min. lot size

Two of the five parcels are developed with residences: the Museum’s Western Residence and the house at 609 Mission Canyon Road. The other three parcels are vacant, compromised primarily of creek and woodland habitat area.

For consistency with the adjacent City zoning and land use designations, including the zoning and land use designation of the Museum properties currently in the City, staff recommends that the Planning Commission initiate annexation of all five parcels with a zoning designation of E-1 (One Family Residence Zone) and a General Plan Designation of Low Density Residential with a maximum density of three dwelling units per acre.

The resultant Single Family Residential Zoning on all Museum-owned parcels requires that a Conditional Use Permit control the use and development of the Museum for the protection of the surrounding neighborhood. Staff requested additional information from the applicant that would assess the development potential of the Western Parcels comparing City and County rules and regulations; however, with the Conditional Use Permit in place on the Western Parcels, future development would be limited for the life of the Conditional Use Permit. If annexation is initiated on the 609 Mission Canyon Road parcels, staff would complete additional research on lot legality and the potential of additional development of those two parcels. While the E-1 Zone has a smaller base minimum parcel size than the county zoning at 15,000 square feet versus a minimum parcel size of 20,000 square feet for the Western Parcels, and a one acre minimum parcel size for the 609 Mission Canyon Road parcels; the City’s slope density ordinance requires additional lot area per unit for lots with average slopes of more than 10%. If annexation is initiated, staff would provide the Planning Commission additional information on relative development potential of the annexation properties as the project continues.

III. CONCEPT PROJECT REVIEW

A. BACKGROUND

The Santa Barbara Museum of Natural History was originally founded in 1916 as the Museum of Comparative Oology. In 1922, the Museum was given the original 1.6 acre site and the original buildings in the present Museum complex. That year, the Museum's name was changed to the Santa Barbara Museum of Natural History. The Museum complex was added to over time and the Museum was annexed to the City with the Mission in 1968 in the Old Mission-Museum Annexation. The City has granted various approvals for the Museum's development and use including Conditional Use Permits and Substantial Conformance Determinations. Existing development on the total 15.43 acre property (including the three annexation parcels) totals approximately 83,000 square feet of gross institutional floor area and 4,500 square feet of residential floor area. The Museum currently provides 156 parking spaces for the non-residential uses.

In response to various substantial conformance determination requests made in recent years, City staff and the Planning Commission requested that the Museum provide a Master Plan outlining projected changes to the Museum facilities over a longer time horizon.

The Planning Commission held two previous concept reviews with the Historic Landmarks Commission on earlier Master Plan proposals on July 21, 2010 and July 20, 2011. Meeting Minutes from those reviews are attached at Exhibit C. Since then, the Museum significantly scaled down their Master Plan proposal from the previous versions. The applicant provided a report outlining the Museum's current Master Plan proposal (Exhibit D). The applicant report includes a more detailed project description; summaries of the technical studies prepared for the application; descriptions of resource protection measures incorporated into the project; and requested changes to existing conditions. The Master Plan includes no proposed operational changes to activities, programs, or events.

City staff reviewed the initial Museum application materials and provided a response letter in April 2014 (Exhibit E). The major issues identified by staff in the review letter are related to the proximity of new development to Mission Creek; as-built improvements; the need for a Parking Modification; conformance of the Museum-owned annexation properties to the Mission Canyon Community Plan and the City's General Plan; and participation of the Museum in providing public improvements related to the Safe Passage initiative.

As proposed, the project requires annexation and Planning Commission approvals for the Conditional Use Permit and a Parking Modification to provide less than the required number of parking spaces for the Museum complex. City staff intends to consolidate existing Conditional Use Permit conditions into an updated Conditional Use Permit for Planning Commission consideration at a future hearing. Relevant goals, policies and implementation strategies from the Mission Canyon Community Plan and the City's General Plan are included as Exhibits F and G. If annexed, the Mission Canyon Community Plan would no longer directly affect development of the five parcels proposed for annexation.

B. MISSION CREEK SETBACK

The proposed Master Plan includes a proposed creekside terrace south of the Marine/Paleontology/Geology Exhibit Hall that extends to the calculated Mission Creek top-of-bank. The terrace is designed to improve accessibility and provide additional flat usable area near the creek. The City's General Plan calls for public creekside access and enhancement of public awareness and enjoyment of the City creeks. The proposed creekside terrace is consistent with that policy direction, however it must also be consistent with the General Plan's guidance to increase riparian habitat with creek restoration. While the Municipal Code generally requires a minimum setback of 25 feet for Mission Creek, larger setbacks (up to 100 feet from top of bank) have been required on a case-by-case basis considering safety, flood hazard, biological resources, and water quality. The City's General Plan asks for creek setbacks of greater than 25 feet from top of bank for new structures and hard surfaces adjacent to creeks and bank stabilization through planting for new development closer than 50 feet to top of bank.

For this location, considering the important habitat and biological resources associated with the riparian corridor, staff recommends that new development (outside the footprint of existing development) be setback 50 feet or more from top of bank and replacement of any existing hardscape within the 50 foot setback area should be permeable. Existing Museum development includes hardscape on the creekside of the calculated top of bank and one building (Gladwin Planetarium) is as close as seven feet from the calculated top of bank. Staff indicated to the applicant that removing existing asphalt near the creek could lead to staff support for a new creekside terrace structure closer than 50 feet from the top of bank, since it would provide for additional riparian restoration area and water infiltration, which would benefit habitat, water quality, and aesthetics. Staff understands that the Museum's structural engineer is recommending that the asphalt remain in place to minimize infiltration and surcharge on the northern creek wall. The Museum is also participating in a Creek Bank Stabilization & Fish Passage Project that could result in replacement of the Museum's pedestrian bridge across Mission Creek. Because the Creek Bank Stabilization & Fish Passage Project may affect the optimal design of the creekside terrace, staff recommends that the Master Plan improvements be closely coordinated with the Creek Bank Stabilization & Fish Passage Project.

C. WESTERN PARCELS

The Mission Canyon Community Plan was adopted in April 2014 following an extensive public review process. The affected area includes both the Western Parcels and the 609 Mission Canyon Road parcels. The Mission Canyon Community Plan designates most of the area of the Western Parcels as California Sycamore Riparian Forest Environmentally Sensitive Habitat and requires a 50-foot buffer from the edge of the forest canopy, restricting development of that area. In the review letter, staff recommends that a building envelope be designated for the Western Residence that includes sufficient size to include outdoor living area and parking. Staff also recommends that a conservation easement be defined for the area outside of the building envelope that protects the Environmentally Sensitive Habitat Area, consistent with the Mission Canyon Community Plan and City General Plan Biological Resource Policies. The Western Parcels include existing trails used by the public. In the application review, staff asked for additional information from the Museum on existing and proposed public trail access through the Museum property. The Conditional Use Permit would grant the Planning Commission authority to condition the location and use of open space and

prohibit additional construction or address other property rights consistent with the purpose of the Zoning Ordinance and General Plan. To minimize traffic and parking impacts and further enhance stewardship of Museum grounds, staff recommends that the Museum limit or at least prioritize occupancy of Museum-owned residential units, including the Western Residence, to Museum staff.

D. PARKING MODIFICATION

The project includes a reduction in parking by one space for a total of 155 automobile parking spaces. The project also includes an addition in floor area and conversion of residential use to non-residential use. Because the Museum does not meet standard non-residential parking requirements and Parking Modifications have been granted to the Museum in the past, a Parking Modification is required for the proposed project. To approve a Parking Modification, the Planning Commission must find that the modification will not cause an increase in demand for parking space or loading space in the immediate area. The Conditional Use Permit also requires a similar finding that adequate access and off-site parking is provided in a manner that the demands of the development for such facilities are adequately met without altering the character of the public streets at any time. The applicant provided a Traffic, Circulation, and Parking Report in the initial submittal and staff requested additional information to substantiate the Parking Modification and Conditional Use Permit finding.

IV. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on April 23rd and May 7th (meeting minutes are attached as Exhibit H). On May 7th, the HLC forwarded the project to the Planning Commission, completing the compatibility criteria analysis. The HLC is comfortable with the proximity of the creekside terrace to the creek top of bank and encouraged the applicant to further explore removal of the asphalt above the creek bank.

V. RECOMMENDATION

That the Planning Commission hold a concept review on the Museum's proposed Master Plan and initiate annexation of three Santa Barbara Museum of Natural History-owned parcels (APNs 023-250-039, 023-250-066, and 023-250-068) and two privately-owned parcels at 609 Mission Canyon Road (APNs 023-271-005 and -006), with a General Plan Designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone).

VI. NEXT STEPS

Subsequent to the annexation initiation and concept review, the applicant would be directed to respond as appropriate to the Planning Commission comments and return to the Historic Landmarks Commission for further conceptual review, as necessary, prior to resubmitting an application for review by the Development Application Review Team (DART). Upon acceptance of a complete application, staff would commence environmental review. The application would then be scheduled for future public hearings before the Planning Commission and City Council during the environmental and application review process.

Exhibits:

- A. Applicant Letter, dated May 7, 2014
- B. Annexation Exhibit
- C. Joint Historic Landmarks Commission & Planning Commission Concept Review Minutes of July 21, 2010 and July 20, 2011
- D. Applicant Report, dated March 17, 2014
- E. Staff Application Review Letter dated April 16, 2014
- F. Relevant General Plan Goals, Policies & Implementation Strategies
- G. Relevant Mission Canyon Community Plan Goals, Policies & Implementation Strategies
- H. Historic Landmarks Commission Minutes of April 23 and May 7, 2014

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

7 May 2014

Chair Schwartz and City Planning Commissioners
City of Santa Barbara Planning Commission
630 Garden Street
Santa Barbara, CA 93101

RE: Santa Barbara Museum of Natural History, 2559 Puesta del Sol
Initiation of Annexation and Planning Commission Concept Review
(MST#2014-00116)

Dear Chair Schwartz and Commissioners:

On behalf of the Santa Barbara Museum of Natural History (Museum), Suzanne Elledge *Planning & Permitting Services, Inc.* hereby submits this request for concept review of the Museum's Master Plan and updated Conditional Use Permit (CUP). Additionally, we request the Planning Commission initiate annexation of the Museum's westernmost parcels currently outside the City's jurisdictional boundary.

The Planning Commission has reviewed two earlier versions of the Museum's Master Plan on July 21, 2010, and July 20, 2011, and we appreciate the opportunity to present what is now the Museum's formal proposal and new approach to revitalizing its campus.

Proposed Master Plan & Updated Conditional Use Permit

We have attached half-size plan sets of the proposed Master Plan as well as a detailed project description that we submitted for DART review on March 17, 2014. The applicant and team received a letter from the City on April 16, 2014 and we are in the process of responding to staff comments. We anticipate filing updated documents following the Planning Commission concept review hearing when we will also have the benefit of Planning Commissioner's comments.

Annexation

The Museum's campus is bifurcated by a City/County jurisdictional boundary and therefore the Museum proposes to annex the most westerly portion of its site (Assessor Parcels 023-250-39, 023-250-66 and 023-250-068) to the City (please refer to the attached annexation exhibit map). The area to be annexed is approximately five acres of oak and riparian woodland and contains one single-family residence. To eliminate the cumbersome situation of having two jurisdictions regulating portions of its property, the Museum proposes to annex this portion of its site to the City.

It is our understanding that when properties are annexed to the City it is typical to designate a zone district that is most similar to the property's existing zone designation while also taking into consideration the zoning of adjacent properties already within the City. The property proposed to be annexed is currently zoned for residential uses with a County zone designation of 20-R-1 (20,000 SF minimum lot size). The surrounding City zoned properties, including the balance of the Museum site, have an E-1 zone designation (residential with a 15,000 SF minimum lot size). With deference to the zoning practice described above, it appears that the City's E-1 zone district is the applicable zone district for the Museum property. We note that both the City and County recognize the woodland as sensitive habitat and both jurisdictions require the Museum to obtain a Conditional Use Permit to operate in a residential district. From a regulatory perspective there is no significant difference between City and County policies or requirements, but it is meaningful to the Museum to simplify regulatory procedures and to be subject to only one jurisdictional authority.

Existing improvements and uses in the woodland area include a single family residence, trails, underground utilities (including a City sewer main), and passive recreation such as bird watching; all of these uses are proposed to be maintained.

New proposed improvements in the area to be annexed are the enhanced bioswale and associated trail/boardwalk and overlook intended to have interpretive signage and to be used as an educational feature. The project also proposes to improve the existing woodland habitat in an area of approximately 3.72 acres by removing non-native plants and several trees and replacing these with native species. It is contemplated that the habitat restoration work will be implemented in phases over many years, as funding allows, and will be executed largely by volunteers.

■ ■ ■

We look forward to presenting the Museum project to your Commission on June 5th. Please do not hesitate to contact me should you have any questions or require any additional information.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.


Suzanne Elledge
Principal Planner

EXHIBIT MAP

- 
 AREA WITHIN THE SANTA BARBARA CITY LIMITS
- 
 HATCHED AREA DENOTES PROPOSED ANNEXATION TO THE CITY OF SANTA BARBARA
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 SANTA BARBARA CITY LIMITS
- 
 SANTA BARBARA MUSEUM OF NATURAL HISTORY BOUNDARY

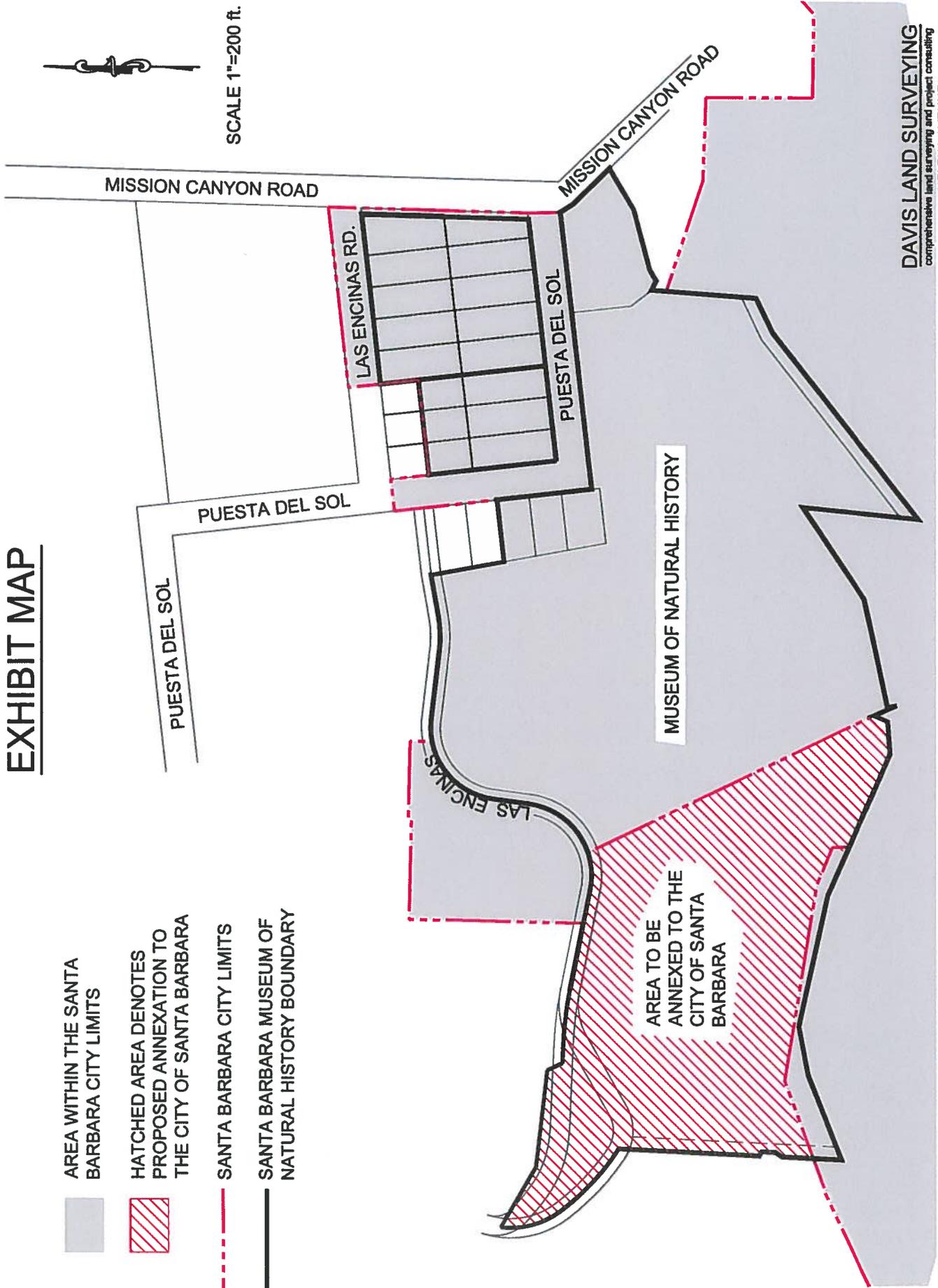


EXHIBIT B

DAVIS LAND SURVEYING
 comprehensive land surveying and project consulting
 44 HELENA AVENUE
 SANTA BARBARA, CALIFORNIA 93101
 L.S. 5742 (805)564-8756

JOINT HISTORIC LANDMARKS COMMISSION/PLANNING COMMISSION MINUTES

July 21, 2010

1. 2559 PUESTA DEL SOL

Assessor's Parcel Number: 023-271-003

Application Number: MST2010-00166

Owner: Santa Barbara Museum of Natural History

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Schacht Aslani Architects

(Currently there is no application on file. Purpose of the project is to provide a public outreach to the HLC and Planning Commission on a proposed revised Conditional Use Permit for an updated Museum of Natural History master plan.)

(Joint public meeting with the Planning Commission to discuss the updated master plan.)

PC Members Present: Chair Bruce Bartlett
Mike Jordan
Sheila Lodge
Deborah Schwartz

Others Present: Peter Lawson, City Associate Planner
Suzanne Elledge, Agent
Karl Hutterer, Executive Director
Walter Schacht, Architect
Barbara Barker, SBMNH Transportation Specialist

Public comment opened at 2:54 p.m.

1. Janessa Shuler, SBMNH, read a letter on behalf of Patty MacFarlane – supports updated master plan.
2. Norman Sprague, member of the SBMNH Board of Trustees – spoke in support.
3. Paul Russell, SBMNH Trustee – spoke in support.
4. Bruce Tiffney, UCSB Professor of Biology and SBMNH Board of Trustees – spoke in support.
5. Steve Hicks, SBMNH Board of Trustees Chair – spoke in support.
6. Kellam de Forest, local resident – spoke in support and requested information.
7. Brian Sarvis, Santa Barbara School District Superintendent – spoke in support.
8. Dennis Allen, General Contractor – spoke in support.
9. Eugene Hill, neighbor – expressed concern with some aspects of the project, such as vehicular access and moving the MacVeagh House closer to his property.
10. Mary Louise Days, local historian – spoke in support.

11. Janet Sands, SBMNH Board Member – spoke in support.

Public comment closed at 3:21 p.m.

Joint comments by the Planning Commission and Historic Landmark Commission members:

1. **Compatibility:** Because the museum is unique, being located within a residential neighborhood, the new development should have a sense of the neighborhood setting. The proposed building should reflect sensitivity to the existing historic buildings and setting. The conceptual proposal of the large and linear buildings does not appear compatible with the existing campus. The site design should consider the unusual and unique character of the campus and its buildings.
2. **Massing:** Concerned with the massiveness of the proposed buildings and not being broken up similar to the current development.
3. Residential: The MacVeagh House is not compatible with the current site plan. If relocated, it will read better as a residence with a street frontage.
4. There should be residential use of both the carriage house and MacVeagh House. Also should consider a few of other residential units in the proposal, which will provide a residential connection to the neighborhood and may provide an opportunity to incorporate small employer-sponsored residential units.
5. Must include the character of the landscaping, such as the oak trees, in the new area. Create a balance between the character and its function.
6. **Development Plan Agreement:** If the project is built in phases, it could be conditioned or structured so that certain economic thresholds would have to be reached before work is begun in order to avoid ending up with failed stages of the project for lack of funding.
7. **Historic Issues:** The restoration of historic buildings is much appreciated.
8. Appreciation for the restoration of the Lockwood de Forest garden was expressed. As much of the historic garden as possible should be preserved and/or expanded.
9. The museum should move forward with a landmark designation for the original structures after they have been rehabilitated.
10. It would be preferred that the old building be seen by the public first. Continue the use of the historic buildings as exhibit halls as opposed to administration.
11. **Biological Issues & Creek Restoration:** It is important that the creek and the historic structure relate to each other. Support the proposal to have a better connection to Mission Creek.
12. Creek restoration is a function and can be achieved within varying setbacks.
13. Recommended presenting the project to the Creeks Committee.
14. Reduce paving and increase permeability, especially in the parking lot.
15. **Solar panels:** The new development area of buildings should reflect the intimate character, which should be the driver, not solar panels.
16. **Transportation Issues:** Supported reconfiguring Puesta del Sol to provide the direct entrance to the museum as it is wide enough to handle a two-way design with some on street parking.

17. If Puesta Del Sol becomes a two-way road, applicant needs to carefully consider the impact of a new left turn pocket on Mission Canyon on both vehicle safety and the historic wall that is part of the *Stegosaurus* wall along Puesta del Sol.
18. Consider mass transit, such as electric shuttles, to reduce automobiles within the project area and connect to downtown. Also study providing pedestrian access from the Mission and downtown to the project site.
19. **Emergency Access Issues:** The most natural paving surface would be preferred. Supported turf block for the driveway and asked that the Fire Department consider the alternative paving. Also suggested reviewing alternative fire access to the loop driveway, such as hammer head driveways that extend a limited distance onto the property.
20. Look into "The Living Desert" as an example with its use of paving in the parking lot that allows for permeability and site drainage.
21. Part of the design consideration should include sheltering in case of a wildland fire.

July 20, 2011

2559 PUESTA DEL SOL

(2:23) Assessor's Parcel Number: 023-271-003

Application Number: MST2010-00166

Owner: Santa Barbara Museum of Natural History

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Schacht | Aslani architects

(Proposed project consists of the Master Plan for the Santa Barbara Museum of Natural History. The project components include deconstruction of the majority of the existing structures, approximately 57,700 square feet, with the exception of the designated structures of merit and proposed new development of approximately 1000,000 square feet. The project requires a Measure E allocation of 57,000 square feet and has received a dual designation as a Community Priority and Economic Development project.)

(Comments only; project requires Environmental Assessment and Planning Commission review. Plans for this project were discussed on July 21, 2010, at a joint meeting of the Planning Commission and the Historic Landmarks Commission.)

PC Members Present: Chair John Jostes
Bruce Bartlett
Mike Jordan
Stella Larson
Deborah Schwartz

Others Present: Peter Lawson, City Associate Planner
Suzanne Elledge, Agent, SEPPS
Dr. Karl Hutterer, SBMNH Executive Director
Walter Schacht, Architect, Schacht Aslani architects

Susette Naylor, Architect, Thompson Naylor Architects
Chelsey Swanson, City Associate Transportation Planner

Chair Suding acknowledged receipt of three letters from the public:

1. Richard Solomon and Jana Zimmer – expressed concerns with fire evacuation, transportation circulation, construction noise, and operating noise impacts.
2. Dennis Allen – wrote in support.
3. Lauren Carey – expressed concerns with noise and food concession plans.

Public comment opened at 3:27 p.m.

1. Richard Solomon, neighbor – suggested inclusion of seven things that are not currently proposed as expressed in his submitted correspondence to the HLC and PC.
2. Paul Collins, SBMNH Curator of Vertebrate Zoology – spoke in support.
3. Paul Russell, SBMNH Board of Trustees – spoke in support.
4. Peter Schuyler, resident – spoke in support.
5. Steve Hicks, SBMNH Board of Trustees – spoke in support.
6. Heather Moffett, SBMNH Director of Education and Exhibits – spoke in support.
7. Don Olson, Upper East Neighborhood Association and Museum Master Plan Advisory Committee – spoke in support.
8. Norman Sprague, SBMNH Board of Trustees – spoke in support.
9. Palmer Jackson Jr., Chairman SBMNH Board of Trustees – spoke in support.
10. Kellam de Forest, local resident – spoke in support.

Public comment closed at 3:54 p.m.

Joint comments by the Planning Commission and Historic Landmark Commission members:

1. **Positive Comments:**
 - a. The museum is one of the most outstanding institutions in the area. It is of great importance for the community's natural history education and values, and the regional IQ.
 - b. The proposal is thoughtful, precedent-setting in a positive way, and shows considerable depth and complexity.
2. **Compatibility:**
 - a. Connectivity and balancing of the project through the adjacent Mission property is important.
 - b. Addressing impacts in the project description would facilitate a timely and speedy review.

- c. The community outreach in Mission Canyon is appreciated, along with the neighborhood house-to-house contact, community outreach meetings, mailings, and presentations at various functions.
 - d. Assure that the project's proposed mitigations are consistent with the Mission Canyon Community Plan, and coordinate with the Mission Canyon Association on the proposed project.
 - e. Articulate in writing the mitigation measures in very clear, precise and comprehensive terms.
 - f. Special sensitivity to the neighborhood is required by the Conditional Use Permit. Consider forming an advisory neighborhood board that would meet regularly and get the neighbors involved.
- 3. Architecture/Massing:**
- a. It should not be treated as an urban site.
 - b. Aesthetic values should involve more of an architecture style that can be celebrated; namely, Hispanic architecture. The buildings should reflect the current non-institutional feel.
 - c. Resolve the exterior and interior relationships to create true *paseos* and courtyards. The building form should reflect an implied mass that breaks up the building.
 - d. Avoid the simple linearity of the big structures. Angled buildings would better wrap around the site instead of rectangular "shoe boxes." A 5 or 10 degree turn of some buildings would help to avoid having unnecessary spaces that are created when everything is parallel.
 - e. Residential: Incorporate more employee-based rental housing into the project. Consider the possibility of providing rental housing for other employees in town that would leave the premises during the day, when the resources would be needed, and returning when the resources are no longer needed.
4. Emphasize a sense of sustainability not only in how the site is treated, but enhancing the housing experience as well.
5. **Conditional Use Permit:** Clearly show the existing baseline. Include as much detail as possible.
- 6. Historic Issues:**
- a. Historic Resources proposed to be demolished should be clearly shown on plans.
 - b. The historical restoration/rehabilitation should be a priority. Once the historic resources are taken care of, the other parts of proposal will fall into place. The MacVeagh House should be part of that priority.
 - c. Assure coordination between the Phase I and II Historic Structures/Sites Report, especially in terminology. Reconcile the number of parcels in all reports.
- 7. Biological Issues & Creek Restoration:**
- a. The commissioners acknowledge the importance of the Museum staying current in the science field, but the expanded facilities should be sensitive to the biological resources.
 - b. Research the base flood elevation of Mission Creek and show that elevation on the plan.
 - c. Restudy the project's increased runoff and determine if a more natural drainage system can handle the capacity of the runoff. Also determine the proposed bridge capacity of the creek.

- d. Specify locations and size of replacement vegetation and who will maintain the restoration of habitat as opposed to simply stating “where feasible” on the plans.
 - e. Provide more information on the numbers of Oak Trees being replaced and resolve disagreements on how the removed Oak Trees will be replaced both on site and off site.
- 8. Solar Panels/Green Roof:**
- a. Keep in mind that organic roofs are not fire proof and that roofing material should be consistent with the Fire Marshall’s requirements.
 - b. Study the use and location of ventilation system from the exhaust hoods in the proposed science labs and determine where the vents will be located on the roof to minimize any conflicts with roof top equipment (i.e., solar panels and green roofs).
 - c. A more passive, naturalist approach was suggested where the buildings use passive light and natural ventilation.
- 9. Annexation:** The entire property needs to be brought into the City’s jurisdiction to avoid extending the project and, as a result, making the project more expensive.
- 10. Transportation Issues/Recirculation/Parking:**
- a. The Mission Canyon/Puesta del Sol proposal with new turn pockets and lane striping are of concern with respect to safety for pedestrians and bicyclists.
 - b. The proposed left turn intersection configuration from Mission Canyon is of great concern with respect to safety.
 - c. Restudy the proposed one-way street section of Puesta del Sol and determine if it is necessary.
 - d. Provide more information on why more parking spaces would be needed if not expecting an intensification of use.
 - e. Determine where buses will be parked and show on plans.
- 11. Emergency Access Issues:**
- a. Use best practices for fire protection for the buildings, the creek and woodlands.
 - b. Work with the fire department to design a fuel management plan and evacuation plan in the event of a wildfire.
 - c. At least five Commissioners continue to question the necessity for the fire access road along the creek area and in the oak woodland. The necessity of the proposed fire access road should be resolved with input from the City Fire Department. The benefits to the habitat on the creek side and the oak woodland should be the main concerns.

July 21, 2010

1. **2559 PUESTA DEL SOL**

Assessor's Parcel Number: 023-271-003

Application Number: MST2010-00166

Owner: Santa Barbara Museum of Natural History

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Schacht Aslani Architects

(Currently there is no application on file. Purpose of the project is to provide a public outreach to the HLC and Planning Commission on a proposed revised Conditional Use Permit for an updated Museum of Natural History master plan.)

(Joint public meeting with the Planning Commission to discuss the updated master plan.)

PC Members Present: Chair Bruce Bartlett
Mike Jordan
Sheila Lodge
Deborah Schwartz

Others Present: Peter Lawson, City Associate Planner
Suzanne Elledge, Agent
Karl Hutterer, Executive Director
Walter Schacht, Architect
Barbara Barker, SBMNH Transportation Specialist

Public comment opened at 2:54 p.m.

12. Janessa Shuler, SBMNH, read a letter on behalf of Patty MacFarlane – supports updated master plan.
13. Norman Sprague, member of the SBMNH Board of Trustees – spoke in support.
14. Paul Russell, SBMNH Trustee – spoke in support.
15. Bruce Tiffney, UCSB Professor of Biology and SBMNH Board of Trustees – spoke in support.
16. Steve Hicks, SBMNH Board of Trustees Chair – spoke in support.
17. Kellam de Forest, local resident – spoke in support and requested information.
18. Brian Sarvis, Santa Barbara School District Superintendent – spoke in support.
19. Dennis Allen, General Contractor – spoke in support.
20. Eugene Hill, neighbor – expressed concern with some aspects of the project, such as vehicular access and moving the MacVeagh House closer to his property.
21. Mary Louise Days, local historian – spoke in support.

22. Janet Sands, SBMNH Board Member – spoke in support.

Public comment closed at 3:21 p.m.

Joint comments by the Planning Commission and Historic Landmark Commission members:

22. **Compatibility:** Because the museum is unique, being located within a residential neighborhood, the new development should have a sense of the neighborhood setting. The proposed building should reflect sensitivity to the existing historic buildings and setting. The conceptual proposal of the large and linear buildings does not appear compatible with the existing campus. The site design should consider the unusual and unique character of the campus and its buildings.
23. **Massing:** Concerned with the massiveness of the proposed buildings and not being broken up similar to the current development.
24. Residential: The MacVeagh House is not compatible with the current site plan. If relocated, it will read better as a residence with a street frontage.
25. There should be residential use of both the carriage house and MacVeagh House. Also should consider a few of other residential units in the proposal, which will provide a residential connection to the neighborhood and may provide an opportunity to incorporate small employer-sponsored residential units.
26. Must include the character of the landscaping, such as the oak trees, in the new area. Create a balance between the character and its function.
27. **Development Plan Agreement:** If the project is built in phases, it could be conditioned or structured so that certain economic thresholds would have to be reached before work is begun in order to avoid ending up with failed stages of the project for lack of funding.
28. **Historic Issues:** The restoration of historic buildings is much appreciated.
29. Appreciation for the restoration of the Lockwood de Forest garden was expressed. As much of the historic garden as possible should be preserved and/or expanded.
30. The museum should move forward with a landmark designation for the original structures after they have been rehabilitated.
31. It would be preferred that the old building be seen by the public first. Continue the use of the historic buildings as exhibit halls as opposed to administration.
32. **Biological Issues & Creek Restoration:** It is important that the creek and the historic structure relate to each other. Support the proposal to have a better connection to Mission Creek.
33. Creek restoration is a function and can be achieved within varying setbacks.
34. Recommended presenting the project to the Creeks Committee.
35. Reduce paving and increase permeability, especially in the parking lot.
36. **Solar panels:** The new development area of buildings should reflect the intimate character, which should be the driver, not solar panels.
37. **Transportation Issues:** Supported reconfiguring Puesta del Sol to provide the direct entrance to the museum as it is wide enough to handle a two-way design with some on street parking.

38. If Puesta Del Sol becomes a two-way road, applicant needs to carefully consider the impact of a new left turn pocket on Mission Canyon on both vehicle safety and the historic wall that is part of the *Stegosaurus* wall along Puesta del Sol.
39. Consider mass transit, such as electric shuttles, to reduce automobiles within the project area and connect to downtown. Also study providing pedestrian access from the Mission and downtown to the project site.
40. **Emergency Access Issues:** The most natural paving surface would be preferred. Supported turf block for the driveway and asked that the Fire Department consider the alternative paving. Also suggested reviewing alternative fire access to the loop driveway, such as hammer head driveways that extend a limited distance onto the property.
41. Look into "The Living Desert" as an example with its use of paving in the parking lot that allows for permeability and site drainage.
42. Part of the design consideration should include sheltering in case of a wildland fire.

**SANTA BARBARA MUSEUM OF NATURAL HISTORY
2014 MASTER PLAN
APPLICANT REPORT**



By: Suzanne Elledge *Planning & Permitting Services, Inc.*
in coordination with
Santa Barbara Museum of Natural History,
Schacht Aslani Architects,
Thompson Naylor Architects, Van Atta Associates

March 17, 2014

*The Santa Barbara Museum of Natural History
...inspiring a thirst for discovery and a passion for the natural world*

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ATTACHMENTS

- Attachment 1: 2009 – 2013 Attendance Summary
- Attachment 2: Procedures and Requirements for Events
- Attachment 3: Procedures and Requirements for Traffic and Parking Management
- Attachment 4: Public Outreach Summary

SECTION 1.0 INTRODUCTION AND OVERVIEW OF PROPOSED PROJECT

On behalf of the Santa Barbara Museum of Natural History (Museum), Suzanne Elledge Planning & Permitting Services, Inc. hereby provides the following project description and applicant report in support of the Museum's 2014 Master Plan. The Museum is seeking an updated Conditional Use Permit (CUP) and annexation of a portion of its property that lies outside the City's boundary. The intent of the Museum's application is to be responsive to the City's request to update information regarding the number of visitors, programs and development anticipated by the Museum in the foreseeable future (defined by the Museum as the next 10 to 15 years).

In significant contrast to the multi-phased Master Plan/Specific Plan project concept that was being pursued by the Museum and reviewed by the City between 2009 and 2013, the Museum's 2014 Master Plan proposes no new buildings and emphasizes renovations and improvements to the Museum's existing structures and built environment. The proposed structural improvements range from a major renovation of the Marine Paleo Hall, to interior "paint and paper" refreshments of other buildings and a replacement of the outdoor butterfly exhibit. Proposed site improvements endeavor to significantly improve pedestrian circulation and ADA compliance throughout the site as well as to enhance the existing landscape and reconnect visitors to the natural beauty of this unique creek-side property.

The Museum seeks to ensure a strong, vibrant future so that it can continue to educate, to inspire respect for nature, and to promote ecological sustainability, both locally and globally. Santa Barbara Museum of Natural History President & CEO, Mr. Luke Swetland, leads this new approach to revitalizing the campus and he has identified two strategies to realize the new vision:

- *Enhance the visitor experience through a comprehensive revitalization of the Museum's campus based on new exhibitions and refurbished permanent galleries, improved universal access, landscape beautification, and more effective signage and site interpretation that unlock the historical and natural richness of the site, and*
- *Bridge the indoor and outdoor experience for visitors through retooled educational programming that connects the world class scientific research that we undertake on-site, with our exhibitions and our beautiful natural setting.¹*

To achieve the foregoing, the Museum has identified a "menu" of improvements that are feasible to implement over the next 10 to 15 years. As with any master planning effort, the campus has been evaluated comprehensively and the improvements that are now planned will be implemented as immediate priorities and available funding dictate.

¹ Letter from Luke Swetland to the Community dated November 18, 2013

Background

The Museum is recognized far beyond the boundaries of its community. Locally, it is well known for its charming campus of Spanish revival style architecture set in a tranquil landscape adjacent to Mission Creek. Regionally, nationally, and internationally, the Museum is known for its outstanding collections and research accomplishments, its superb educational programs, and its creative public programs. In recent decades, the Museum earned additional recognition for an innovative branch facility on Stearns Wharf that offers education on the richness and fragility of marine environments to a broad audience.

The Museum's facilities provide not only the physical setting for the implementation of the Museum's programs; they are designed to facilitate and support these programs and are a material expression of the Museum's mission and vision. On the eve of its 100th anniversary, staff and trustees of the Museum have devoted themselves to thinking about the Museum's direction and development in its second century as well as the responsibility it has to serve as a model for environmental stewardship and sustainability. *The Museum seeks through its educational programs, operations, and this project to teach and model its institutional values, including a belief in environmental stewardship and sustainability. Those values are embedded in the design of the revised project through its emphasis on utilizing and making the most of the existing campus as well as the Museum's significant investment in the avoidance of any impacts to environmental resources.*

Programmatic Goals

The following programmatic goals were established by the Museum's Trustees and form the foundation of what the Museum seeks to achieve with the revitalization of its campus:

- **Expanding the frontiers of our knowledge** – We pursue highest quality research focused on a better understanding of the living things and ecological systems in our region within a worldwide context, on strategies for protecting and restoring endangered and degraded habitats, and on an appreciation of the nature and diversity of human cultures and their relationships to the environment.
- **Preserving an archive of our natural heritage** – We continue to build an irreplaceable archive of nature that preserves examples of living organisms through time not only for the appreciation of future generations but also as an essential foundation of the research we and colleagues around the world conduct.
- **Delivering education that changes lives** – We offer focused and powerful educational programs and exhibits for children and lifelong learners, designed to meet audience interests and needs. Our programs translate the science we and others do into effective public knowledge as we strive to produce scientifically literate citizens who are competitive in a globalized world, who understand and love nature, and who appreciate the consequences of their actions on the environment.

- **Addressing issues that matter in our daily lives** – Our research, education, and public programs provide unbiased information regarding issues of consequence in our lives, and we provide a forum for community dialogue on environmental issues and policies that help in the search for common ground.
- **Connecting our communities** – We are a center of the community and seek to connect with all segments to serve their diverse needs. We promote a web of relationships and partnerships that advance the common good.
- **Maintaining unity of purpose** – We optimize the use of our resources through the highest level of integration between our programs and physical, intellectual, and social assets in the service of our common mission and vision.

Existing Setting

The Museum is located at 2559 Puesta del Sol Road, in the Mission Canyon neighborhood on a property that is bifurcated by the City/County jurisdictional boundary. The western portion of the site that is located in the County is zoned 20-R-1 with a Residential land use designation. Museum buildings are located on the eastern portion of the site within City limits and this portion of the property is zoned E-1 with a dual land use designation of Residential (3 units/acre) and Major Public Institutional. Residential uses adjoin the Museum property to the north and west while institutional, quasi-public uses adjoin it to the south and east.

The Museum's landholdings include several residential parcels located north of Puesta del Sol, across from the Museum entry but these are not included in the existing or proposed CUPs. The project site has an area of 15.43 acres and is comprised of the assessor parcels listed below. These parcels underlie the Museum's main campus as well as those to the west that are currently in the County and are proposed to be annexed to the City as part of the Museum's application. Thus, all of the following assessor parcels are included in the Museum's Conditional Use Permit (CUP) application:

Main Campus Assessor Parcels:

23-271-003

23-271-004

Western Portion Assessor Parcels (to be annexed to the City):

23-250-056

23-250-066

23-250-068

23-250-039

Project Statistics

Museum buildings on the existing campus have a total gross floor area of 83,295 square feet in addition to three residential units that have a total gross floor area of 4,545 square feet. A small increase of 82 SF is proposed in connection with a remodel of the existing restrooms along with a small decrease of 276 SF associated with the removal of a roof access stair tower in Marine Paleo. Please refer to sheet T1.1 for a detailed breakdown of project statistics.

There are currently 156 parking spaces on-site (including 6 ADA spaces). The parking lot will be reconfigured slightly at its southwest corner and will result in one additional ADA space but a net overall reduction of one space (155 spaces including 7 ADA spaces).

Currently, a total of 205,200 SF of impervious surfaces (existing structures and paving) exists on the campus. Impervious surfaces will be reduced by more than 20,000 SF with full implementation of the proposed project. This reduction is achieved by the replacement of 16,500 SF of existing impermeable surfaces with permeable surfaces and by the removal of another 4,700 SF of permeable hardscape which is proposed to be replaced with landscape.

Overview of Proposed Project

This application to the City is in direct response to a request by staff to provide "updated information on the number of visitors, programs and future development proposals." The 2014 Master Plan does not propose to intensify activities or increase the level of use beyond that which has historically occurred and formally approved by the City more than 25 years ago.

Operations-Attendance

The maximum number of people is proposed to be the same maximum number allowed by the City in 1989 (165,547 annually) and this figure was based on 1988 attendance data provided by the Museum. Attendance fluctuates year-to-year depending upon a variety of factors such as economic vitality, exhibit popularity, climate (e.g. fire and drought conditions). In the past five years, attendance reached 155,300 in 2012 and was only 119,904 in 2013. (see Attachment 1 for a summary table of attendance over the past five years).

Over the next 10-15 years, the Museum anticipates that it may increase staff up to 4.5 daily, full time equivalents (FTE).

Operations-Activities and Programs

No changes are proposed to the type of activities, programs, and events that have historically taken place at the Museum.

Some events held on campus are Museum-sponsored and some are sponsored by other community members and organizations.

Historically, the Museum has hosted four (4) higher attendance events² annually (Wine Festival, Tribal Arts Marketplace, Museum League Art Walk, and one other - typically a family festival associated with a traveling exhibit brought to the Museum in the summer) and it does not propose to increase this number.

² The Museum defines high attendance events as those gatherings (usually held on weekends) that are not part of regularly-scheduled or routine operations and that are anticipated to come close to filling the Museum's parking capacity.

The Museum has developed a host of event management strategies over the years and these have been formalized in the attached document entitled *Procedures and Requirements for Events* (see Attachment 2).

Operations-CUP Conditions of Approval

The City has indicated that in response to this request to update the Museum CUP(s) it will update and consolidate the three existing CUPs that currently regulate on-site activities. The Museum welcomes this opportunity and supports existing CUP conditions that are intended to protect the surrounding neighborhood to be carried forward into the updated CUP. However, there are two existing conditions of approval the Museum seeks to change:

Condition #16 of Resolution 002-89 states:

The external speakers of the public address system shall be removed and not replaced. Internal speakers are allowed within the Museum buildings and complex so long as they are not audible from outside the Museum (condition #16 and Resolution 002-89).

The Museum requests that the condition be modified to allow limited external speaker use for low volume announcements, and proposes the following language:

Use of the external speakers would be restricted to the hours between 7 AM and 7 PM, excepting announcements necessary for public or life safety. Existing or new external speakers will not be oriented directly toward adjacent properties, and sound produced from the external speaker system shall not exceed ambient average noise levels by more than 2 dBA at the property boundary.

Condition #14 of Resolution 002-89 states:

The regular operation and use of the new laboratory is limited to weekdays, and only between the hours of 7:00 am and 6:00 pm. The laboratory may be used on a limited basis (maximum of three employees) at other times than specified in this condition. Use of the exhibit room (700 square feet), which is part of this structure, is not subject to the limitations in this condition.

This structure is now referred to as the Collections & Research Center (CRC) and the Museum requests that this condition be eliminated so that flex hours are available to the scientists working in CRC, just as they are to other employees who work in other on-site buildings.

Physical Improvements Summary

Light to moderate renovations are proposed throughout the existing campus along with a more significant remodel of Marine Paleo Hall, Gould Exhibit Hall and the adjacent public restrooms. The restrooms are proposed to be remodeled resulting in a small increase to the number of WCs as well as a small increase in floor area of approximately 82 square feet. Enhanced landscaping, woodland restoration, improved

pedestrian access and circulation throughout the site, and a replacement butterfly exhibit are also on the list of improvements proposed by the Museum.

Project Plan Summary

Enclosed with the Museum's DART application are preliminary architectural plans, landscape plans and grading and drainage plans by Schacht Aslani Architects, Van Atta Associates and Flowers & Associates, respectively.

Proposed improvements are shown on the project plans and these are organized as follows:

- Sheet T1.0– T1.3
General project information
 - site statistics
 - project statistics etc.
 - scope diagram
- Sheet T1.4
Pending project (Observatory Dome replacement and associated ADA access project)
- Sheet C-1 – C-2
Grading and drainage associated with proposed site improvements:
 - drainage improvements
 - earthwork quantities
 - utilities
- Sheet L1.0 – L2.0 (a series of 5 sheets)
Landscape drawings indicating details of site improvements such as:
 - permeable surface treatments
 - garden elements and structures
 - outdoor and educational activity areas
 - replacement butterfly exhibit/garden
- AT1.11
Parking Plan
- AD1.11 – AD4.11
Architectural demolition plans for areas being remodeled
 - site plan
 - floor plans for remodeled areas
 - elevations of remodeled areas
 - sections
- A1.11 – A5.11
 - site plan
 - floor plans
 - roof plans
 - details
 - elevations
 - sections
 - enlarged section & elevations
 - vignette

Project Components

The menu of proposed project components is listed in Table 1 below and this is followed by a more detailed description.

Proposed Project Components Summary Table		
No.	Project component	Plan Sheet Reference
Western Parcel Site Improvements		
1	New decomposed granite pathway and boardwalk leading to new bio swale overlook	C-1, L1.2,
Main Campus Site Improvements		
2	Woodland habitat restoration & conversion of an existing drainage ditch into a bioswale	L1.2
3	3 relocated parking spaces (1 ADA space, permeable concrete)	C-1, L1.2
4	Relocated trash & recycling enclosure	C-1, A1.11, A4.11
5	Replace 18" diameter storm drain & raise ex. drain inlet	C-1
6	New boardwalk to and around "backyard" features (fort building and paleo dig area) of approximately 1,036 SF	L1.2, C-1
7	New deck ramp, and viewing platform at backyard clubhouse (402 SF)	L1.2, L1.3, C-1
8	Resurface portion of backyard with engineered wood fiber and mulch	C-1, L1.2
9	Existing pond and re-circulating creek reconstruction & new filtration (existing 1,375 SF; proposed 1,200 SF)	C-1, L1.2, L1.3
10	Reconfiguration and resurface of existing asphalt pathways at various locations near CRC to improve accessibility and ADA compliance	C-1, L1.1, L1.2
11	Resurface area around butterfly exhibit with combination of permeable surfaces (decomposed granite, permeable concrete, decorative pavers)	C-1, L2.0
12	Replace butterfly exhibit with butterfly garden exhibit, 2 stone entry vestibules, garden walls with runnel & water basins, structural "tree" supports and tensioned mesh netting; the surface area dedicated to this exhibit will increase by approximately 397 SF	L2.0, AD1.11
13	Replace existing asphalt with permeable surfaces at delivery area in front of iron gates at frontage, and various locations between buildings; improve ADA compliance	C-2, L1.1
14	Create ADA compliant path of travel with permeable surface treatments (pavers and boardwalk) between whale courtyard and Museum's front entry	C-2, L1.1
15	Remove portion of asphalt south of Marine/Paleo and add new deck (1,900 SF) over asphalt between Marine/Paleo and existing pedestrian bridge	C-2, L1.1
16	Reconfigure and resurface existing pathways with permeable surfaces on south side of pedestrian bridge to improve accessibility to Broder, Coggeshall Bowl	C-2, L1.1
17	Create Chumash Village Life outdoor interpretive exhibit	L1.1
18	Enhance existing gardens (ethnobotany garden, native riparian	L1.1, L1.2

Proposed Project Components Summary Table		
No.	Project component	Plan Sheet Reference
	garden, riparian garden, historic ornamental garden)	
Main Campus Building Improvements		
19	Validate conversion of MacVeagh cottage (475 SF) from residential to backyard clubhouse; replace 2 exterior doors	AD4., A4.11, L1.2
20	Add HVAC unit and fenced enclosure in back courtyard of MacVeagh House	A4.11
21	Remodel Marine Paleo Hall including exterior changes (new doors and windows) and rehabilitate Gould Hall; create fire separation between Marine Paleo and Gould Hall; roof modification and replacement of HVAC on roof; removal of a 276 SF roof access stair tower	A2.21, A2.22, A2.23, A3.11, A3.21, AD3.21, A4.13, AD2.21, AD2.22, AD2.23, AD3.11
22	Remove roof connection between Marine Paleo and education building	AD3.12, A3.12, A3.21, AD2.23
23	Remodel existing bathrooms to increase fixture count; includes exterior alterations and small increase in floor area of 82 SF	A2.22, AD2.23, A3.11, A4.13, AD2.22, AD3.11
24	Install new hydraulic lift and stairs to serve Fleischmann Basement (facilities workshops) includes low screen wall and gate	AD2.21, A2.22, A3.12, A3.21, A4.12
25	New HVAC equipment with fenced enclosure south of Fleischmann	A2.22, A3.12
26	Miscellaneous: conserve fountain in original quad courtyard; create opening in Hazard Estate wall to accommodate ADA compliant path to Museum entry	L1.1, A2.22, A2.31, A3.11, A4.12
27	Repairs/refreshes to interiors of Museum structures throughout the campus	T1.3

SECTION 2.0 PROJECT DESCRIPTION

Western Parcels Site Improvements

Assessor parcels 23-250-039, 056, 066, and 068 are within the County's jurisdiction and are proposed to be annexed to the City with this application. There is an existing 2,035 SF residence on this portion of the site which is proposed to remain. This portion of the site is primarily used for passive recreation, bird watching and other nature educational programs and these uses are proposed to continue.

Future habitat restoration within a 3.72 acre open space area within this portion of the site is proposed to reduce fire hazard and increase habitat values throughout the oak woodland. Additionally, restoration goals include:

- 1) Providing an outdoor space where Museum visitors and the public can explore, experience, and learn about nature.
- 2) Creating a living exhibit of sustainable natural habitat.
- 3) Supporting the continuation and expansion of ecosystem functions, processes and services.
- 4) Providing an opportunity for the public to learn about and participate in the enhancement, restoration, and management of oak woodland, riparian woodland, bioswale-freshwater marsh, and native grassland habitats.
- 5) Improving the quality of stormwater runoff captured from the Museum parking lot and Puesta del Sol before it flows into Mission Creek.

Habitat restoration will be gradual process that will be undertaken in small (1-acre size or less) areas by Museum staff, volunteers, and paid landscape/tree contractors. Habitat restoration will involve the removal of non-native trees (mostly eucalyptus), shrubs and understory vegetation and the planting of native trees, shrubs and groundcover vegetation typically found in coast live oak and riparian woodlands, and long-term maintenance to care for the new plantings and remove any non-native vegetation that re-grows after the initial weed removal efforts are completed. The Museum's habitat restoration effort will also include the planting of freshwater marsh vegetation within an existing drainage swale to create a bioswale to treat stormwater runoff. The existing drainage ditch currently receives surface water runoff from the Museum parking lot and additional local street stormwater runoff from Puesta del Sol. The conversion of this drainage ditch into a bioswale will involve the removal of non-native understory vegetation, the installation of seven sandstone rock weirs, addition of gravel and organic mulch to the soil, planting of native freshwater marsh vegetation, and installation of an irrigation system. The creation of this enhanced bioswale creates an educational opportunity in the woodland that will be facilitated by a "gentle on the earth" boardwalk and overlook where interpretive signage could also be placed for this purpose.

Prior to the start of habitat restoration activities, the Museum will consult with the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, and the California Department of Fish and Wildlife to determine whether any permits are required. The project biologist has advised the Museum to anticipate a need to obtain a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife. Additionally, prior to conversion of the existing drainage swale into a bioswale, the Museum may also need to obtain a 404 dredge and fill permit from the U.S. Army Corps of Engineers and a 401 Water Quality Certification Permit from the California Regional Water Quality Control Board.

Main Campus Site Improvements

Pedestrian Circulation & Improved ADA Access

A primary objective for the campus is to improve accessibility and ADA compliance throughout the site. Existing pathways and outdoor activity areas are being reconfigured and resurfaced in several locations to achieve this goal, including the path of travel from the whale courtyard to the front entry. A currently pending project associated with the replacement of the existing Observatory Dome will provide ADA access from accessible spaces in the parking lot to the Observatory (please refer to sheet T1.4 which provides additional detail of this pending project anticipated to be approved and completed in 2014).

As a founding member of *Citizens for Safe Passage*, the Museum is participating with a significant group of stakeholders who are collaborating with multiple public agencies in an effort to create a safe pedestrian access along Mission Canyon Road between the Old Mission and Foothill Blvd. At such time as improvements to the Mission Canyon Road/Puesta del Sol intersection are constructed, the Museum proposes to construct a compatible sidewalk along its Puesta del Sol street frontage (south side) to connect access to the campus to this new improved corridor.

The proposed improvements to pedestrian access across the campus results in walkways that are not only more attractive and effective they also provide universal access and are compatible with the historic character of the site. The proposed improvements also serve to enhance way-finding by using a hierarchy of paving types to identify function and importance. For example, the paving along the main pedestrian pathways is of a different character than that of side paths and trails.

A companion improvement to this effort is to reduce stormwater runoff by replacing existing impervious paved surfaces with permeable surfaces. This proposed reduction in impervious surfaces on the site, along with proposed bio-swale enhancements will contribute to a modest improvement to the quality of stormwater runoff captured from the Museum parking lot and Puesta del Sol before it flows into the creek.

Enhanced Landscaping

The Master Plan proposes to comprehensively improve its landscape and gardens throughout the site. Van Atta Associates, Inc. (VAA) has created the proposed landscape concept and has described it as follows:

By restoring native plant communities, promoting stormwater management, and expressing the relationship between nature and culture, the character of the Museum and its landscape are respected, preserved and enhanced. The climate and natural beauty of the project site create a perfect setting for a Museum where the experience of the landscape is as important as the collections and exhibits. The Master Plan proposes a landscape that rehabilitates and preserves cultural landscape features, as well as the Mission Creek riparian corridor and adjacent woodland. The proposed plan enhances the site for educational experiences, sustainable practices, way finding, and universal access.

There are five distinct gardens proposed and these are color coded on plan sheets L1.1 and L1.2. The natural areas serve as laboratories for research and provide venues for living collections. In addition, the following gardens provide adjunct educational experiences for the indoor galleries, exhibits and collections. Summarized below is a brief description by VAA of each of the natural areas and garden themes depicted on the plans:

Cultural/Vernacular Garden

As revealed in the historic photographs of the site, the gardens around the legacy buildings and parking lot were composed largely of large existing boulders and oak trees. This proposed plan preserves the historic nature of the core setting and rehabilitates degraded areas within this core, including the succulent garden created in the 1920's.

Ethnobotany Garden

As part of the riparian corridor along a portion of the South bank of Mission Creek, the Basket Making and Ethnobotany Gardens highlight the relationship between the site, Chumash, and their use of plants. These riparian plants (such as basket rush) bring important early historical activities, such as basket making, alive.

Woodland Buffer Garden

Native trees and large shrubs will be planted north of the existing parking lot to provide screening to the adjacent neighborhood.

Native Woodland Garden

The existing non-native understory, impacted from years of domestic use, will be replaced with woodland plants native to our region. This habitat restoration will take place over time, and result in a more beautiful and ecologically diverse habitat for flora as well as fauna (especially birds).

Rainwater Gardens: Bioswales and Stormwater Basin

An existing drainage within the Woodland Garden is reconfigured as a Stormwater basin to detain stormwater that reaches the area through a system of bioswales. This 'Rainwater Garden' demonstrates how rainwater runoff may be captured to reduce peak flows and be cleaned before flowing into Mission Creek, while at the same time supporting native plants with water and nutrients.

Riparian Woodland Garden

The landscape along the Mission Creek riparian corridor will be restored with native planting. This newly enhanced riparian ecosystem provides additional opportunity for stormwater to be cleaned as it flows along Mission creek.

Butterfly Exhibit/Garden

The existing butterfly exhibit that is currently located south of the Collections & Research Center has a footprint of approximately 3,305 SF and is proposed to be replaced in the same location with a new butterfly exhibit. The location and use of the existing butterfly exhibit has been previously approved by Planning Division but subsequent design review by HLC required that the exhibit be ultimately replaced with one that is compatible within the EPV II district. The new butterfly exhibit has a footprint of 3,702 SF (approximately 400 SF larger than the existing exhibit area) and features low garden walls, a runnel & fountain, stone entry vestibules and steel "trees" supporting a black mesh netting to create a distinctly outdoor, yet secure and enclosed space. The design meets Federal Department of Agriculture criteria for butterfly containment while at the same time provides an inviting garden space that may be used in a variety of ways.

The landscape concept for this garden proposes the planting of beautifully flowering and longer lasting small trees and shrubs to provide nectar, as well as a traditional fountain to provide water, to the visiting butterflies. Sustainable practices in this exhibit include permeable paving to allow for maximum water infiltration and rainwater harvesting to capture and clean rainwater.

Backyard

Outdoor educational programs have long been a popular at the Museum with adults and children of all ages. In recent years inspiring children to play and learn outdoors while interacting with nature has become increasingly important. Educational programs with this emphasis have become more focused over time in an area of the site that has become known as the "backyard." Activities and programs that used to take place in different areas of the site are now primarily focused in the backyard area.

To support these outdoor educational programs, a "clubhouse" has been created in the backyard area by converting MacVeagh Cottage, a 475 SF former residence. Other existing features in the backyard include a re-circulating creek, fort building area, and outdoor "stage." The re-circulating creek is proposed to have its liner replaced and filtration added. As a result of this work, the upper (northerly) end will be raised to provide an ADA-accessible experience and the creek will be somewhat reduced in size from 1,375 SF to 1,200 SF.

Specific outdoor activities and programs are anticipated to change over time. The project plans currently envision a new 402 SF deck and nature viewing platform around the clubhouse, paleo dig area and relocation of the current fort-building area. In the future these activities may yield to other mission-related educational activities and programs in this area as community needs, social interests, and cultural trends evolve.

ADA Compliant Creekside Terrace

On the south side of the existing Legacy Building complex topographic anomalies create many problems for the Museum including the significant challenge faced by visitors who have physical disabilities. In addition to the circulation improvements described above, there is also a need to have a comfortable, flat surface for groups of people to gather for educational programs, other activities and special events.

A new 1,900 SF deck for this purpose is proposed south of Marine Paleo and east of the Education Building and Nature Observatory. The deck will be constructed using fire-rated material and will be built on a podium directly over the existing asphalt pavement. This approach is driven by two considerations: a desire to minimize any damage to trees from removing the existing asphalt within the critical root zone of native trees located along the creek as well as a need to avoid water infiltration surcharge behind the northerly creek bank wall. Please refer to plan sheet A5.11 which includes a photo of the existing condition and a rendering of the proposed creek-side terrace.

South of the Creek

A *Chumash Village Life* outdoor interpretive exhibit is proposed at the southwest end of this area to reflect village life and activity of the Chumash before European contact. Educational activities reflecting Chumash life such as acorn grinding/leaching of mash, and basket-making demonstrations may occur in this exhibit area. Additionally, the Museum anticipates an installation of Chumash dwelling(s) made of materials acceptable to the Fire Department as well as an expansion of the existing ethno botanical garden.

Pathways around the activity areas in this portion of the site (Broder, Coggeshall Bowl and the picnic area) are proposed to be resurfaced over time to increase permeability and ADA accessibility.

Trash/Recycling Enclosure & Relocated Parking Spaces

The existing trash and recycling area that is currently located along a service drive on the west side of the Collections & Research Center is proposed to be relocated to the southwest corner of the parking lot. The new location will improve and make easier access for trash and recycling trucks by eliminating the existing back-up maneuver of approximately 225 feet thereby significantly reducing the time the truck is on-site and nearly eliminating the use of the truck's back-up alarm.

Five parking spaces are being displaced by the new trash enclosure and three of these are being recreated a few feet to the northwest of their current location while a fourth is provided elsewhere in the lot. This component of the project results in an overall net reduction of one parking space.

Grading, Drainage & Utilities

The project site is gently sloped with an estimated average slope of 4%. Implementation of all project components generates total earthwork of approximately 2,200 CY (2,000 CY cut and 200 CY fill). The following infrastructure improvements are proposed (please refer to plan sheets C-1 and C-2).

- Replacing an 18-inch diameter storm drain and the raising of an existing grate inlet is proposed in the area of the proposed trash/recycling enclosure.
- Relocating the existing sewer interceptor vault located to the west of the existing butterfly exhibit, re-routing the associated sewer lines to accommodate the new location, tying into the existing sewer main, and capping the existing wye tie-in to the main per City requirements.³

Lighting

Lighting sufficient to provide safety and security will be provided as necessary and in compliance with code. As each component is implemented, a lighting plan will be prepared identifying specific fixtures and locations to ensure that exterior lighting of structures, roadways, walkways, and parking lots are shielded, directed downward and away from the tree canopy, the creek bed, creek banks, and undisturbed woodland habitat.

Main Campus Building Renovations and Improvements

Interior renovations ranging from the most modest of cosmetic "refreshments" (paint, updated lighting, the addition of interactive exhibits etc.) are anticipated to occur in virtually all of the historic buildings over time. A higher level of renovation is also proposed in several buildings and these are briefly described below (please also refer to plan sheet T1.3 which provides a color coding of the scope of improvements anticipated to be carried out in the existing buildings).

Original Courtyard Fountain

A historic fountain located in the Museum's original courtyard is proposed to be repaired and conserved following the following treatment plan:

- The fountain elements will be photographed using digital images before, during and after treatment;
- The water in the basin will be removed and all of the clay and stone elements of the fountain will be cleaned with a conservation grade cleaning agent, and rinsed with distilled water;
- Biological growth will be treated with a biocide and reduced mechanically;

³ It was recently discovered that an existing City sewer line located south of the CRC building was originally constructed outside the easement, granted to the City in 1967. The sewer line is therefore located below the existing Butterfly Exhibit. The Museum and City Public Works-Engineering are in the process of correcting the easement documentation and developing an agreement that will provide for City vehicular access to a nearby manhole and also provide for the Museum's continued use of this area for its Butterfly Exhibit.

- Scale on the tiles, grout and stone will be softened with solvents and reduced mechanically with wooden hand tools and possibly razor blade and scalpels;
- Cracks in the tile bed and surround will be thoroughly cleaned and then injected with a cement liquid mortar and filled with an inert reversible fill material;
- Losses in clay, grout, and sandstone will be filled with an inert, reversible fill material to mimic the surrounding profile and texture;
- Fills in the stone or grout will be toned or tinted to resemble the surrounding material in color;
- Losses in the glaze will be painted with a durable compatible paint system that resembles the surrounding glaze surfaces in color and sheen;
- The grout will be sealed with a proprietary grout sealer; and
- The metal and tile elements will be waxed to provide protection from water penetration.

Marine Paleo/ Gould Exhibit Hall/Restroom Remodel

A major renovation of Marine Paleo Exhibit Hall is proposed, along with the rehabilitation of Gould Exhibit Hall and remodel of the adjacent restrooms. The work in these areas includes seismic reinforcement of the structure, improvements to the mechanical system to provide a better indoor environment for conservation of artifacts, as well as cosmetic changes to the exterior and reconfiguration of the interior. In addition to these changes, improvements to life safety in the Museum buildings will be provided in the following three ways. First, the covered walkway between Marine Paleo Exhibit Hall and the Education Building will be removed to separate these buildings. Secondly, a fire separation would be created between Marine Paleo and the adjacent halls (Luria Hall, Gould Exhibit Hall, restrooms and the Original Quad). This would allow for a reduction in the contiguous floor area of connected galleries. Finally, plumbing for future fire sprinklers would be installed in Marine Paleo, Gould Exhibit Hall and the restrooms. However, fire service to the gallery buildings would not be provided until such a time at which they could be implemented throughout the entire facility, per code. Fire sprinklers would not be appropriate at this initial phase because there should not be a reduction in the level of protection from one area to another, especially along an egress path.

In addition to the improvements at Marine Paleo described above, a 276 SF existing stair tower with access to the roof is proposed to be removed. A new roof will be constructed in its place with rooftop mechanical equipment and screen walls. Access to the roof would be provided by a roof hatch.

The existing restrooms will be reconfigured to maximize the fixture count, and there will be a slight increase in floor area of 82 square feet (all under the existing roof). Exterior changes have been designed to be compatible with EPV II Guidelines.

Hydraulic Lift outside Fleischmann Basement

A new hydraulic lift and stairs are proposed to replace an existing steep ramp serving the Fleischmann basement where the facilities workshops are located. An ADA compliant path is proposed to allow visitors access from the north, near the main gate,

across the campus south towards the creek. The grading for this path requires the elimination of the Fleischmann basement ramp; consequently a new solution for moving large, heavy materials and exhibits into and out of the basement workshop is necessary. The lift is proposed to be screened by walls and an ornamental iron gate.

MacVeagh House Offices

A new HVAC unit will be placed within a fenced enclosure in MacVeagh's interior courtyard. The new HVAC unit will provide cooling to a portion of MacVeagh's offices.

MacVeagh Cottage

MacVeagh Cottage improvements include the replacement of two doors, an existing door on the east elevation with a wider ADA compliant door and a deteriorated door at the north elevation with a replica door. Existing landings and decks will be demolished and replaced by the construction of new stair and an ADA compliant ramp to a raised platform viewing deck.

The conversion of the use of this structure, formerly a residence, to a "clubhouse" for educational activities is requested to be validated as part of this application.

SECTION 3.0 KEY ENVIRONMENTAL CONSIDERATIONS

Archaeology

The project site is located within two resource sensitivity zones as designated by the City of Santa Barbara:

- *Prehistoric Sites and Water Courses, American Period (1870-1900), and*
- *Early Twentieth Century (1900-1925)*

And, as such, requires that a Phase 1 archaeological resource investigation be completed for the proposed project (see report by Applied Earthworks dated March 2014).

There is limited earth disturbance associated with the 2014 Master Plan compared with earlier Master Plan concepts and so the likelihood of impacts to subsurface resources has been significantly reduced.

The study included an intensive pedestrian survey of the Museum property and background research that identified archaeological site CA-SBA-3746 (a low-density shell scatter with traces of flaked and ground stone artifacts) recorded on the bluff south of Mission Creek. The site also contains historic-era debris (fragments of glass, metal, masonry, and cow or horse bones). Scattered shellfish fragments displaced by erosion from the bluff top deposit had been recorded as extending into the southern margin of the Main Campus parcel.

Ground surface visibility for this surface survey was considered adequate. During this survey, one shell fragment displaced downslope from CA-SBA-3746 was noted near the southern margin of the Main Campus parcel. In the Western Parcels, the survey

identified remnants of a concrete and brick foundation and concrete stairs, associated with the former Hoffman Estate established in the early 1920s, but these remnants are not considered eligible for listing on the CRHR because they do not contain information important to our understanding of history.

The Phase 1 study included limited subsurface survey tasks (archaeological presence/absence testing) completed south of Mission Creek to address the possibility that archaeological materials could exist below ground surface in that area, covered by sediments deposited during creek flooding and/or downslope erosion from the bluff adjacent to the south. Seven shovel test pits were completed south of the creek.

The SBMNH Master Plan has been designed to avoid impacts to archaeological deposits. To ensure that Master Plan implementation avoids these archaeological deposits, archaeological and Native American monitoring of earth-disturbing project tasks is proposed in two areas. No impacts to archaeological resources are expected to result from implementation of the Master Plan.

It is considered unlikely that unrecorded archaeological resources would be encountered during Master Plan construction. However, standard City conditions addressing unanticipated construction discoveries would apply to the project. These conditions require that construction be halted if archaeological deposits are encountered and that the City Environmental Analyst be promptly notified. A City-qualified archaeologist must evaluate any such deposit, in consultation with City staff and, if necessary, undertake any responsive measures to avoid impacts. Work in the area may only proceed after the City provides written approval to resume work at that location.

The Museum proposes to implement each of the foregoing recommendations as it implements the associated project components.

Biological Resources

Watershed Environmental, Inc. conducted a biological assessment of the site and proposed project to evaluate potential impact to biological resources (see report dated March 6, 2014). On-site biotic resources (trees, plant species, wildlife, and sensitive species) are identified and vegetation mapped. An analysis evaluating potential short-term, long-term, direct, and indirect impacts is then presented in the report.

Proposed project activities including improvements near Mission Creek, improvements in the woodland, work near existing trees, vegetation clearance to meet fire safety requirements, habitat restoration activities, adequacy of erosion & sediment control, and surface water quality were all considered.) was also analyzed and found to have short-term adverse and not significant impacts as well as long-term "beneficial impacts."

During the design phase of the proposed improvements, every effort was made to avoid impacts to trees. Desired improvements were actually eliminated and others were shifted to absolutely minimize tree impacts. As a result, the project only results in the loss of one 8-inch sycamore (in an area where access to a City sewer manhole must be accommodated) and one 13-inch oak tree (growing horizontally along the ground and located in the City right-of-way of Puesta del Sol). Two additional oak trees (24-inch and 25-inch) will have sufficient disturbance within their critical root zone that they too may be lost and were identified as such. However, the proposed landscape plan includes significant tree plantings including at least 30 new oak trees and 10 sycamores. One specific area of focus is to add trees and large shrubs to the landscape buffer area between the Museum parking lot and the residences along Las Encinas Lane to the north. Approximately 14 new trees are currently proposed to be planted in this landscape buffer.

With implementation of the resource protection measures proposed by the Museum in its 2014 Master Plan, the report concludes that potential project impacts to biological resources either does not exist, is less than significant (short-term impacts during construction of various improvements, tree removal), or is beneficial (long-term impact of 4-acre habitat restoration described in Section 2.0 above).

Section 4.0 below provides a list of all the biological resource protection measures proposed with the 2014 Master Plan.

It should also be noted that although the work is not part of the 2014 Master Plan, the Museum is studying a potential creek bank stabilization and fish passage improvement project in collaboration with several resource agencies and with assistance funding through a grant that was awarded to the Museum by the California Department of Fish & Wildlife (CDFW). The efforts to date are briefly described below for informational purposes only:

Creek Bank Stabilization & Fish Passage Improvement

In April 2013, the Museum was awarded a grant from CDFW, Fisheries Restoration Grant Program (FRGP) to conduct a Creek Bank Stabilization & Fish Passage Improvement feasibility study for the 300' portion of Mission Creek that passes directly behind its legacy buildings. This segment contains critical habitat for the federally listed southern steelhead trout and is, in fact, a release area used by the CDFW. The goals of the restoration work the feasibility study has been evaluating are to create a more functional riparian zone, facilitating fish passage and spawning, improving in-stream habitat and enhancing the Museum's mission for visitor education and outreach related to the creek.

In November 2013, a multi-agencies design concept workshop was held with CDFW, NOAA, City Creeks Department, SB County Flood Control, South Coast Habitat Restoration, the Museum and its creek restoration consultants to present information on existing conditions related to fish passage and habitat and to collaborate on potential

concepts for improvements, focusing on opportunities and constraints from site observations.

Based on these discussions the alternatives considered include removing/modifying the in-creek concrete grade control structure with reconstruction of a more natural channel margin, adding new and/or improving existing habitat pools, removal/reconfiguration of portions of the existing creek wall on the north bank and widening the channel including replacement of an existing pedestrian bridge with one having a longer span and new abutments.

Three concept alternatives are being developed now and will be presented to the agencies in early April 2014. Currently, the Museum is preparing a grant application to CDFW, FRGP for the next phase in project design, which would take place in the summer of 2015, if awarded.

Fire Protection & Evacuation

Fire safety is a critical concern for the Museum. The Museum has an existing Emergency Preparedness and Recovery Manual that guides actions in the event of an emergency. As part of the master planning effort, a consultant was retained to advise and evaluate the Museum's existing and proposed fire protection systems and emergency response and evacuation procedures. Enclosed with the updated CUP application package is a Fire Protection and Evacuation Plan (see report by Dudek dated March 2014; attached to the report is the Museum's current Emergency Preparedness and Recovery Manual).

The Dudek report analyzes the Museum campus and proposed Master Plan in the context of the site's location in Mission Canyon and with respect to on-site topography and vegetation. Fire history in the region is presented as are the results of fire behavior modeling. The report provides an on-site risk analysis and recommendations are made regarding fire safety and emergency procedures.

The following list summarizes Museum actions, procedures and protocols related to fire safety that are either currently in place and will continue to be in place, or will be developed for implementation of the 2014 Master Plan:

- A fire safety coordinator will be designated to coordinate the Museum's fire prevention and safety
- A construction activity fire safety plan will be prepared
- Fuel modification zones and management will be implemented with each project component
- Fuel modification and management in the woodland will also be implemented over time as habitat restoration is accomplished
- An easement is currently being negotiated with Mt. Calvary to provide an alternative over land pedestrian access through their site in the event of an emergency evacuation; the Museum will also be working with Mt. Calvary to modify fuel loads on the slope that is on their property but is a visual backdrop to the Museum's outdoor activity areas.

- The Museum, Rockwood Woman's Club, and the Santa Barbara Botanic Garden are holding regular meetings to discuss ways to avoid or address issues associated with concurrent scheduling of high attendance events (gatherings held (usually on weekends) that are not part of regularly-scheduled or routine operations and that are anticipated to come close to filling the institution's parking capacity).
- We understand from the Fire Dept that they are currently working with the County Fire Chiefs to fine-tune the County-wide Red Flag Warning (RFW) system; given our experience with RFW days over the past few years and the City Fire Department's concerns about the efficacy of the current RFW system, the Museum would like to explore options to automatic closure of the Museum on RFW days which the Fire Department has said is not warranted. The Museum wants to maintain the spirit and intent of the past good faith offer to close during RFW and replace this procedure with other procedures and closure policies that are warranted, reasonable and advised by the Fire Department.

The Dudek study recommends the following Site Alert and Vacating Procedures and these have been incorporated into the Museum's current Emergency Preparedness and Recovery Manual and will be the protocol that will be followed as the 2014 Master Plan is being processed or until such time as the Fire Department advises otherwise:

Site Alert and Vacating Trigger Thresholds

The following thresholds focus on voluntary vacation from the property. The Museum would evacuate whenever there is an official evacuation order by authorities, but will also voluntarily vacate the property and/or implement special precautions at the following decision points.

1. Red Flag Warning – Greater Santa Barbara County: The SBMNH's Site Fire Safety Coordinator will confirm with SBFDD whether the Red Flag Warning includes the SBMNH and if not, then precautions will be put in place so that staff and visitors are aware of the situation and that at any time, the Museum may implement a voluntary vacation of the property or a mandatory evacuation if ordered by authorities. Precautions will include increased monitoring of weather conditions, check-ins with SBFDD as necessary, and fire prevention procedures on site.
2. Red Flag Warning in Foothill Zone⁴: When a Red Flag Warning is confirmed by the Fire Safety Coordinator to be in effect for the SBMNH, the Museum will take special precautions including those from item 1 and closure of Special Events.
3. Red Flag Warning Period: whenever there is an "active wildfire" burning within the Santa Ynez Mountains from the El Camino Cielo ridgeline road in the north, from Highway 154 in the west to Romero Canyon in the east that coincide with declared Red Flag Warning periods whichever occurs first, the Museum will vacate the property and implement closure to the public, including events. Although wildfires can occur any time of the year, they are more likely to

⁴ The Museum is technically outside of the Foothill Zone but is within a High Fire Hazard Area

become uncontrollable during the period of roughly May through November, coinciding with the high fire season and particularly during Red Flag Warning weather.

4. Non-Red Flag Warning Days: whenever there is an active wildfire burning within the Santa Ynez Mountain foothills within roughly a three mile radius, the Museum will vacate the property and implement a closure to the public, including events.

Historic Resources

Given the new approach to revitalizing the Museum's existing buildings and grounds, potential impacts to historic resources has been significantly reduced with the 2014 Master Plan compared with previous concepts. The design team worked very closely with Post Hazeltine as they developed the current plans to ensure that proposed exterior changes to buildings as well as to the cultural landscape and historic context were designed in a manner that protected and preserved significant historic resources.

Post Hazeltine Architectural Historians prepared a Phase 1 Study of the Museum historic resources in 2011 (approved on August 11, 2011) and they have also prepared a draft Phase 2 Study evaluating the 2014 Master Plan (draft report dated February 18, 2014). At the time of application submittal, the draft Phase 2 report is undergoing review by the City historian and will soon be updated to respond to her comments, made final and submitted to the Historic Landmarks Commission for review and approval.

The draft Phase 2 study concludes that "...implementation of the Master Plan would not result in potentially significant impacts to significant historic resources, including the significant cultural landscape" provided proposed protection measures are implemented as proposed."

The historic resource protection measures proposed to be implemented by the Museum as it implements each of the Master Plan project components are listed in Section 4.0, below.

Noise

A Noise Assessment Technical Report was been prepared for the project by Dudek (please see enclosed report dated March 2014). The report analyzes the noise effects of the project including noise generation potential associated with implementation and operation of the Master Plan, the proposed improvements and related noise generation sources including traffic, special event activities, mechanical equipment, and short-term construction activities.

Existing noise conditions are presented including data that was collected by taking noise measurements at different locations on-site during normal operations and at times when a variety of activities were taking place (e.g. community lecture, wedding, community astronomy program, Tribal Arts Festival). A variety of on-site events associated with the Master Plan, and impacts potentially associated with such events,

are projected and analyzed to identify potential significance. Please see the report for full details.

The Master Plan proposes to improve and in certain locations add outdoor educational activity areas in locations that are already used for such purpose. The Noise study states that "...the type of use and activity patterns for these outdoor areas is geared to passive appreciation, rather than high intensity programming. Thus existing noise patterns in outdoor portions of the site are not anticipated to increase in a substantial manner..." (pg. 42).

The report concludes that the operational noise and noise associated with proposed construction activities will not result in significant noise impacts. No mitigation measures are required and the report concludes that project compliance with standard City Noise Ordinance requirements (construction hours, noise level at property line, etc.) will adequately address anticipated noise levels.

Traffic & Parking

A traffic trip generation and parking demand analysis was completed by Associated Transportation Engineers (ATE) for the project (please see enclosed report dated March 11, 2014). The letter report forecasts the difference in trip generation rates by comparing average annual attendance of the last five years (139,923) with the maximum annual attendance allowed in the 1989 CUP (165,547) and proposed as the maximum for the future.

With no proposed increase in activities or maximum attendance, the project may generate an increase of 52 average daily trips. According to the ATE analysis and based on City and County impact thresholds, this project increase will not result in significant traffic impacts to study-area roadways or intersections.

As noted above, on-site parking is going to decrease by one parking space under the proposed plan. On-site parking demand was studied during 2012 when attendance was at a 5-yr peak (155,330) and parking supply was adequate. Peak weekday demand in 2012 was 126 spaces and peak weekend demand was 128 spaces. If attendance grew to the maximum allowed (165,547), parking demand would increase by 7% over 2012 levels resulting in a peak weekday demand of 135 spaces and a peak weekend demand of 137 spaces.

The proposed parking supply of 155 spaces will adequately accommodate the future parking demand for the project should maximum attendance levels be reached.

In order to manage traffic and parking during Special Events, the Museum has historically implemented various procedures to manage these events including the management of traffic and parking. The management strategies have been formalized and set forth in two documents:

- **Procedures and Requirements for Events** (referenced above in Section 1.0, see Attachment 2)
- **Procedures and Requirements for Traffic and Parking Management** (see Attachment 3).

These documents are also attached to the ATE report. ATE reviewed the Museum's procedures and determined that they adequately accommodate parking requirements for events that are anticipated to exceed available parking supply.

SECTION 4.0 PROPOSED RESOURCE PROTECTION MEASURES FOR THE 2014 MASTER PLAN

Bird Protection

Tree removal/relocation/trimming activities shall not occur during nesting season (March 1 – July 1). If these activities must occur during this time, a qualified biologist shall conduct surveys to identify, no more than one week prior to the activity, active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. A 300-foot radius, no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young fledglings have left the nest.

Tree Protection

In consultation with local arborist, Bill Spiewak, and project biologist, Mark de la Garza, the Museum is proposing to implement the following tree protection measures as part of the Master Plan project:

1. Trees, in close proximity to proposed areas of disturbance will be inspected by an arborist prior to construction to determine specific needs. The arborist may determine that specific trees within the construction zone warrant irrigation or mulch prior to commencement of construction.
2. Appropriate preparation of trees is proposed including, root pruning one side of the tree per year, well in advance of construction and preferably in the fall or winter, to reduce the cumulative impacts in the construction zone.
3. A pre-construction meeting will be held with contractors to make clear the tree protection actions and requirements.
4. Six-foot chain link fencing will be installed to establish tree protection zones (TPZs). These TPZs should be at the outside edge of work areas, around trees. Fences must be maintained in upright positions throughout the duration of the project. Fences will be marked at 10' to 20' spans with signage (in English and Spanish) indicating the tree protection zone. Tree protection fencing will remain upright during landscape installation unless sections need to be removed to accommodate approved work.

5. The TPZs will be void of all activities, including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation).
6. During demolition within the critical root zones (CRZs) of trees, fencing may need to be temporarily adjusted to allow access to the work site. Hand tools can lessen the impact to trees and will be considered as an alternative to heavy equipment. Prior to work, evaluation will be done to determine the most practical and least invasive method.
7. After demolition, exposed roots and soil may need to be covered with mulch or other protective material and possibly irrigated until the final surface is replaced. Each area of demolition should be assessed for its needs at that time.
8. All excavation and grading in close proximity to existing trees will be monitored by a certified arborist.
9. Excavation within the CRZs but outside of the TPZs will be done by hand where reasonable. Any roots encountered that are ½" and greater will be cleanly cut. This may have been done prior to commencement of the project as per item #2 above. The arborist may determine that newly exposed soil profiles be kept moist with supplemental watering or installation of vertical barriers that keep roots covered and protected from physical damage and desiccation.
10. Any tree pruning, where limbs may conflict with equipment and proposed structures, or where deadwood may pose risks, will be done prior to excavation, grading, or any additional work below the crown.
11. Pruning of oaks, when possible, will be done in the cooler months, avoiding high insect activity.
12. Pruning will be performed or supervised by an arborist. The arborist will review the goals with workers prior to commencement of any tree pruning. Tree workers will be knowledgeable of ISA Best Management Practices for Tree Pruning and prune in accordance with American National Standards Institute (ANSI) A-300 Pruning Standards.
13. Trees that are impacted from root damage (even minimally) will be sprayed in the early spring and late summer with permethrin (Astro) to help resist attack of oak bark beetles. The application of the chemical should be applied to the lower 6' of trunk. Treatments will be repeated for at least two years after disturbance has occurred or if drought prevails for longer periods. Note: pesticides should be approved for use adjacent to water resources prior to use, and alternatives may need to be explored.

14. Any installed landscape within tree protection zones will be compatible with existing irrigation. Trenching for irrigation or electrical conduit should not go through the CRZ of protected oaks unless determined by an arborist to be a non-significant impact to the tree. The arborist may determine that supplemental irrigation is necessary to aid trees that incur root loss and/or during hot and dry periods.
15. The arborist should monitor activities on the site throughout the duration of the project.
16. Upon completion of each component of the project, the arborist will develop a strategy for management of any impacted tree, which will be employed by the museum ground superintendent. This may include monitoring, irrigation, mulching, spraying, or other treatments.

Proposed Tree Planting Requirements

The 2014 Master Plan proposes to plant many native trees (see landscape plan sheet L1.0) including thirty oak trees and ten sycamore trees. When removing or planting native trees the following measures will be implemented:

1. All sycamore and coast live oak trees that are removed and or significantly disturbed will be replaced onsite at a minimum 10:1 ratio at locations specified on the landscape plans or habitat restoration plan.
2. All new native landscape trees will be derived from the Mission Creek Watershed.
3. Native trees planted near Museum structures within the developed portion of the Museum property will be, at minimum, 15-gallon container size.
4. Native trees planted in the riparian/oak woodland open space area will be, at minimum, 1-gallon size and will be protected from gopher predation by wire mesh extending a minimum of 18-inches below the soil surface.
5. All newly planted native trees will have a survival rate of 85% 5-years after planting. Should planted tree survival fall below 85% at any time during the 5-years after planting new trees will be planted to bring the tree survival ratio up to the minimum 85% threshold.
6. Monitoring of native planted trees will be performed twice a year, spring and fall, to document tree growth, and assess tree health.

Erosion/Sediment Control & Creek Protection Measures

To maintain surface water quality, a Storm Water Pollution Prevention Plan with appropriate erosion/sediment control devices will be implemented between the construction area and Mission Creek for each site improvement project associated with the proposed Master Plan.

Prior to the start of any demolition or construction activity within 100 ft. of the topographic top of the creek bank, the perimeter of the work area shall be fenced and sediment and erosion control materials shall be installed to prevent demolition debris, soil, sediment, and other contaminants from falling or washing down into Mission Creek.

As each site improvement requiring grading is implemented, an erosion and sediment control plan that satisfies City of Santa Barbara requirements will be prepared and included in the construction drawings of each project component and submitted to the City for review and approval. The Museum intends to satisfy storm water quality and control requirements and proposes to implement the erosion and sediment control measures listed below:

1. Construction activities shall comply with the California Code of Regulations, Title 24.
2. The contractor shall comply with the terms of the City of Santa Barbara's "Procedures for the Control of Runoff into Storm Drains and Watercourses" and the City of Santa Barbara's "Erosion/Sedimentation Control Policy."
3. The contractor shall adhere to the City's best management practices for "minor construction activities":
 - Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc.
 - Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
 - Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.
 - Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
 - Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
 - Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way accidental depositions must be swept up immediately and may not be washed down by rain or other means.

4. Prior to the start of construction, the contractor shall implement, maintain, and monitor:
 - BMP's implementation schedule for the various phases of construction.
 - Training seminar with employees, subcontractors, and material suppliers, as appropriate.
 - Construction entrance / exit (tracking control).
 - Hazardous material storage area (if applicable).
 - Spill prevention and control.
 - Hazardous waste management.
 - Liquid waste management.
 - Paving and grinding operations (if applicable).
 - Water conservation practices.
 - Illicit connection / discharge.
 - Potable water / irrigation water runoff / release.
 - Concrete finishing (if applicable).
 - Material delivery, storage, and use.
5. Once ground disturbance has begun the contractor shall ensure implementation, maintenance and monitoring of the following:
 - Wind erosion (dust) control.
 - Silt fence and gravel bag berms when forecast of rain probability is 50% or greater.
 - Straw bale, gravel bag, and/or sandbag barrier when forecast of rain probability is 50% or greater.
 - Storm drain inlet protection when forecast of rain probability is 50% or greater.
 - Stockpile management when forecast of rain probability is 50% or greater.
6. The erosion / sediment control plan and details are based on the site being developed as depicted thereby when the plan is implemented. These measures may not be suitable at all stages of construction and under all storm conditions, without modification and / or maintenance. Implementation of this plan shall not relieve the contractor of responsibility for appropriate construction site erosion control measures. Contractor shall employ all labor, equipment, materials and methods necessary to prevent discharge from the site of silt (mud), debris, or any other pollutant.
7. The contractor shall direct adaptation of the BMP measures throughout the construction period as necessary to address changing site conditions, construction materials, and construction methods to prevent the discharge of pollutants from the project site.
8. The location and extent of the various BMP's shall be reviewed at the site by the contractor throughout the installation process. The locations of the various BMP's

may require adjustment due to changing site conditions and additional installations may be required by the owner, owners representative or City / County / state agency.

9. All BMP's shall be inspected by the contractor and repaired as required in the notes on this sheet.
10. The contractor shall maintain ongoing records of changes or amendments to the BMP's.
11. The contractor shall immediately address any deficiencies in implementation or adequacy of the BMP's identified by the owner, owner's representation or city / county / state agency.
12. Failure of the contractor to properly direct implementation of the best management practices listed for the project may result in fines being levied against the owner or the contractor by the state regional water quality control board or the City.
13. Soil material shall be stockpiled such that it cannot again result in sediment transport on or off-site; other pollutants collected shall be remove from the site and disposed of in a proper and legal manner.
14. During the rainy season, the site shall be maintained such that no sediment or other pollutant-laden runoff enters the storm drainage system or sheet-flows offsite.
15. Pollutant deposits shall be removed from BMP's after each storm to restore their capacity.
16. Erosion/sediment control measures shall be inspected and repaired as necessary before each storm and as called for in the notes below.
17. The locations of swales, straw bale dikes / weirs and silt fences may require adjustment due to changing site conditions and additional installations may be required by the inspector.
18. During the rainy season, all paved areas shall be kept clear of soil material and debris. The site shall be maintained such that no sediment-laden runoff enters the storm drainage system or sheet-flows offsite.
19. A standby crew shall be available for emergency work during rainstorms and shall remain onsite as needed to maintain erosion / sediment control measures during periods of precipitation.

20. The contractor shall ensure that BMP's are not installed in a manner that causes ponding or diversion of water from drainage inlets resulting in damage to property.

21. Nothing on these plans / specifications is intended to conflict with or supersede the details / specifications in the CASQA handbook.

Historic Resource Protection Measures

The Museum proposes to protect historic resources by implementing all of the measures below as it proceeds with each project component. These measures may be updated in the future as the Phase 2 HSSR is reviewed by the HLC. Following each protection measure is a reference (in parentheses) back to the relevant section of the Phase 2 HSSR report.

Re: Decomposed granite pathway & boardwalk overlook in woodland (10.1.1b)

- Final plans for the boardwalk, overlook and its railing, including material type, color and dimensions of the planking, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Trash & Recycling Enclosure (10.1.2b)

- Final plans for the trash enclosure, including material type for the gate and color and dimensions of the planking, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Backyard improvements and other improvements between CRC and MacVeagh Cottage and MacVeagh House (10.1.2d)

- Maintain the current proposal to use a limited number of surfacing materials including wood or composite material for boardwalks and a stage area and two kinds of mulch;
- Final plans shall provide details including perspectives for the activity area's different loci when viewed from MacVeagh House and Cottage, Mission Creek and the surrounding woodland;
- Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape;
- Provide details for path edgings, signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that they are complementary to the cultural landscape and historic resources;
- Final Plans, including material type for the fences and gates, their color and

dimensions, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Asphalt pathway reconfiguration to improve accessibility and ADA Compliance including creating opening in Hazard Estate Wall (10.1.2e)

- If feasible limit the number of surfacing materials to create a feeling of visual unity;
- Provide details for path edgings, signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that the design is complementary to the surrounding cultural landscape;
- Final Plans including material type for gates shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Butterfly Garden Exhibit (10.1.2f)

- Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape;
- The use of roughly dressed sandstone veneer is supportable; however, the courses should be less random and the spring of the arches shall be detailed in a traditional manner to give the appearance that the spring of the archways are supported by the stonework;
- Detailed plans shall be provided for the Butterfly Garden Exhibit's iron gates. These elements shall be traditional in design;
- Detailed plans shall be provided for the wall fountain, runnel and basins;
- Detailed plans shall be provided for the enclosure's metal supports. The final plans for this element of the structure shall be more naturalistic;
- Details shall be provided for path edgings, signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that they are complementary to the cultural landscape and nearby historic resources;
- The design and material type for the fencing and gates shall be detailed. Fencing and gates shall be compatible with the existing walls and gates found nearby, and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Replacement of asphalt with permeable surface at iron gates in front of Fleischmann (10.1.2g)

- Provide a detailed design for the bollards including color and materials. The bollards shall be referential in material and appearance to the historic character of the main Museum building.
- A terra cotta color would be more appropriate as this is more in keeping with historic precedents where traditional red-colored bricks were employed;
- If feasible the pavers should vary slightly in tone to prevent the paving from appearing too uniform in color;
- The texture of the pavers should match as closely as feasible the texture of a traditional fired clay brick;
- Provide a sample paver including color for review;
- The final design for the pavers, including the paving pattern and material, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Create ADA compliant path between Whale Courtyard and Museum front entry (10.1.2h)

- Install interpretive plaques at the wall outlining its association with the Hazard family;
- As repairs are needed, restore the remainder of the wall following the Secretary of the Interior's Standards for Rehabilitation;
- Re-use the dismantled sections of the wall to repair damaged sections of the wall that are being retained;
- Complete Level 1 documentation photography and measured drawings for the wall and its settings prior to its alteration;
- Final architectural plans for the alterations to the wall and the plaque shall be reviewed by a City-qualified historian to ensure that the alterations and commemorative plaque follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.
- Re-use any elements of the existing sandstone edging that might be disturbed by the construction of the new boardwalk. This would not preclude the removal of the asphalt which is not historic.

Re: Creekside Terrace (10.1.2i)

- Provide detailed plans for the Creekside Terrace, including dimensions, materials and colors;
- Provide details for signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that it is complementary to the cultural landscape and nearby historic resources;
- The design and material type for the railing shall be detailed; and

- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Reconfigure and resurface existing pathways south of the Creek (10.1.2j)

- Provide details for signage, equipment storage and lighting (if proposed);
- Provide a detail final landscape plan with planting palette; and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Conversion of MacVeagh Cottage (10.1.2k)

- Complete Level 1 documentation photography and measured drawings for the cottage and its setting prior to its remodeling with details of those elements that are proposed for alteration;
- Retain the historic door in storage to allow it to be returned to its original location in the future should the building be returned to residential use. Implementation of this measure would allow the proposed change to meet Criterion 10.

Re: Remodel of Marine Paleo Geology Hall and related fire separation and changes to roof (10.1.2m)

- Provide detailed plans for proposed fenestration, lintels, doors and cornice;
- Consider changing the size of the multi-light windows being added to the east end of the south elevation to introduce more asymmetry to the fenestration scheme since this elevation's arrangement of doors and windows is already asymmetrical;
- Provide details for signage, equipment storage and lighting (if proposed); and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Hydraulic lift, screen wall and gate, HVAC and fenced enclosure behind Fleischmann (10.1.2o)

- Complete Level 1 documentation photography and measured drawings for Fleischmann Auditorium prior to its alteration with details of those elements that are proposed for removal or alteration.
- Complete Level 1 documentation photography and measured drawings for Fleischmann Auditorium prior to its alteration with details of those elements that are

- proposed for removal or alteration.
- Final architectural plans for the proposed ramp, lift, screen and walls shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Construction Activities- General Requirements

Working hours for construction personnel, operation of heavy equipment, and delivery of construction materials will be consistent with City of Santa Barbara requirements (e.g. weekdays only, with no construction activities on national holidays). Equipment staging, materials storage, and temporary construction worker parking would be accommodated onsite. Public use and access to areas within the Museum property will be modified as needed to ensure public safety during construction.

SECTION 5.0 PUBLIC OUTREACH SUMMARY

The Museum has a robust ongoing public outreach program. Once it was determined that it was going to prepare and process a Master Plan, the Museum initiated a public outreach program, with particular focus on its planning effort, to inform the public, obtain comments, and keep interested parties updated on progress.

A chronology of the Museum's Master Plan outreach efforts to date is provided in Attachment 2.

SECTION 6.0 CONCLUSION

The Museum's application may be summarized as follows:

- In response to the City's request, the Museum has provided "updated information on the number of visitors, programs and future development proposals" and has specifically identified a menu of improvements that it would like to implement over the next 15 years.
- The City has indicated that in its action to update the CUP, it will consolidate and update the three CUPs that exist and currently regulate on-site activities; the Museum welcomes the opportunity to have one guiding document that updates and clarifies its CUP conditions.
- The Museum proposes to annex the portion of its property that lies outside the City so that it may operate under only one regulatory jurisdiction.
- The Museum intends to implement the project components identified and described above over time as priorities and funding prescribe.

Approaching its 100th anniversary of service, the Museum has long been identified by the City as a *community priority or community benefit* use. The Museum is indeed beloved by many. It is also evident that there is an overwhelming consensus of people in the neighborhood and greater community, who consider the Museum's contribution and service to Santa Barbara to be meaningful and essential. The Museum's location in the Mission Canyon neighborhood amidst residential and other institutional uses is acknowledged. Historically, the Museum has taken seriously, as it does presently, its commitment to operate compatibly within this neighborhood context. The Museum's commitment is demonstrated by the sensitivity of the proposed Master Plan, its emphasis on utilizing the existing campus, and by the understanding of, and respect for, its on-site resources and constraints.

On behalf of the applicant and project team, we thank you for your consideration of this project. For more information about this project please call Suzanne Elledge at (805) 966-2758 (extension 14) or email suzanne@sepps.com.

Attachment 1 Attendance Summary* SBMNH – Annual Report

Year:	General Use		Education Programs	Research Programs	Outside Group Use	Special Events	Weddings & Memorials	Annual Total
	Admissions Gate	Volunteers & Others						
2009	81811	8419	36057	1779	13486	6919	2745	151,216
2010	72843	7576	31356	1662	11290	7261	4150	136,138
2011	75637	7090	27341	1500	12192	8795	4500	137,055
2012	93201	8244	27809	1960	10225	9251	4610	155,300
2013	56684	8021	30234	1500	9172	8884	5409	119,904

Notes:

* Attendance categories below are consistent with categories set forth in the 1991 report to the City, which provided 1989 attendance data.

Staff and other unmonitored visitors to site not using Museum buildings or programs (e.g. dog walkers) are not included here, which is consistent with 1991 report to the City.

1. **General use** - attendance by visitors to exhibits, including members, plus volunteers and other Board mtgs and appointments with Staff by public, vendors, etc.
2. **Education Programs** - attendance by school groups, children's classes, children's camps, evening films & lectures, special planetarium shows & evening star parties, and SBCC & UCSB classes.
3. **Research Programs** - visitation by researchers and persons by appointment, including professional symposia or gatherings.
4. **Outside Group Use** - attendance at events, programs, lectures, and fundraisers organized by outside groups other than the Museum.
5. **Special Events** - attendance at Museum sponsored events and fundraisers (identified separately from gate admissions if during hours when paid admissions is otherwise required).
6. **Weddings and Memorials** - attendance at weddings and memorials by rental agreement for use of Museum facilities.

Attachment 2



Santa Barbara Museum of Natural History

Inspiring a thirst for discovery and a passion for the natural world since 1916

Procedures and Requirements for Events

Museums are by their very nature community centers, places where members of the community meet to learn, reflect, deliberate, debate, or celebrate. The Santa Barbara Museum of Natural History meets this obligation by offering a diversity of community events organized by the Museum. Also, as part of its role as a community resource, the Museum makes its facilities available to community organizations and members for meetings, events, and celebrations. Serving as a gathering place for the community is an essential function of the Museum and an expression of its values and mission.

Each year, the Museum's management team anticipates the approximate number and size of all of the events that will take place on the Museum's campus as part of its annual planning effort. Using historical data, the Museum can predict with good accuracy what the attendance at various events will be. Such prediction of attendance levels is done to ensure that:

- The balance between types of events and the overall number of events is appropriate to the Museum and its mission;
- The number and size of events calendared for the upcoming year is balanced with the attendance anticipated for the Museum's exhibitions;
- Attendance at any particular event is consistent with the capacity of the Museum's parking lot and facilities and the range of options to handle possible attendance that exceeds the capacity of the Museum's parking lot (as described below and in the *Procedures and Requirements for Traffic and Parking Management*).

Actual attendance at the Museum, both general and event attendance, is captured on a daily or on an 'event by event' basis. Attendance and overall use of the Museum's campus is reviewed each month by the Management Team and the President/CEO. If necessary, adjustments are made in the planning for events during the balance of the year to ensure that operating requirements can be met and annual attendance limits are not exceeded.

Advertising and marketing efforts for Museum sponsored events seek to ensure that the attendance at any particular event is sized to the Museum's ability to successfully meet the demand, the requirements of the facility, preservation of the visitor experience, the Museum's Conditional Use Permit requirements, and its desire to minimize impact to the neighborhood. The Museum works closely with outside community members and

organizations to understand the anticipated attendance at their events so that the Museum can coordinate appropriate management procedures.

Museum Sponsored Events

Museum events may include educational family festivals (e.g. Astronomy Day, Winter FUNderland); exhibition openings, Museum member and patron dinner and events, lectures, performances, or film screenings; conferences and symposia; and fundraisers designed to generate financial support for the Museum's programs.

The Museum holds a maximum of four "special" events each year open to the Community. Currently these include the Wine Festival (June), The Museum League Art Walk (Sept.), the Tribal and Folk Art Marketplace (Dec.), and a fourth event tied to a specific exhibition or program offering such as the Tinkertoy Family Festival held in the summer of 2013. The precise nature and date of these events may change over time.

Use of the Museum Campus by Other Community Members and Organizations

The Museum's ethic of serving as a community resource for events organized by community organizations and others goes hand in hand with the Museum's commitment that all such events are conducted in a manner that is compatible with the surrounding neighborhood.

Events organized by community organizations and others may involve complimentary use of the Museum's grounds and facilities or be subject to a standard rental fee (see below for further detail on use by others).

Operating Procedures and Requirements for All Events:

1. Activities are conducted in accordance with the requirements of the Museum's Conditional Use Permit and all other relevant regulatory restrictions.
2. Appropriate Museum staff members (e.g., Management staff, Facilities/Security staff) are present at all events.
3. All guests are required to remain within the Museum's grounds during the event unless departing and may not loiter in the parking lot, or in front of the Museum.
4. Amplified music is prohibited outdoors.

5. Amplified music played indoors must comply with City Ordinances.
6. All music must be stopped at 10:00 p.m.
7. Evening events will end no later than 10:00 p.m. and all guests must vacate the parking lot prior to allow its 11:00 p.m. closure. Vendors must also depart the loading area by 11:00 p.m.
8. Outdoor activities including work to install or remove materials or equipment for events are limited to the period between 8:30 a.m. and 10:30 p.m.
9. Events may involve service of food and beverages, subject to the rules of the Santa Barbara County Health Department.
10. All events must comply with the rules for parking detailed in the Museum's *Procedures and Requirements for Traffic and Parking Management*.

Additional Operating Procedures and Requirements for the Museum's Four "Special" Events:

The Museum takes additional steps to effectively operate its four special events mentioned above. Such measures may include having a Fire Safety Coordinator, an EMT, or additional security staff on site, or other similar measures as appropriate. Special traffic and parking management and emergency response procedures have also been devised for these larger events. These special procedures are detailed in the following documents:

Procedures and Requirements for Traffic and Parking Management

Procedures and Requirements for Emergency Response

Additional Operating Procedures and Requirements for Events Organized by Others:

1. All outside entities using the Museum facilities will be required to sign a contract stipulating detailed conditions of use.
2. Event rental contracts will require a deposit (unless exempted by designated authority) which will be forfeited in case of violation of rental conditions. For vendors, a second violation of rental conditions/requirements will result in that vendor being barred from working on Museum premises.

3. A staff member will be assigned to monitor each evening event rental, and will have the authority to shut down any event that does not follow contract requirements for use of the facilities.
4. Weddings:
 - Weddings are booked with the Museum's Event Manager.
 - Wedding receptions are booked for Saturdays only; the Museum strives to book a wedding on a Saturday only when no other events are scheduled on Museum grounds for the adjacent Friday and Sunday in order to minimize the impact on the Museum facilities, the visitor experience, and neighbors. Wedding guests are limited to 175 persons.
 - Museum programs and events always take precedence over wedding bookings
 - Amplified music is allowed only inside Fleischmann auditorium for weddings; it cannot start earlier than 5:00 p.m. and sound must be off at 10:00 p.m. so that guests and vendors will start to clear the Museum site.
 - The only outdoor amplified sound that is permitted in association with events is an allowance for the officiate, bride and groom to be wired for sound so that the guests can hear the vows. Such amplification may not exceed City ordinance limits.
 - A designated and monitored smoking area is provided at certain events, such as weddings. This area is supervised by on site security guard and no beverages or foods are allowed in the smoking area. Additionally the parking lot is patrolled to prevent loitering and enforce a no smoking policy.
 - An additional non-staff security officer is present at all weddings to help ensure that event guests comply with Museum policies and requirements.

Coordination and Communication with Mission Canyon Cultural Institutions:

The Museum works on an ongoing basis with other Mission Canyon Cultural Institutions (e.g., Rockwood/The Woman's Club, the Botanic Garden) to share information about each institution's events – timing, anticipated attendance, etc. The institutions work collaboratively, seeking to avoid concurrent scheduling of major events. When concurrent scheduling cannot be avoided, the Museum will implement the necessary steps outlined in its traffic and parking management and emergency response procedures.

Reviewed and Approved:

Luke J. Sweetland

Luke J. Sweetland
President & CEO

March 11, 2014

Date

Attachment 3



Santa Barbara Museum of Natural History

Inspiring a thirst for discovery and a passion for the natural world since 1916

Procedures and Requirements for Traffic and Parking Management

It is in the vital interest of the Museum that visitors, staff, and volunteers have effective access to the site and adequate parking both as an amenity and as a component of our commitment to universal accessibility. At the same time, the Museum is strongly committed to reducing traffic and parking impact on the neighborhood and to promoting environmental sustainability in transportation.

The Museum is fortunate to have an adequate parking supply for its staff, volunteers, and visitors. The Museum's parking lot is comprised of 156 spaces (including 6 accessible spaces) but as a result of a minor reconfiguration at the southwest corner of the lot, one fewer space is proposed to be provided in the future with implementation of the 2014 Master Plan (155 total parking spaces, including 7 accessible spaces). Additional parallel on-street parking is allowed on both sides of the public street, Puesta del Sol, fronting the Museum. The Museum discourages visitor parking on the other public and private roads in the area during special events, utilizing signage and staff or volunteer monitors to actively assist in this effort when needed.

The Museum has historically been able to accommodate visitors during its highest attendance period – summer weekends – in its visitor parking lot and through on-street frontage parking. Similarly, the Museum's parking lot capacity has proven to be adequate to service an event in the Museum's Fleischman auditorium, which can seat up to 350 guests theater-style.

Use of the Museum's parking lot is regulated and routinely supervised by Museum staff. City or County authorities are responsible for enforcing parking regulations on public right-of-ways.

General Parking and Transportation Provisions

1. The parking lot is intended for the use of Museum visitors and staff only. It will open no earlier than 6:45 AM and close no later than 11:00 PM.
2. Diagonal parking on Puesta del Sol, a public city road, is prohibited, and the Museum will discourage diagonal parking during its events by posting signs or having staff or volunteers alert drivers when necessary.

3. Signage is provided in the parking lot to remind visitors that they are in a residential area and to inform them that public gathering, picnics, loitering, and noisy activities such as skate boarding are not allowed.
4. A designated security guard or staff member conducts regular rounds to inspect the parking lot for improper uses as part of normal security monitoring.
5. To reduce traffic impacts on the adjacent residential neighborhood and to promote sustainability, the Museum will:
 - Provide MTD bus passes free of charge for employees to enable them to ride the #22 route which services the Museum directly;
 - Place a link to the MTD routes and schedule on its intranet site and its web site;
 - Consistently promote ride sharing and alternative transportation program awareness through special, semi-annual efforts;
 - Encourage and incentivize the use of bicycles and provide secure bicycle parking for staff and visitors;
 - Encourage staggered or flexible staff work hours that allow staff to arrive and depart at times which are outside the morning and afternoon peak traffic hours as established by the City of Santa Barbara (Monday to Friday: 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM);
 - Guarantee employees using public transportation a free ride home on occasions when special circumstances or an emergency interferes with their normal alternative transportation arrangements.
 - Maintain and expand partnerships with organizations promoting sustainable transportation such as Santa Barbara Car Free and SBCAG Traffic Solutions.
6. The Museum will work with relevant stakeholders in adjacent neighborhoods to advance the Safe Passage program that seeks improvements to allow safer and easier movement for pedestrians and bicyclists along Mission Canyon Road between the Old Mission and the Museum.

Parking and Transportation during Special Events

As explained in the document *Procedures and Requirements for Events*, there are a number of events during the year that generate higher daily attendance than usual, potentially exceeding for a few hours the Museum's parking supply. Typically, because

these events have a long history of being held at the Museum their attendance levels are generally predictable and their management is well practiced. A series of procedures have been established to deal with parking and traffic during such events, and the options used are carefully coordinated with expected attendance levels and recent attendance trends.

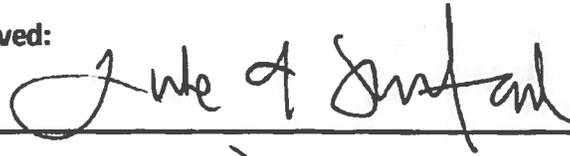
It is possible that, on very rare occasions, a temporary traveling exhibit may prove to be particularly popular and may generate, for a series of days or weekends, a gate attendance beyond what was predicted. During such periods, parking and traffic conditions may resemble those during special events. Daily monitoring of attendance will make it possible to recognize an unusual attendance response early on and to implement the special traffic and parking provisions listed below quickly and effectively.

On occasions when it is known that attendance will nearly fill or possibly exceed parking supply, or when it is expected or forecast that this will happen, the following menu of procedures is implemented as required:

1. On occasions when attendance may be high but is not expected to fill available on-site parking supply, signage controls are positioned within the Museum parking lot and, if necessary, staff is deployed to ensure that existing parking spaces are efficiently utilized;
2. On occasion when attendance is expected to approach the capacity of the parking lot, arrangements are made for staff, volunteers, and vendors to park either on Museum property other than the visitor parking lot or in designated 'out of canyon' (south of the Mission Creek bridge located on Mission Canyon Road) off-site lots with the provision of shuttle rides as appropriate. Some events may utilize valet parking for guests to accomplish this same goal;
3. On occasions when visitor demand is expected to exceed available on-site parking supply, visitors are directed through the Museum's web site and/or other communications and advertising mechanisms to park in designated off-site 'out of canyon' lots with the provision of shuttle service. Special incentives (e.g. charges for on-site parking, reduced admissions coupons) may be used to promote off-site parking;
4. For peak attendance days that occur during a period of high fire concern, the Museum designates a special Fire Safety Coordinator who monitors weather conditions and fire danger, coordinates with the City Fire Department on actual conditions, monitors traffic and parking conditions, alerts Museum leadership to possible concerns, and checks readiness for possible evacuation. Please consult

the Museum's *Procedures and Requirement for Emergency Response* for a detailed description of the conditions under which, and the method by which, the Museum will vacate the campus in the event of an emergency.

Reviewed and Approved:



Luke J. Swetland
President & CEO

March 11, 2014

Date

Attachment 4 Public Outreach Summary

October 15-30, 2008

- Door-to-door interviews with the Museum's most immediate neighbors
- Knocked on doors of 549 homes; talked with 248 neighbors

February 19, 20 & 21, 2009

- 3 Neighborhood Meetings
- 549 invitations mailed

April 23 & 25, 2009

- 2 Neighborhood Meetings
- 549 invitations mailed

September 1, 2009

- Presentation to officers of the Mission Canyon Association

March 18 & 20, 2010

- 2 Neighborhood Meetings
- 8,845 invitations mailed

April 22, 2010

- Annual Mission Canyon Association General Meeting- CEO made a 20 minute presentation

June 3 & 5, 2010

- 2 Community Meetings
- 2,133 invitations mailed
- Public Notice Ads
 - Santa Barbara NewsPress: 5 ads placed between June 1-5, 2010
 - Santa Barbara Independent: 3 ads placed May 27 and June 3, 2010
 - Independent.com: Home Page Web Banner from May 30-June 5
 - Free listings placed in community online calendars

May 12 & 14, 2011

- 2 Community Meetings
- 2,577 invitations mailed
- Public Notice Ads
 - Santa Barbara NewsPress: 4 ads placed between May 10-14, 2011
 - Santa Barbara Independent: 3 ads placed April 28, May 5, and May 12
 - Independent.com: Home Page Web Banner from April 28-May 14
 - Free listings placed in community online calendars

May 20, 2011

- Members Party
- About 5,000 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

August 25, 2011

- Neighborhood BBQ
- 9,388 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

November 9, 2011

- HLC Discussion/Workshop

Winter 2011

- Updated the Mission Canyon Association via an article by Jean Yamamura in the printed MCA Newsletter

January 2012

- Community Letter about CEO Karl Hutterer's Retirement
- 6,375 letters mailed

February 17, 2012

- Community Letter
- 3,840 letters mailed

May 18, 2012

- Members Party
- About 5,500 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

August 23, 2012

- Neighborhood BBQ
- 9,847 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

November 20, 2012

- Letter from Museum Board Chairman Palmer Jackson, Jr. about Luke Swetland becoming the Museum's next President and CEO
- 5,255 letters mailed to Museum Members and Donors

January 24, 2013

- State of the Museum Address
- 1,999 invitations mailed
- Master Plan Information included in presentation

March 6, 2013

- Closest Neighbor Letter with Update and invitation to upcoming Closest Neighbor Meeting
- About 38 invitations hand delivered or mailed

March 9 and 14, 2013

- 2 Community Meetings
- 1,999 invitations mailed

April 4, 2013

- Closest Neighbor Meeting
- Invitations hand delivered or mailed
- Light dinner provided
- Opportunity for neighbors to hear from the Museum's consultants as to how they will approach their analyses of traffic, parking, fire evacuation, noise, and construction. Each consultant described their scope of work, method of analysis, and the kinds of measures they anticipated recommending to minimize neighborhood disturbance.

June 26, 2013

- Community Letter regarding placing an indefinite hold on the Museum proposed multi-phase campus development project in order to take the time to further study the project's goals.
- Museum Master Plan mini website update

November 19, 2013

- Community Letter update regarding the new Master Plan which is now refocused to more effectively showcase the Museum's scientific, programmatic, and educational strengths; and which can be accomplished over the next few years in a cost-effective and practical manner.
- 5,200 letters mailed to closest neighbors, Mission Canyon neighborhood, Museum members and donors, and community business leaders
- Museum Master Plan mini website update

Community Meetings In 2013

- April 1: Presentation by Luke Swetland and Suzanne Elledge to Citizens Planning Association
- April 11: Presentation by Luke Swetland at annual Mission Canyon Association Meeting
- December 11/12: Presentation by Luke Swetland to Rotary Meeting

February 12, 2014

- Annual State of the Museum Address
- 1,947 invitations mailed
- Master Plan update included in presentation

Community Meetings In 2014

- February 12: Luke Swetland invited to Upper East Association meeting to present an update

Ongoing Activities

- Museum Master Plan Mini Website with Banner Link from home page
- Museum monthly e-newsletter
- Luke Swetland participates in monthly Mission Canyon Association Board Meetings as invited guest to provide regular updates about the Museum's upcoming exhibits and events
- Luke Swetland participates in monthly Safe Passage meetings representing the Museum

Upcoming Activities

- **March 24, 2014:** Luke Swetland invited to present an update to the Riviera Association Board
- **April 10 & 12, 2014:** Community meetings are scheduled at the Museum to review the submitted plans that are enclosed with this filing.
- **April 17, 2014:** Luke Swetland has been invited to provide an update at the annual Mission Canyon Association General Meeting
- **April 30, 2014:** Museum is hosting a Closest Neighbors Meeting at the Museum



City of Santa Barbara

Planning Division

30-DAY DEVELOPMENT APPLICATION REVIEW TEAM (DART) COMMENTS – SUBMITTAL #1

April 16, 2014

Suzanne Elledge, SEPPS
1625 State Street
Santa Barbara, CA 93101

SUBJECT: 2559 PUESTA DEL SOL, MST#2014-00116, APNs: 023-271-003 and -004, 023-250-039, -056, -066 and -068

DART MEETING DATE: TUESDAY, APRIL 29, 2014 FROM 3:00 P.M. TO 4:30 P.M., 619 GARDEN STREET - 3RD FLOOR, WATER RESOURCES CONFERENCE ROOM

Dear Ms. Elledge:

I. INTRODUCTION

The City received the development application for the subject project for 30-day review on March 17, 2014. The project consists of a Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine/Paleontology/Geology Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling facilities; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project also includes annexation of parcels 023-250-039, -066, and -068.

The information reviewed by the DART included an applicant report dated March 17, 2014; site photos, a Preliminary Title Report dated March 6, 2014; architectural plans prepared by Schacht Aslani Architects & Thompson Naylor Architects dated March 12, 2014; Civil Engineering Plans prepared by Flowers & Associates, Inc. dated March 21, 2014; Biological Assessment prepared by Watershed Environmental dated March 6, 2014; a Traffic, Circulation, and Parking Report prepared by Associated Transportation Engineers dated March 11, 2014; Noise Assessment Technical Report prepared by Dudek dated March 2014; Fire Protection and Evacuation Plan prepared by Dudek dated March 2014; a Hazardous Water and Substances Statement dated March 13, 2014.

The City has 30 days from the date a development application is accepted for processing to determine if the application is "complete" (i.e. contains all of the required information necessary for project analysis and decision). During the 30-day application review period, the development application is forwarded to various City land development departments and divisions for their review, comments, and completeness determination. The City is required to

notify a project proponent within the 30-day application review period of its determination as to development application completeness.

If a development application is determined to be “incomplete,” the City will specify in writing to the project proponent the additional information required. The application will be placed “on-hold” until the required information is received. Not later than 30 days from receipt of the additional information, the City will again determine if the application is “complete.” If the application remains incomplete, the City will again transmit its determination to the project proponent and specify the additional information required. If the City determines the application is “complete”, processing will continue. Further processing includes environmental review of the proposed project, analysis for compliance with applicable plans, policies, ordinances, codes, etc., and action on the proposed project application by the appropriate decision-making body(ies).

Also, during the 30-day application review period, I was assigned as the lead contact regarding this project. Any questions or concerns you may have relative to the processing of the development application should be directed to me at (805) 564-5470 or by e-mail at DGullett@SantaBarbaraCA.gov.

II. REQUIRED DISCRETIONARY APPLICATIONS

A. Requested Discretionary Applications

You have applied for the following discretionary approvals:

1. Annexation of parcels 023-250-039, -066, and -068 to the City of Santa Barbara (SBMC Chapter 28.96); and
2. A Conditional Use Permit Amendment to allow changes to the Santa Barbara Museum of Natural History, a quasi-public facility in the E-1 Zone (SBMC Chapter 28.94).

B. Additional Required Discretionary Applications

Based on the information that you submitted, the following additional discretionary approvals are required. The additional fee for this application is listed near the end of this letter.

1. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.92.110).

III. STAFF SUPPORTABILITY

Staff recognizes the Santa Barbara Museum of Natural History as an important institution that benefits the community, the region, and beyond and appreciates that the Museum is providing a Master Plan for the next 10-15 years. Staff also appreciates the Museum’s proposal to annex the three western parcels. This annexation and conditional use permit would formalize the Museum and the public’s use of those parcels, provide for habitat restoration, tree replacement, and desirable area for stormwater management and treatment.

Additional information is requested below regarding permit history of the Western Residence and the relative development potential of the western parcels subject to the County’s regulations and policies and the City’s regulations and policies. Staff would only support

annexation of these parcels if proposed habitat protection measures are provided that area at least as protective as current applicable County Environmentally Sensitive Habitat policies.

Because the project includes a reduction in parking, an addition in floor area and conversion of residential use to non-residential use, a parking modification will be required. Staff will need additional information with parking calculations and information substantiating a request for the parking modification.

Staff continues to have concerns regarding the proximity of new construction, including the creekside terrace, to Mission Creek. The Master Plan improvements should be closely coordinated with the Creek Bank Stabilization & Fish Passage Project and removal of asphalt on the creekside to provide for additional riparian restoration and water infiltration would benefit habitat, water quality, and aesthetics.

Staff does not yet have enough information to determine if the project can be supported. Once the information identified in Section V of this letter has been submitted, staff will be able to take a position on the project.

IV. COMPLETENESS DETERMINATION

The purpose of this letter is to notify you that the development application for the subject project is “incomplete,” and additional information is required. The required additional information is specified below.

V. ADDITIONAL INFORMATION REQUIRED FOR APPLICATION COMPLETENESS

Staff has identified the following information as necessary in order to adequately review the proposed development project. **Subsequent applications will not be accepted without this information.**

A. Planning Division

1. **Mission Creek Development Limitation.** This project includes development within 25 feet of the top of bank of Mission Creek. Identify the “top of bank” of Mission Creek consistent with SBMC §28.87.250.C and provide reference to that section. Any proposed development as defined by SBMC §28.87.250.B within 25 feet of top of either bank of Mission Creek requires approval pursuant to SBMC §28.87.250.D.
2. **Creek Bank Stabilization & Fish Passage Project.** Provide additional information on this project including any effects on the Master Plan proposal and illustrate the extent of this project. According to the applicant report, the project could change the creek profile and the creek buffer area. The creekside terrace is designed as a podium over the retained asphalt due, in part, to avoid adding water infiltration surcharge on the northern creek bank wall. Will the same hydrologic constraints on the northern creek bank wall result from the Creek Bank Stabilization & Fish Passage Project?
3. **Annexation Information.** Please include a request for a General Plan Designation and proposed zoning for the annexation. Staff recommends E-1 Zoning and a General Plan Designation of Low Density Residential with a maximum density of three dwelling units per acre for consistency with adjacent zoning and land use

designations. Please also specify any requested detachments from special districts in the letter.

4. **APN 023-250-056.** This assessor's parcel, located along Mission Creek is identified as being currently unincorporated in multiple submittal documents. City records show that this property was annexed in the 1915 City Boundaries reorganization. Please correct the applicant report and the project plans.
5. **Existing General Plan Designation.** The existing City General Plan Designation for APN 023-271-003, -004 and 023-250-056 is Low Density Residential with a maximum density of three dwelling units per acre. The Applicant Report states that the existing designation is also Major Public Institutional, which is no longer the case.
6. **Surrounding Properties.** Identify the land use and zoning designations for all surrounding properties.
7. **Parcel Slopes.** Provide the average slope of each lot to be annexed per SBMC §28.15.080.
8. **Development Potential.** Provide an assessment comparing the development potential of the annexation parcels with City and County and policies and regulations.
9. **Western Residence.** Please provide floor plans, elevations, any county permits and the Residential Building Record from the County Assessor for this structure.
10. **Title Report Instruments and Easements.** Please provide all instruments referenced in the Preliminary Title Report and provide a map of all easements prepared by a licensed surveyor.
11. **Geologic Analysis.** Please provide a geologic analysis by a licensed geologist or licensed geotechnical engineer examining the proposed improvements within 200 feet of the More Ranch Fault and commenting on feasibility of removing asphalt along Mission Creek. Please also provide a copy of the 2010 Earth Systems Geotechnical Engineering Report referenced in the Biological Assessment.
12. **Archaeology Report.** The project site is located within the following archaeological sensitivity zones as shown on the City's Cultural Resource Sensitivity Maps: Prehistoric Watercourse Buffer, Mission Archaeology, American City Archaeology, and Early 20th Century Archaeology. A Phase I Archaeology Report prepared by a City-qualified Archaeological consultant consistent with the Guidelines for Archaeological Resources and Historic Structures and Sites is required and must be reviewed by the Historic Landmarks Commission prior to application completeness.
13. **Measure E/Development Plan.** Identify all as-built and proposed non-residential floor area that does not qualify as existing non-residential floor area per SBMC §28.85.020.C. Include all unpermitted conversion of residential to non-residential floor area. Identify the quantity and category (e.g., minor addition, small addition, community priority) of proposed (including proposed "as-built") non-residential floor area pursuant to SBMC Chapter 28.85.

14. **Noise.** Include an analysis of the proposed external speaker system in the Noise Assessment.
15. **Building References.** Please provide consistent references to buildings within and between the Applicant Report and the project plans.
16. **Volunteers.** Please include in the applicant report any anticipated changes to volunteer staffing in the next 15 years.
17. **Defensible Space.** Provide a sheet defining and illustrating the required fuel management zones required for defensible space shown in the Fire Protection and Evacuation Plan.
18. **Environmentally Sensitive Habitat.** Show both the limits of the Environmentally Sensitive Habitat (ESH) based on the submitted Biological Assessment and the Mission Canyon Community Plan and the ESH buffer required by the Mission Canyon Community Plan.
19. **Site Plan.** Show all required setbacks. Note that all non-residential building and structures require double the standard residential setbacks per SBMC §28.15.085. The City abandoned Sycamore Avenue in 1990, but it is unclear who owns that land now. Provide evidence of SBMNH ownership of abandoned Sycamore Avenue or show interior lot lines along old Sycamore Avenue. Show and label the location of the FEMA Flood Zone.
20. **Project Statistics.** Please provide all project data in the City's required Project Plan Requirements including existing, permitted, and proposed uses and net and gross floor areas for all buildings on site. Note that stairs are only counted on one floor of a building per SBMC §28.04.315. Please also provide calculations for the existing, required, and proposed automobile and bicycle parking for each use.
21. **Design Review Compatibility Analysis.** Prior to an application being deemed complete, the project must receive a compatibility analysis pursuant to SBMC §22.22.145 (HLC). The project will not be scheduled for a hearing before this has been completed. Please schedule the project for these findings at the appropriate design review board.
22. **Nonresidential Growth Management Program (GMP).** Effective April 11, 2013, until December 31, 2033, the amount of new nonresidential floor area available for nonresidential construction projects shall be restricted to no more than one-million three-hundred fifty thousand (1,350,000) square feet. SBMC Chapter 28.85 implements the GMP and provides details on the allocation of nonresidential square footage each year, categories of nonresidential square footage and development areas. Depending on where the project is located and at what time of year the application is submitted, the project may not be eligible for a nonresidential square footage allocation. If you decide to increase the square footage of your project during the DART process, contact your planner prior to submitting your revisions.
23. **Letter Response.** Please submit a copy of this letter, indicating how each of the comments contained herein have been addressed.

24. **Project Changes.** If, when you resubmit your DART application, your project changes in any way from the current proposal (change in the number of dwelling units, floor area, parking spaces, building height, window location, etc.), please provide a concise explanation of all of the changes. Be advised that changes to the project may result in additional requests for information, and if deemed significant, may require submittal of a revised application (at staff's discretion) and associated fees.

B. Engineering Division

The following are Development Application Review Team submittal requirements established by the City Council by Resolution No. 96-118:

1. **Annexation Map.** Ten copies of an Annexation Map prepared by a California licensed Land Surveyor showing the existing and proposed jurisdictional boundaries, the existing use of the property, and the City services nearest the property. This is to include any agencies or districts from which the property is detaching. If no detachment is part of the application, please state on the map.
2. **Legal Description(s).** Ten copies of a legal description of the annexation boundary prepared by a California license Land Surveyor. This shall also include legal description(s) for any agencies or districts of detachment that are included in the application.
3. **LAFCO Questionnaire.** Please provide the completed "Proposal Questionnaire Annexation and Detachments" as found at the Santa Barbara County Local Agency Formation Commissions (LAFCO) website in the "Application Forms" section.

Additionally, please provide the following information:

4. **Las Encinas Road.** Please confirm that Las Encinas Road is a private road and provide documentation of any maintenance responsibility the Owner(s) have for Las Encinas Road.

C. Transportation Division

1. **Safe Passage.** Please provide information regarding the Museum's proposed contribution toward fulfillment of the Citizens for Safe Passage project, beyond the construction of the sidewalk section on Puesta del Sol.
2. **Sidewalk Improvements.** Please show proposed sidewalk improvements, consistent with the Pedestrian Master Plan, on the project plans. The City is currently in the design phase of the Safe Passage project and will provide the applicant the design for the sidewalk improvements on Puesta del Sol, so that they may be incorporated into the plans.
3. **Bicycle Parking.** Indicate the number of existing and proposed bicycle parking spaces, and identify their location with dimensions on the plans.

Please propose new bicycle parking close to the main entrance of the Museum. Staff recommends replacing existing racks with more user friendly racks, such as the Varsity Rack (<http://www.parkabike.com/>), Lightning Bolt rack

(http://www.creativepipe.com/bike_racks_J-N.htm), or inverted U style racks (<http://www.sunshineu-lok.com/bicycle-racks-hitch-lok.php>).

4. **Public Access.** It appears that the Museum allows the public to informally walk through the open space on the property to/from the San Roque neighborhood to the west. Additionally, the Mission Canyon Community Plan identifies a proposed off-road trail connection that follows the north side of Mission Creek along Museum property that is intended to connect with Rocky Nook Park. Please clarify if any formal public trail easements will be offered under the new CUP.
5. **Parking Modification.** Please update the parking demand analysis in the ATE study to include a discussion of the parking Modification request.
6. **Traffic Analysis.** Please update the traffic analysis in the ATE study to include a discussion of the conversion of residential floor area to commercial floor area, and the “as-built” basement area, as it relates to new trips.

D. Building & Safety Division

1. **Proposed Uses.** Please review the “Proposed Uses” listed on the cover sheet as it appears that “S” & “F” are occupancies that are currently housed within the Museum complex. Provide a description and square footage for these areas in order to determine appropriate occupancies and required fire separations.
2. **As-Built Work.** Clearly identify all “as-built” work (under Project Data) that was completed without a building permit and that is to be permitted under the purposed application. This includes the MacVeagh Cottage Club House; the Creek Island water feature; the 3,280 square foot basement exhibit workshop and work to the Mac Veagh House. Sheet A4.11: It is not clear the extent of work that is being proposed at the McVeigh House. Please provide clarification. As-built drawings must be provided that clearly identifies work that is to be permitted.
3. **Non-Permitted Work.** As previously discussed with a representative of the architectural firm it does not appear that the basement area workshop under the Marine Paleontology/Geology Hall has a building permit. Unless the applicant is able to provide permit documentation, the scope of work will need to be updated to reflect an addition of 3,280 square feet. Sheet AD2.21- Please indicate the location of the existing spray booth and indicate if this is to be demolished.
4. **Accessibility General Comments**
 - (a) Sheet T1.3. The current description of “light interior improvements” is not sufficient to be able to determine the extent of work that is being proposed. In general, all areas of the renovation will require an accessible path of travel to the areas being altered.
 - (b) Sheet C-1- Provide an accessible path of travel to the new trash enclosure and the new accessible parking stall. Provide justification for the location of the new accessible parking stall.
 - (c) Sheet C-1-It does not appear that the proposed 8.3% ramp at the Collections and Research Center has a complying level landing.

- (d) Sheet L1.1- An accessible route of travel is required to all areas of the renovation including the renovations on the south side of the creek. It is not clear how access is to be provided. The plans indicate an ADA non-compliant barrier free route. Provide clarification for how equal access is being provided to people with disabilities.
- (e) Sheet L1.2- An accessible route of travel is required to the creek island. Please provide clarification for how equal access is being provided to people with disabilities.
- (f) Sheet A2.21: Per CBC 206.3 Accessible routes shall coincide with or be located in the same area as the general circulation paths. The proposed ramp to the Creekside Terrace requires an additional 65 feet of travel beyond what an abled body person needs to travel. Please clarify how equal access is being provided.
- (g) Sheet A2.22: Restrooms at both the men and women's restrooms do not comply with current accessibility requirements. Restrooms will require a redesign of the spaces. Review CBC 11B 604.3.1 & 604.8.1.1.3. The Men's restrooms shall also provide an additional ambulatory stall per CBC 11B.213.3.1.

5. **Fire Protection Requirements**

- (a) Sheet A2.22: The new door opening into the court yard from the Marine/Paleontology/Geology Hall will require a 2-hour protection from this exit point to the main entry door. Provide details that indicate how this protection is to be provided, per CBC 1020.1.
- (b) The archived plans indicate a 2-hour separation at the common walls separating the Luria Room and the Marine/Paleontology/Geology Hall; the separation wall then turns 90 degree toward Gould Hall; continues at the common wall between Gould Hall and the Mineral gem room; turns 90 degrees towards the court yard; then turns 90 degrees up toward the visitor entry room then turns 90 degrees again toward the ramp. This is in conflict to what the submitted plans indicate.

E. Fire Department

1. **Fire Sprinklers.** Building & Safety has determined that the basement level of the Marine/Paleontology/Geology Hall was built without the benefit of permits and therefore will be deemed an addition to the building. With this said the entire building will need to outfitted with an NFPA 13 fire sprinkler system.

The MacVeagh House has also been converted from residential to offices and other uses. Since this is an increase in the hazard of the building, it will need to be outfitted with a NFPA 13D fire sprinkler system.

VI. **ENVIRONMENTAL REVIEW**

In order to complete environmental review for this project, as mandated by the California Environmental Quality Act, staff will need the information identified in Section V of this letter.

Once the formal application has been deemed complete, Staff will begin the environmental review of the subject project. A final determination on the appropriate level of environmental review will be made once all necessary information has been submitted.

VII. ADVISORY COMMENTS (THIS MAY INCLUDE INFORMATION OR SUBMITTALS THAT WILL BE REQUIRED AT SOME FUTURE DATE)

A. Planning Division

1. **Creek Setback.** Staff appreciates that the project is designed to provide better public creekside access and enhance public awareness and enjoyment of the Mission Creek corridor. The proposed development must be balanced with City's General Plan guidance to increase riparian habitat with restoration of the City's major creeks. While the Municipal Code requires a minimum setback of 25 feet for Mission Creek, larger setbacks (up to 100 feet from top of bank) have been required on a case-by-case basis considering safety, flood hazard, biological resources, and water quality. The City General Plan asks for creek setback standards of greater than 25 feet from top of bank for new structures and hard surfaces adjacent to creeks and bank stabilization through planting for new development closer than 50 feet to top of bank. For this project, considering the important habitat and biological resources associated with the riparian corridor, new development (outside the footprint of existing development) should be setback 50 feet or more from top of bank and replacement of any existing hardscape (including walkways & paths) within the 50 foot setback area should be permeable. Removing additional asphalt to provide for infiltration and riparian habitat expansion could lead to staff support for a new creekside terrace structure to be closer to the top of bank.
2. **Development Envelope and Conservation Easement.** As noted in the 2011 Pre-Application Review, staff recommends that a building envelope be designated for the Western Residence that includes sufficient size to include outdoor living area and parking. Staff also recommends that a conservation easement be defined for the area outside of the building envelope that protects the sensitive habitat area consistent with the Mission Canyon Community Plan and City General Plan Biological Resource Policies.
3. **Stormwater Management Program.** Storm water post-construction requirements will be determined for each Master Application and/or Building Permit generated from the Master Plan and will not be assessed for this CUP Amendment. All projects proposing more than 500 sq. ft. of new or replaced impervious area must comply with Tier 3 requirements as described in the City's Storm Water BMP Guidance Manual. If any anticipated phases will require conformance with Tier 3 SWMP, we recommend that you design the Tier 3 SWMP into the project at an early stage. You can view the Guidance Manual at the following link:

<http://www.santabarbaraca.gov/gov/depts/parksrec/creeks/quality/storm.asp>

Please note that decomposed granite has limited permeability and must be counted as impervious surface.
4. **Parking Modification.** To approve a Parking Modification, the Planning Commission must find that the modification will not cause an increase in demand for parking space or loading space in the immediate area. Please address this finding with the resubmittal.

5. **Residential Tenants.** To minimize traffic and parking impacts, staff encourages the Museum to restrict occupancy of the residential units to Museum staff.
6. **Residential Block.** The Museum's residential block is not included in the current proposal. If any non-residential uses are occurring or anticipated in the residential block, those uses should be included in the Master Plan proposal.
7. **Tree Removal.** SBMC Chapter 15.24 (Preservation of Trees) regulates tree removal and the degree of pruning allowed for privately-owned trees. The removal of trees in a required front setback or City right-of-way (SBMC Chapter 15.20) requires a permit from the Parks and Recreation Department. Approval from the Street Tree Advisory Committee and Parks and Recreation Commission is required prior to application completeness. Please contact Parks and Recreation Staff for further information.
8. **Solar Energy.** Solar energy system installations are encouraged to be considered early in the review process (General Plan Policy ER6). In this way, building roof forms can be designed to optimally integrate panels with the building. Regardless of whether a solar energy system is currently proposed, we recommend that all projects show a "potential future solar energy system installation location" of at least 300 square feet with good sun exposure, and free of rooftop equipment, for potential future installation, if physically feasible. Please refer to the City of Santa Barbara Solar Energy System Design Guidelines for information on solar energy system designs, which are eligible for design awards presented by the City Council.
9. **Additional Fees.** Please be aware that projects that require a third or subsequent DART submittal are required to pay one-fourth ($\frac{1}{4}$) of the highest application fee for the project. In this case, the fee would be \$3,250.

B. Engineering Division

1. **Safe Passage.** This application may require participation, right of way dedication and construction of portions of the "Safe Passage" the pedestrian pathway that is currently being designed by the City that serves the Mission Canyon Area.

C. Transportation Division

1. **Bus Shelter.** MTD has requested that a bus shelter with night lighting, a bench, and trash/recycling receptacle be installed at the current bus stop location for line 22 on Puesta del Sol. These improvements would occur once the new sidewalk on Puesta del Sol is constructed. The contact person at MTD is Cynthia Boche, at 963-3364 x218.

D. Building & Safety Division

1. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building & Safety Division with applications for building permits.
 - (a) A complete grading & drainage plan with calculations, soils report (geotechnical), architectural, structural plans and calculations will be required at the time of submittal for Building and Safety Division review.

(b) School District Development fees will be required before permit issuance for all new square footage.

2. **General Code Requirement Comments.**

(a) The strike side at the men's restroom does not comply with accessibility requirements.

(b) Sheet A4.13: The extension (at the new stairs) is in conflict with the requirement for a clear level landing on each side of a door.

(c) Sheets C-2 & L1.0 - Permeable surfaces, the deck boardwalk and the decomposed granite must comply with the requirements of CBC 11B 302 (staple & firm ground surfaces with maximum 1/2" spacing). Provide documentation that the decomposed granite will comply with these requirements.

(d) Sheet L1.0- All ornamental gates must comply with the door requirements of CBC 11B 404.2.10. (10" smooth kick plate). The ornamental rail identified at "10" must meet the requirements of CBC 405.9.

(e) Sheet L2.0- Butterfly Exhibit appears to have an occupant load greater than 49 and will require all doors to swing in the direction of travel.

VIII. ADDITIONAL APPLICATIONS REQUIRED

Based on the information submitted, the subject project requires the following additional applications for the following reasons:

A. Planning Division

1. See Section II.B for additional discretionary land use approvals

B. Engineering Division

Following Planning Commission:

1. **Sewer Easement.** An application for one of the following (if not already initiated) will be required: Sewer Easement; Minor Encroachment Permit; or Permit to Construct, for the existing sewer main to remain at the location under the butterfly exhibit or to be relocated to the existing City sewer easement. These options are all available to the applicant.

2. **Public Improvements.** An application for a Permit to Construct any included public improvements.

3. **Annexation Application.** LAFCO application documents.

C. Building & Safety Division

1. **Building Permits.** Building Permits in compliance with the California Building Code, The California Plumbing Code, The California Electrical Code, The California Mechanical Code, the California Fire Code, The California Energy Code, The California Green Code; 2013 Edition, and all City of Santa Barbara Amendments.

2. **APCD Clearance.** Prior to the issuance of a building permit, clearance from the Air Pollution Control Department will be required.

IX. FEES

Please be informed that fees are subject to change at a minimum annually. Additionally, any fees required following Planning Commission Approval will be assessed during the Building Plan Check phase and shall be paid prior to issuance of the building permit. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

A. Planning Division

Prior to the application being deemed complete:

Annexation Fee.....\$13,000.00
Parking Modification Fee\$2,220.00

Following Planning Commission approval:

Plan Check Fee TBD
LDT Recovery Fee30% of all Planning Fees

B. Engineering Division

Following Planning Commission approval:

Fees TBD

C. Transportation Division

Following Planning Commission approval:

Plan Check Fee TBD

D. Building & Safety Division

Following Planning Commission approval:

Fees TBD

X. NEXT STEPS:

Please make an appointment with me to submit the required additional information, specified in Section V of this letter, at the Planning and Zoning Counter. This information should be submitted within 30 days of the date of this letter¹.

If the additional information required is not received within 120 days of the date of this letter, this will constitute an “unreasonable delay” of the proposal. An additional 60-day extension may be granted by staff upon request during the initial 120-day period. Otherwise, the

¹ In some instances, the requested additional information cannot be provided within 30 days of the date of the written transmission stating the requirement for additional information. Please contact me as soon as possible to discuss any anticipated delay.

application shall be “closed” and the processing fees forfeited². If you wish to pursue the project, a new, full and complete application as specified in the Submittal Requirements handout for the appropriate hearing body and payment of all applicable fees will be required.

In addition, please be advised that once the subject development application is deemed “complete,” you will be notified to provide a reduced (8½” x 11”) site plan, elevations, floor plans, and/or Tentative Map (for subdivisions only) prior to the date of the scheduled Planning Commission hearing. Please note that you will also be required to post the public notice on the site in accordance to current noticing requirements.

XI. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

- Planning Division, 564-5470, ext. 4550.....Daniel Gullett, Project Planner
- Fire Department, 564-5702.....Jim Austin, Fire Inspector III or Ryan DiGuilio, Fire Inspector II
- Engineering Division, 564-5363.....Mark Wilde, Supervising Civil Engineer or Tom Scott, Project Engineer II
- Transportation Division, 564-5385.....Steve Foley, Supervising Transportation Planner or Chelsey Swanson, Associate Transportation Planner
- Building & Safety Division, 564-5485.....Elizabeth Sorgman, Senior Plans Examiner

XII. CONCLUSIONS/GENERAL COMMENTS

Your application has been deemed “incomplete;” however, you may appeal the decision to require additional information. An appeal must be filed at the Community Development Department’s Planning and Zoning Counter within 10 days of the date of this letter. The appeal must consist of written notification indicating your grievance with the determination that your application is “incomplete” and the appropriate appeal fee. The appeal will be scheduled for review by the appropriate decision making body and you will receive notice of the hearing date.

These comments constitute your DART review. The project is scheduled for review at a meeting on Tuesday, April 29, 2014, from 3:00 p.m. to 4:30 p.m., with staff from the Planning, Transportation, Engineering, Building and Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the DART comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by April 28th. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting. If you have any general or process questions, please feel free to contact me.

² In some cases, an additional 180-day extension of time to submit the additional information may be approved by the Community Development Director.

Sincerely,



Daniel Gullett
Project Planner

cc: Luke Swetland, Executive Director, Santa Barbara Museum of Natural History, 2559 Puesta del Sol,
Santa Barbara, CA 93105
Planning File
Barbara Shelton, Environmental Analyst
Mark Wilde, Supervising Civil Engineer
Tom Scott, Project Engineer II
Karen Gumtow, Environmental Services Specialist
Joe Poire, Fire Battalion Chief
Jim Austin, Fire Inspector III
Ryan DiGuilio, Fire Inspector II
Steve Foley, Supervising Transportation Planner
Chelsey Swanson, Associate Transportation Planner
Elizabeth Sorgman, Senior Plans Examiner
Jim Rumbley, Water Resources Specialist
Paul Hood, Executive Director, Santa Barbara LAFCO, 105 East Anapamu Street, Santa Barbara CA
93101

RELEVANT CITY GENERAL PLAN GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Land Use Element (2011)

GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Historic Preservation:* Protect, preserve and enhance the City's historic resources.
- *Neighborhoods:* Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.
- *Public Health:* Improve public health through community design and location of resources by promoting physical activity, access to healthy foods and improved air quality.
- *Mobility:* Apply land use planning tools and strategies that support the city's mobility goals.
- *Regional Approach:* Support the establishment of the best possible government, jurisdictions, and intergovernmental working relationships for the South Coast area, from Gaviota to the City of Ventura.

Land Use Policies

LG5. Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

Possible Implementation Actions to be Considered

LG5.1 Affordable Housing. Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:

- Rental housing;
- Housing affordable to low, moderate, or middle income households;
- Employer sponsored workforce housing;
- Limited Equity Co-operative Housing;
- Affordable Housing Downtown for Downtown Workers; and/or
- Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless, and children aging out of foster care.

LG5.2 Open Space. Develop on and off site open space standards for incorporation into the development review process to include:

- Access to adequate public open space within a ½-mile radius; and/or
- Dedication of sufficient useable open space on-site; and/or
- A contribution made toward future parks through in-lieu fees.

LG6.5 High Fire Areas. Limit new residential development in the High Fire Areas by offering incentives and/or an option for property owners to transfer development rights from the High Fire Area to the High Density residential land use designations.

LG7. Community Benefit Non-Residential Land Uses. Community Benefit Land Uses are determined and defined by City Council and shall include the following categories:

- Community Priority,
- Economic Development,
- “Green” Economic Development,
- Small and Local Business, or
- Development of Special Needs

Neighborhood Policies

LG14. Low Density Single Family Zoned Residential Areas. Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.

Possible Implementation Actions to be Considered

LG14.2 Slope Density Standards. Require new subdivisions of land classified single family and two-family with a 10 percent or greater average slope to comply with slope density standards as set forth in the City’s Zoning Ordinance.

LG15.3 Institutional Uses. Review the permitting process for government public facilities and institutional uses and strengthen the findings as needed for neighborhood compatibility in residential areas.

LG15.4 Best Practices for Institutional Uses. As part of neighborhood planning, as appropriate, initiate and conduct studies in residential neighborhoods that have various established institutional uses. The purpose of the study is to engage those who manage these institutional uses in a discussion with neighborhood representatives and City officials to develop “best practices” for the conduct of activities associated with the institutional land uses in order to improve their compatibility with their adjacent residential neighbors on a voluntary basis. Such a study should be conducted in the Upper East Neighborhood that has a unique concentration of existing institutional land uses. Subsequent to this study, and the identification of best practices, these practices should be considered citywide, as appropriate.

Regional Governance

R3. Annexations. Annexation of land to the City shall only be allowed if resource capacities exist to serve the additional area and population, the use of resource capacities will not jeopardize priority development (i.e., affordable housing), and the annexation will minimize impacts on service costs.

Possible Implementation Actions to be Considered

R3.1 Resource Capacity. It is the City’s preference to merge under one government the city of Santa Barbara and the area within its sphere of influence. However, all proposed annexations shall be assessed for potential impacts on the costs and capacities of resources, for example, on water, wastewater treatment, public safety, and affordable housing.

- R3.2 Consistency. New residential subdivisions shall comply with established density and lot area size requirements unless the development includes affordable housing consistent with State Law and General Plan policies.
- R3.3 Compatibility. Residential properties that are annexed to the city shall be designated and zoned to be compatible with adjoining residential areas of the city.

Housing Element (2011)

GOALS

- *Conservation and Improvement of Existing Housing:* Conserve the existing housing stock and improve its condition while minimizing displacement, maintaining housing affordability, and preventing future blight or deterioration.
- *Regional Cooperation and Jobs/Housing Balance:* Coordinate City efforts with those of surrounding communities towards balancing jobs and housing in the regional housing market.
- *Public Education and Information:* Continue public education regarding affordable housing to increase awareness of the housing needs of extremely low, very low, low, moderate and middle income and special needs households and to inform the public about existing affordable housing opportunities, available resources and programs.

Regional Cooperation and Jobs/Housing Balance Policies

- H22. **Work to Solve Regional Jobs/Housing Imbalance.** The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner.

Possible Implementation Actions to be Considered

- H22.7 Employer Incentives. Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees.

Open Space, Parks and Recreation Element (2011)

GOAL

- *Open Space Opportunities.* Protect and enhance the city's livability, accessibility and character, and the community's health, through the generous provision of a variety of accessible public open space opportunities.

Open Space, Parks and Recreation Policies

- OP1. **Variety and Abundance.** Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

Possible Implementation Actions to be Considered

- OP1.2 Remaining Key Open Space. Use the information in the Master Environmental Assessment Visual Resource Maps and other data to identify key areas within the City and its sphere of influence that merit long-term protection, and take appropriate actions to preserve such areas as passive open space. Focus on larger areas of contiguous open space including areas in the Las

Positas Valley, Elings Park, El Presidio de Santa Barbara State Historic Park, east slopes of Hope Ranch, north Mesa hillsides, the Riviera, and throughout the foothills, particularly in lower Mission Canyon and the watersheds of Arroyo Burro and Barger Canyon creeks, as well as the Atascadero and Cieneguitas creek watersheds adjacent to the San Marcos Foothills Preserve.

OP1.3 Protect Contiguous Open Land. All new development within identified key open space areas shall be sited and designed to preserve contiguous tracts of open space and connectivity with open space on adjacent parcels. Connectivity includes connected habitats and wildlife corridors.

OP2. **Open Space, Park, Recreation and Trails Acquisition and Maintenance Funding.** The City shall develop a variety of ways and options to support acquisition and maintenance of public open space, and new development and re-development shall contribute commensurate with the incremental need generated. Access and connectivity between open spaces shall be considered in future acquisition and maintenance funding.

Economy and Fiscal Health Element (2011)

GOALS

- *Strong, Diverse Economy. Ensure a strong economy with a diversity of business sizes and types that provide a stable long-term revenue base necessary to support essential services and community enhancements, as well as diverse job opportunities.*
- *Tourism. Continue to support tourism and related support services for visitors to Santa Barbara.*
- *Minimize Impacts and Costs. Internalize impacts to the environment of new development and redevelopment, and avoid costs to the community.*

Local Economic Policies

Promote Economy and Fiscal Health goals and policy direction working with non-profits and businesses.

EF5. Green/Sustainable Businesses. Provide where practicable a green promotional and economic development program, to support businesses that:

- Develop or provide “green/sustainable” products, such as recycled building materials, alternative transportation vehicles, alternate energy sources, organic agriculture, etc.;
- Enhance the natural environment, conserve energy, water or materials, prevent pollution, reduce waste;
- Provide environmental education to the community about City programs.

Continue to support the *Green Business Program Santa Barbara County* by publicly recognizing businesses that promote environmental responsibility and community concern.

EF9. Infrastructure Improvements. Identify, evaluate and prioritize capital improvements that would assist in business retention or expansion, such as increased public transit, a rail/transit transfer center, city-wide wi-fi, sidewalk improvements, or consolidated customer parking facilities.

EF18. Arts, Crafts, and Culture. Recognize the contribution to the City’s economy played by the arts, crafts, and cultural events, and continue to support and promote these endeavors.

Historic Resources Element (2012)

GOALS

- *Protection and Enhancement of Historical Resources:* Continue to identify, designate, protect, preserve and enhance the City’s historical, architectural, and archaeological resources. Ensure Santa Barbara’s “sense of place” by preserving and protecting evidence of its historic past, which includes but is not limited to historic

buildings, structures, and cultural landscapes such as sites, features, streetscapes, neighborhoods, and landscapes.

- *Increased Awareness and Appreciation:* Increase public awareness and appreciation of Santa Barbara's history and pre-history, its historical, cultural and paleontological resources, their value and the need to protect them. Recognize that historic resources are necessary contributors to attaining sustainability, environmental and economic vitality, and preservation of the city's quality of life.
- *Neighborhood Historic Preservation:* Protect the significant contribution made by Santa Barbara's neighborhood historic resources to the City's charm and sense of historical context.

Protection of Buildings, Structures, Sites and Features Policies

HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

Possible Implementation Actions to be Considered

HR1.5 Protect archaeological resources from potential damage or destruction.

- a. In the environmental review process, any proposed project which is in an area indicated on the map as "sensitive" shall receive further study to determine if archaeological resources are present and in jeopardy. Consider notification/consultation of most likely descendants of Barbareño Chumash whose names appear on the City of Santa Barbara archaeological monitors list; and local Native American associations and individuals for comment. A preliminary site survey (or similar study as part of an environmental impact report) shall be conducted in every case where archaeological resources could be threatened.
- b. When making land use decisions, potential damage to archaeological resources shall be given consideration along with other planning, environmental, social, and economic considerations.
- c. Publicly accessible areas known to contain significant archaeological resources should be preserved by limiting access and/or development which would involve permanent covering or disturbance of sub-surface artifacts.

HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Possible Implementation Actions to be Considered

HR2.1 Protect historic resources from harmful development. Development on parcels in proximity to historic resources shall be designed, sited and scaled to be compatible with their historic neighbor and with public enjoyment of the historic site. Construction activity in proximity to historic resources shall not damage or adversely impact the historic resources, and new structures themselves shall not pose a threat of either short or long-term damaging effects upon the historic resources.

HR2.2 Consider impacts to historic resources comprehensively. Require the identification and analysis of potential impacts to historic resources as an integral component of the review process of all development applications. Evaluate the impacts of proposed development in proximity to historic resources. Review bodies shall not consider other existing incompatible development as a justification for additional potentially incompatible development.

- HR2.3 Assess potential damage. Ensure that construction activities in proximity to a historic structure do not damage the historic resource. For projects involving substantial demolition and/or grading adjacent to such a resource, include any necessary measures as determined in consultation with the City Urban Historian, or in accepted Cultural Resources or Historic Structures Report recommendations. Such measures should include participation by a structural engineer and/or an architect knowledgeable in historic resources and their treatment, such as a historical architect.
- HR2.4 Analyze potential long-term damage. Where appropriate, require an evaluation for potential environmental damage to historic resources (e.g., older adobe buildings and structures), such as when development and landscaping in proximity might result in a change in microclimate of the affected historic resource. The goal is to ensure that there are no significant long-term negative impacts to the condition or environment of the historic resource. The evaluation study shall include a comparative assessment of potential harmful impacts to the exterior or interior of a structure. Impacts to be studied may include air circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, and light and shade conditions.
- HR2.5 Use appropriate measures. Measures to be implemented shall include assurances that such development is appropriately scaled, designed and sited, and provided with well-located open space and landscaping. Proportionately scale construction (addressing height, size, bulk, volume, etc.) adjacent to historic resources.
- HR2.8 Employ historic resource buffers. Use the following measures to establish buffer zones to further protect historic resources:
- a. Require that all parcels within 100 feet of a historic resource be identified and flagged for scrutiny for impacts on those resources, prior to either approval of any development application.

Neighborhood Policies

- HR5. **Protect Neighborhood Historic Resources.** Identify neighborhoods in the city that have substantially maintained historical character, and pursue measures to preserve that character. Protect such neighborhoods, especially those in close proximity to the downtown and commercial cores, from development that might transform their historic character.

Possible Implementation Actions to be Considered

- HR5.1 Help preserve neighborhoods that have retained historical character. Adopt mechanisms, such as ordinance amendments, that secure protection for neighborhoods and streetscapes that have substantially maintained their character of the period of their initial development, as well as later periods of historical interest that reveal the historical evolution of the neighborhood or streetscape.
- HR5.2 Provide guidelines that facilitate protection. Adopt design guidelines that seek to ensure that new and remodeled buildings and structures will be compatible with surrounding historical development, that seek to prevent the unnecessary loss of a structure or historical features, and that ensure appropriate compatible design.
- HR5.3 Provide property owner support. Encourage upgrading and revitalization compatible with the character of the neighborhood, and provide homeowners with incentives, technical assistance and support.
- HR5.4 Prioritize documented candidates. Fast-track adoption of interim or permanent protection measures—such as historic district status or other appropriate measures—for those neighborhoods that have been adequately documented to contain historic resources.
- HR5.5 Establish zoning that conforms to the character of neighborhoods. Identify incompatibilities between the traditional historic development patterns of existing neighborhoods that have substantially preserved their historic character and existing zoning, and seek to reconcile the

conflicts in ways that help insure perpetuation of the neighborhood's traditional development patterns. Review and revise, as appropriate, existing zoning that allows inconsistent development that would adversely affect or erode its historic character.

Cultural Landscapes Such as Streetscapes, Public Features, and Pedestrian Amenities Policies

HR6. **Protect Traditional Public Resources and Streetscapes.** Identify and preserve significant public resources and streetscapes and ensure a public review process in order to protect their historical features and attributes.

Possible Implementation Actions to be Considered

HR6.1 Preserve and protect traditional public resources and streetscapes. Pursue measures to preserve and protect historical features such as trees, stone curbing, hitching posts, and sidewalk imprints.

HR6.2 Prioritize documented features. Target features that have been identified in historic resource surveys as historically significant for specific protection measures, such as landmark or structure of merit designation, as well as state and federal designations.

HR6.3 Promote streets that accommodate pedestrians. Since traditional streetscapes accommodated pedestrians, require that all projects in historic areas involving street design pursue options that advance and enhance pedestrian friendliness.

HR7. **Protect Cultural Landscapes.** Identify and preserve historic landscapes.

Possible Implementation Actions to be Considered

HR7.1 Identify and designate historic cultural landscape features. Require that historic surveys include identification of historic trees, specimen trees, gardens, landscapes, streetscapes and landscape features. Include landscape features worthy of protection as part of historic designation boundaries.

HR7.2 Protect landscapes that contribute to historic resource context. Require that reviews of all development applications consider impacts upon cultural landscapes and landscape features that contribute to the integrity of a historic resource.

Public Education Policy

HR9. **Increase Awareness of Santa Barbara's Heritage.** Promote recognition that conservation of historic and cultural resources is a necessary contributor toward economic vitality, attaining sustainability and preservation of quality of life. Increase public awareness and appreciation of the significance of Santa Barbara's history. Promote awareness, appreciation and understanding of the early inhabitants of Santa Barbara.

Possible Implementation Actions to be Considered

HR9.1 Generate programs. Develop and expand programs that educate the public about the importance of preserving archaeological, prehistoric, historical, and cultural resources.

HR9.2 Reach out. Promote programs, awards and events to heighten public awareness and promote tourism.

HR9.3 Coordinate promotion. Integrate promotional efforts of various agencies and organizations that utilize local history such as, walking tours, brochures, fairs, festivals, public events and awards.

HR9.5 Improve awareness. Encourage and participate in partnerships between the City, developers, landowners and representation from most likely descendants of Barbareño Chumash; and local

Native American associations and individuals to increase the visibility of Chumash history and culture by:

- a. Supporting public displays or exhibits of Chumash arts, culture and history,
- b. Encouraging the incorporation of elements from Chumash art and culture into public and private development,
- c. Supporting the creation of a permanent Chumash archaeological museum and interpretive center in addition to those of the Santa Barbara Natural History Museum.

Environmental Resources Element (2011)

GOALS

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Greenhouse Gases.* Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.
- *Climate Change Adaptation.* If applicable, incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

Energy Conservation Policies

Air Quality Policies

- ER8. **Low-Emission Vehicles and Equipment.** Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g., parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.

Possible Implementation Actions to be Considered

- ER8.1 Electric Vehicles. Monitor electric car development, including the projected availability of new vehicles and the types of charging stations that will serve those vehicles. Require the installation of the most commonly used types of electric charging stations in all major new non-residential development and remodels as appropriate, based on increases in the electric vehicle fleet and the availability of suitable charging technology. Provide expedited permitting for installation of electric vehicle charging infrastructure in residential, commercial, and industrial development. Consider changing the Building Code to require pre-wiring for electric vehicle charging infrastructure in new and substantial remodels of residential units.

Biological Resources Policies

- ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Possible Implementation Actions to be Considered

- ER11.2 Oak Woodlands. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:

- a. Avoid removal of specimen oak trees;
- b. Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;
- c. Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;
- d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
- e. Minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.

ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement.** Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

Possible Implementation Actions to be Considered

ER12.4 Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

- a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.
- b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.
- c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.
- d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publicly-owned land, and degraded areas of the City's three major creeks.

ER12.5 Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:

- a. Avoid removal of mature native trees;
- b. Preserve and protect native tree saplings and understory vegetation;
- c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;
- d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
- e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

ER13. **Trail Management.** Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors.

Hydrology, Water Quality and Flooding Policies

- ER19. **Creek Resources and Water Quality.** Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.
- ER21. **Creek Setbacks, Protection, and Restoration.** Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Possible Implementation Actions to be Considered

- ER21.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.
- a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.
 - b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
 - c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where “hard bank” protection is present.
 - d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
 - e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.
- ER21.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City’s creeks.

Aesthetics and Visual Resources Policies

- ER29. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.
- ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Possible Implementation Action to be Considered

ER30.1 Underground Utilities. Cooperate with developers and utility companies to underground as many as possible overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program and continue to support neighborhood efforts for undergrounding.

Noise Policies

ER31. Noise Policies for New Residential Uses. Take into consideration the surrounding existing and future legal land uses in establishing exterior noise policies for new residential uses.

Possible Implementation Actions to be Considered

ER31.2. Residential Exterior Ambient Noise Levels in Single Family Zones. An average ambient outdoor noise level of 60 dBA Ldn or CNEL or less is established as the level considered normally acceptable for required outdoor living areas of residential units located within single-family zones except for areas subject to higher ambient noise levels, for which a 65 dBA Ldn or CNEL standard is established. This policy amends the General Plan Noise Element Land Use Compatibility Guidelines for residential units in single-family zones that already experience average ambient noise levels above 60 dBA.

ER31.5 Non-Residential Noise Affecting Residential Neighborhoods. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with episodic activities and events that may cause noise effects to residential neighborhoods.

Conservation Element (1979, prior amendment 1994)

VISUAL RESOURCES

Goals

- Restore where feasible, maintain, enhance, and manage the creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservation techniques.
- 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.

Policies

- 1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environments.
- 4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.
- 5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

Implementation Strategies

- 1.2 Examine undeveloped parcels having creek frontage for possible purchase and retention as open space.
- 4.1 Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.
- 4.2 All feasible options should be exhausted prior to the removal of trees.
- 4.3 Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.
- 4.4 Private efforts to increase the number of street trees throughout the City should be encouraged.

AIR QUALITY

Goals

- Maintain air quality above Federal and State ambient air quality standards.
- Reduce dependence upon the automobile.

Policies

- 1.0 Reduce single occupant automobile trips and increase the utilization of public transit.
- 2.0 Improve the attractiveness and safety of bicycle use as an alternate mode of travel for short- and medium-distance trips.

BIOLOGICAL RESOURCES

Goals

- Enhance and preserve the City's critical ecological resources in order to provide a high-quality environment necessary to sustain the City's ecosystem.
- Increase public understanding of the relationship between the maintenance of the City ecosystem and the welfare of the general public.

Policies

- 4.0 Remaining Coastal Perennial Grasslands and Southern Oak Woodlands shall be preserved, where feasible.
- 5.0 The habitats of rare and endangered species shall be preserved.
- 11.0 Where Biological Resources policies conflict, the policy most protective of the natural environment shall prevail.

DRAINAGE AND FLOOD CONTROL

Goals

- Ensure that human habitation of the City's floodplains does not adversely affect public health, safety, and welfare.
- Encourage recreation, conservation and open space uses in floodplains.

Policies

- 2.0 Floodplain management programs shall be implemented through the Building Officer of the Division of Land Use Controls, and the Flood Control Division.
- 3.0 Hazard reduction programs shall be implemented in urban sections of the City already built in hazardous flood-prone areas.
- 4.0 Goals and policies of this Element are interrelated with those of the Safety and Open Space Elements and shall be considered together in land use planning decisions.

Implementation Strategies

- 2.4 Encourage the use of permeable or pervious surfaces in all new development to minimize additional surface runoff.
- 3.2 Regulate buffer zones along creeks to protect against bank erosion from public or private practices including grading, brush cleaning, trail maintenance, dumping or construction of private structures such as bridges or walkways across creeks. Routine debris removal by the City for flood reduction is exempted.
- 4.1 Encourage the use of natural building materials for flood control channels such as stone, heavy timber, erosion control shrubs, and wire revetment with plantings of native or naturalized flora wherever they provide a comparable degree of flood protection.
- 4.2 Creeks and their banks constitute a scenic open space resource within the City in their natural state; thus, the Open Space Element also recognizes the importance of keeping structures out of the stream channels for preservation of City resources.
- 4.3 The Safety Element recognizes the hazard to lives and property of encroachment of structures into stream channels and on stream banks; thus, it also supports the findings of this Element on the basis of hazard reduction.

WATER RESOURCES

Goal

- To maintain existing and protect future potential water resources of the City of Santa Barbara.

Implementation Strategies

- 2.1 Require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand.
- 2.2 Encourage new development and redevelopment to consider innovative water conservation techniques such as gray water recycling.

Circulation Element (2011)

GOALS

- *Integrated Multi-Modal Transportation System.* Create a more integrated multi-modal transportation system to connect people, places, goods, and services. Provide a choice of transportation modes and decrease vehicle traffic congestion.
- *Street Network.* Provide a comprehensive street network that safely serves all transportation modes.

Circulation Policies

- C1. Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access.

Possible Implementation Actions to be Considered

- C1.1 Pedestrian and Bicycle Infrastructure. Emphasize high quality public right-of-way infrastructure to include enhanced pedestrian and bicycle facilities.
- Provide high quality pedestrian crossings as described in the Pedestrian Master Plan that result in a high rate of vehicle yielding at uncontrolled intersections.
 - Install pedestrian amenities (e.g., pedestrian-scaled street lighting, benches, trees and other landscaping) along high volume pedestrian corridors, at other key pedestrian destinations (parks, schools, etc.) and, in coordination with MTD, around transit stops and stations (e.g. shade and rain structures, and space for newspaper dispensers).
 - Improvements to bicycle travel-ways and parking are a priority use of rights-of-way throughout the City, therefore, carry out implementation of all of the recommended improvements within the City's Bicycle Master Plan.
 - Improve coordination between City, County, UCSB, SBCAG, and other South Coast cities and entities to improve and expand regional bike paths and routes that cross jurisdictional boundaries.

Development Policies

- C8. Emergency Routes. It shall be a high priority to keep all emergency evacuation, response and truck routes free of physical restrictions that may reduce evacuation/response times.
- C9. Accessibility. Make universal accessibility for persons with disabilities, seniors, and other special needs populations a priority in the construction of all new development for both public and private projects.

Circulation Element (1997, original 1964)

Goal 1 PROVIDE A TRANSPORTATION SYSTEM THAT SUPPORTS THE ECONOMIC VITALITY OF THE CITY

Establish and maintain a transportation system that supports the economic vitality of local businesses.

POLICIES AND IMPLEMENTATION STRATEGIES

- 1.1 The City shall establish, maintain, and expand a mobility system that supports the economic

vitality of local businesses.

- 1.1.3 Enhance alternative transportation services and infrastructure access between residential, recreational, educational, institutional and commercial areas.

Goal 2 STRIVE TO ACHIEVE EQUALITY OF CONVENIENCE AND CHOICE AMONG ALL MODES OF TRANSPORTATION

Emphasize alternative modes in order to provide real options and opportunities for people to choose among different forms of transportation rather than relying exclusively on the automobile.

POLICIES AND IMPLEMENTATION STRATEGIES

2.1 Work to achieve equality of convenience and choice among all modes of transportation.

- 2.1.2 Expand and enhance the infrastructure for and promote the use of the bicycle as an alternative form of travel to the automobile.

- 2.1.3 Create an integrated pedestrian system that promotes safe and convenient pedestrian travel throughout the City.

Goal 4 INCREASE BICYCLING AS A TRANSPORTATION MODE

Develop a comprehensive system of bicycle routes which are integrated with other modes of transportation and which provide safe and efficient bikeways.

POLICIES AND IMPLEMENTATION STRATEGIES

4.2 The City shall work to expand, enhance, and maintain the system of bikeways to serve current community needs and to develop increased ridership for bicycle transportation and recreation.

- 4.2.1 Create bikeways that conveniently serve major areas of attraction, such as shopping centers, public buildings, parks, places of employment, schools, and the Waterfront.

Goal 5 INCREASE WALKING AND OTHER PATHS OF TRAVEL

Develop a comprehensive system of pedestrian routes which are integrated with other modes of transportation and which provide safe and efficient paths of travel.

POLICIES AND IMPLEMENTATION STRATEGIES

5.1 The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.

- 5.1.2 Identify and link major activity centers and destinations with walkways. This will consist of the following:
- surveying existing connections between neighborhoods and identifying opportunities and constraints for new pedestrian connections,
 - identifying existing barriers to walking to school and where feasible eliminating those barriers,
 - providing improved access for pedestrians (for example, between such areas as the Eastside, Westside, Mesa, Lower State, Upper State and Waterfront areas, major attractions, recreation, cultural, and commercial areas),
 - working with neighborhood markets and grocery stores to identify ways to encourage walking trips to the market from surrounding neighborhood areas,
 - improving pedestrian access in and around the Mission by providing safe and attractive walking connections between the Mission, Rose Garden, Rocky Nook Park, Natural History Museum and Alameda Padre Serra, and
 - creating an integrated pedestrian system linking the Franklin Center, Franklin School, the Eastside Library and the community gardens.

Goal 6 REDUCE THE USE OF THE AUTOMOBILE FOR DRIVE-ALONE TRIPS

Efficiently and effectively use the existing street system through incentives, the provision of attractive alternatives and a transportation demand management program. Recognizing that automobiles will still be on the road, the City will support programs that encourage increased vehicle occupancies and trip reduction in order to enjoy the quality of life that currently exists. The City recognizes that reducing drive-alone trips from current levels may create roadway capacity for new development consistent with the General Plan.

POLICIES AND IMPLEMENTATION STRATEGIES

- 6.1 **The City shall continue to support efforts to expand Transportation Demand Management Programs.**
- 6.1.4 Work with employers to provide transportation demand management programs that encourage employees to rideshare and use alternative modes of transportation. Such voluntary programs may include telecommuting, transportation allowances in lieu of free or inexpensive parking, free or low cost bus passes, and van-pools.

ANNEXATION

- 13.8 **Ensure that sustainable transportation linkages, public services, infrastructure, and commercial needs support the City's mobility goals and are evaluated in proposed annexations.**

Safety Element (2013)

GOALS

- *Public Safety:* Protect life, property and public well-being from natural and human-caused hazards.
- *Community Resilience:* Promote community resilience through risk reduction, public education and emergency response planning and programs.
- *Hazard Risk Reduction:* Use the development review process to minimize public and private risk and minimize exposure of people and property to risks of damage or injury caused by natural and man-made hazards.

Hazard Risk Reduction

- S7. Hazard Reduction. Identify, evaluate and implement risk reduction measures during the development review and permitting process to reduce the effects of hazards to an acceptable level of risk. Project design measures shall be implemented as applicable to avoid or reduce hazards and comply with associated regulations.
- S8. Information Resources. Maps depicting areas affected by natural and human-caused hazards shall be maintained by the City. These maps may be updated from time to time when new information regarding the location or severity of hazards becomes available.
- S9. Risk Evaluation. Proposals for new development may be required to provide an evaluation of how natural and human-caused hazards may adversely affect the project, whether the project may create or exacerbate hazards, and to identify feasible measures to reduce hazard-related risk to an acceptable level. Required hazard evaluation reports are to be prepared and signed by a qualified individual acceptable to the City. At its discretion, the City may require peer review of submitted reports.

Factors to be considered in determining whether a risk evaluation is required include but are not limited to:

- a. Location of the project in relation to City hazard maps and other hazards information
 - b. Potential for the project to exacerbate natural or human-caused hazards
 - c. Potential for the project to be impacted by natural and human-caused hazards
 - d. Potential severity of hazard-related impacts
 - e. Intended use of the site or proposed structures
 - f. Potential consequences should the project be affected by one or more hazards
 - g. Federal, state hazard regulations, building code requirements, and recommendations of the *Geology and Geohazards Master Environmental Assessment, Technical Report and Evaluation Guidelines and other similar regulations and guidelines.*
- S10. Adaptation in Development. New public and private development or substantial redevelopment or reuse projects shall consider the useful life of proposed structures in conjunction with available climate change information, and incorporate adaptation measures in the location, siting, and design of structures.

Possible Implementation Actions to be Considered

- S10.1. Adaptation Guidelines. The City shall prepare adaptation guidelines for development projects, and provide available information about potential climate change hazards to developers.

Geologic and Seismic Hazards

- S11. Fault Rupture. Avoid placing new structures for human occupancy across or adjacent to active faults.
- a. Fault Setbacks. Structures for human occupancy should generally be set back 50 feet from the location of an active fault as determined by a site-specific fault investigation. This setback distance may be altered based on the recommendations of the site-specific fault evaluation.

- b. Utilities that Cross Faults. For linear utility infrastructure (e.g., water, sewer, gas pipelines) that must cross an active fault, appropriate safety measures shall be provided. Examples of appropriate safety measures include providing shut-off valves on both sides of the fault, motion sensitive shut-off valves, and/or appropriate structural engineering to accommodate anticipated levels of ground movement or surface warping.
- S12. Ground Shaking. Reduce the effects of earthquake ground shaking through appropriate building design requirements for new buildings and retrofit measures for existing buildings.
- a. Minimize the Effects of Ground Shaking. The City shall implement applicable building code requirements and the recommendations of site-specific soil and geologic investigations to minimize the effects of ground shaking on new development. Building code requirements pertaining to essential and critical facilities (e.g., schools, emergency service facilities, and utilities) shall also be implemented to reduce earthquake-related hazards.
 - b. Building Code Updates. The City will minimize ground shaking-related hazards to structures by continuing to review, amend, and adopt updated provisions of the California Building Code to incorporate and implement building design requirements.
 - c. Unreinforced Masonry Buildings. Implement existing building retrofit programs that address structural deficiencies in existing buildings that have the potential to result in significant safety hazards during earthquakes.

Fire Hazards

- S34. Evacuation Routes. Development projects located in the Extreme Foothill and Foothill High Fire Hazard Zones shall be evaluated to determine if the project would have the potential to substantially affect emergency evacuation. A project would result in a substantial effect on evacuation if it would result in either of the following conditions:
- a. Physically interfere with evacuation capabilities. A project could physically interfere with evacuation capabilities if it would reduce evacuation capacity by substantially decreasing the width of road or other access way, or result in the closure of a road or access way.
 - b. Add substantial additional evacuees to routes with limited capacity. A project could substantially reduce evacuation capacity if it would add a considerable amount of traffic to probable evacuation routes that do not meet current Fire Department roadway or access standards; or add a considerable amount of traffic to probable evacuation routes in relation to roadway capacity and evacuation traffic volumes reasonably expected to be generated by existing development in the project area.
- S37. Fire Hazard Reduction Design Requirements. Project designs shall adequately address fire hazard, providing for appropriate site layout; building design and materials; fire detection and suppression equipment; landscaping and maintenance; road access and fire vehicle turnaround; road capacity for evacuation; and water supply.
- S39. Defensible Space. Require that defensible space be provided around existing and proposed development projects located in high fire hazard areas in accordance with the Wildland Fire Plan, or as recommended by the Fire Department.
- S40. Vegetation Management. Vegetation management programs to reduce fire fuel loads, as well as project-related landscape and maintenance plans, shall protect and preserve environmentally sensitive habitat areas (ESHAs) and balance fire risk reduction benefits with possible aesthetic, habitat, and erosion impacts. Potential effects resulting from fuel management activities shall be avoided or reduced as feasible.
- S41. Fire Prevention and Creek Restoration. Coordinate fire prevention and vegetation management activities with creek and riparian resource protection by developing and implementing Best Management Practices for vegetation/fuel management operations conducted within and adjacent to creek corridors.

Flood Hazards

- S46. Development in Flood Hazard Areas. The potential for flood-related impacts to health, safety, and property may be reduced by limiting development in flood-prone areas. New development or redevelopment located within a designated 100-year floodplain shall be required to implement appropriate site and structure designs consistent with regulatory requirements that minimize the potential for flood-related damage, and shall not result in a substantial increase in downstream flooding hazards.

RELEVANT MISSION CANYON COMMUNITY PLAN GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL LU-MC-1: Ensure that development does not exceed the availability of adequate services and infrastructure to provide for public health and safety within an area with limited ingress and egress.

Policy LU-MC-2: The County shall recognize that the Mission Canyon Plan Area is a constrained community with respect to fire hazard, parking and circulation, flooding and drainage, wastewater and geology, and hillsides and topography and shall require that future development is adequately served by existing services and infrastructure.

GOAL LU-MC-2: Protect the semi-rural quality of life by encouraging excellence in architectural and landscape design. Promote area-wide and neighborhood compatibility and protect residential privacy and public views.

GOAL LU-MC-3: Maintain an environment where the relative quiet of the community is a recognized value.

Policy LU-MC-4: The public shall be protected from continuous noise that could jeopardize health and welfare.

DevStd LU-MC-4.1: Stationary equipment, such as air conditioning units, pumps, and generators, that could generate noise exceeding 65 dB(A) at property boundaries, shall be shielded to Planning and Development's satisfaction.

GOAL PDR-MC-1: In the aftermath of disaster, the Mission Canyon Community should be rebuilt so that it can survive a future natural disaster with minimum loss of life and property while maintaining and enhancing its character and charm.

Action PDR-MC-2.1: The County and Mission Canyon community shall establish a plan to develop additional ingress and egress routes to and from Mission Canyon that can be used in an emergency.

GOAL FIRE-MC-1: Maximize effective and appropriate prevention measures to reduce wildfire damage to human and animal life, property, and the Mission Canyon ecosystem.

Policy FIRE-MC-3: Fire hazards in the Mission Canyon Plan Area shall be minimized to reduce the cost and need for increased fire protection services and to protect natural resources.

Action FIRE-MC-3.6: The County shall encourage homeowners to investigate converting overhead power lines to underground facilities throughout Mission Canyon for the purpose of fire hazard reduction.

Action FIRE-MC-3.7: The County shall encourage homeowners to retrofit existing homes to use fire resistant materials, such as fire resistive roofing or other buildings materials required in the current California Building Code.

Policy FIRE-MC-5: Conditional uses, including new construction and increases in intensity of use, shall not significantly contribute, individually or cumulatively, to the existing deficiency in roadway evacuation capacity from the Mission Canyon Plan Area. For new, amended, or revised Conditional Use Permits that include temporary events, the County shall consider the following measures as part of the required Fire Protection Plan in the conditions of approval:

- Annual special event calendar coordination between institutional uses within and adjacent to the Plan Area (County and City);
- A traffic management program for all events that have the potential to exceed the existing supply of visitor parking spaces. Offsite parking for temporary events shall not occur on adjacent residential streets and parking for shuttle buses shall occur outside the Plan Area; and
- A maximum attendance number for any single event during the County Fire Department declared High Fire Season.

DevStd FIRE-MC-5.1: Development shall comply with the County Fire Department's development standard for two separate access roads unless the County Fire Department waives/modifies the requirement and documents finding(s) for the waiver/modification based upon substantial evidence that public safety will not be compromised.

GOAL PRT-MC -1: Protect and provide public recreational opportunities for residents and visitors, including maintaining access and multi-use trails.

Policy PRT-MC-1: The County shall ensure that trails provide users with a recreational experience appropriate to the quiet, semi-rural nature of the area. The Trail Siting Guidelines (Appendix A) shall be consulted when designing and constructing trails.

DevStd PRT-MC-1.1: Development adjacent to off-road trail easements shall include setbacks and, where appropriate, landscaping to minimize conflicts between use of private property and public trails. Where feasible, new structures shall be sited at least 50 feet from the edge of trail easements.

DevStd PRT-MC-1.2: On-road trail development design shall maximize road shoulder width to separate trail users from vehicular traffic.

DevStd PRT-MC-1.3: Trailhead parking shall be sited and designed to minimize disruption to existing neighborhoods and shall not impede emergency vehicle access.

Action PRT-MC-1.4: The County shall investigate all obstructions to existing dedicated public trails and public park property and take appropriate action to remove any such obstructions.

Action PRT-MC-1.5: All opportunities for public trails within the designated trail corridors identified on the Parks, Recreation, and Trails (PRT) map shall be protected, preserved, and provided for where feasible during review and upon approval of development and/or permits requiring discretionary approval. County Public Works Department shall consult with the County Parks Division prior to issuing any encroachment permits for on-road development, such as driveways along road shoulders, with current or proposed trails.

Action PRT-MC-1.6: The County shall actively pursue acquisition of interconnecting usable public trails within designated trail corridors through negotiation with property owners for purchase, exchange for surplus County property as available, or acceptance of gifts and other voluntary dedications of easements.

GOAL CIRC-MC-1: Achieve safe roadways and improve pedestrian and bicycle passage, while maintaining the community character and aesthetic qualities of Mission Canyon.

Policy CIRC-MC-1: Land use and densities shall reflect the desire of the community to maintain local roads and intersections within acceptable capacities and levels of service. The County shall balance the need for new road improvements with protection of the Plan Area's semi-rural character.

DevStd CIRC-MC-1.1: All road development shall be designed to respect the Plan Area's environment and semi-rural character.

Policy CIRC-MC-2: Safe pedestrian pathways are encouraged within the County public road right-of-way (ROW).

Policy CIRC-MC-3: The County shall coordinate with the City of Santa Barbara to seek grants and other funding sources to design and implement a plan to improve multimodal access and safety for residents and visitors traveling between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods within and adjacent to the City/County boundary at Mission Canyon Road, in accordance with the streetscape plan for the Scenic Corridor (see *Action VIS-MC-3.2*).

Improvement plans for this roadway shall include, but not be limited to, an evaluation of the following issue areas:

- Traffic patterns and on-street parking generated by special events at Mission Santa Barbara, the Santa Barbara Museum of Natural History, and the Santa Barbara Woman's Club;
- Unpermitted encroachments into the public road ROW;

RELEVANT MISSION CANYON PLAN GOALS, POLICIES & IMPLEMENTATION STRATEGIES

SANTA BARBARA MUSEUM OF NATURAL HISTORY

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- Dual purpose pedestrian trails/emergency vehicle turnout zones in appropriate locations, including the southbound segment of Mission Canyon Road and Los Olivos Street for use in an emergency evacuation with the aid of traffic control;
- Improvements to the Mission Creek bridge; and
- Historical resources evaluation by the City and County Historic Landmarks Commission/Committee.

Action CIRC-MC-3.1 The County shall collaborate with the community and City of Santa Barbara to improve multimodal connections between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods adjacent to the City/County boundary at lower Mission Canyon Road and Los Olivos Street, consistent with the historical and scenic nature of this area.

DevStd CIRC-MC-3.2: Development on properties adjacent to public roads shall require removal or relocation of any unpermitted structures in the County road ROW or conduct other applicable measures such as trimming or moving vegetation back from edge of pavement to provide space for the County to construct future emergency turn out zones, pedestrian pathways, or other public road improvements referenced in this Community Plan to the extent allowable in the existing County road ROW. Development on State Route 192/Foothill Road shall be referred to Caltrans for input and determination on road frontage improvements, driveway sight distance, and encroachment permit policies to meet state highway standards.

DevStd CIRC-MC-3.3: The cumulative impacts of discretionary development on roadway capacity and LOS shall be considered during the permit review process. Projects which would cause traffic to exceed acceptable capacities and LOS shall refer to the Community Plan's standards for determination of project consistency to ensure that roadways and intersections continue to operate at acceptable levels.

Action CIRC-MC-4.1: The County shall coordinate with the City of Santa Barbara to monitor the intersection of Mission Canyon Road and Mountain Drive. If the intersection exceeds acceptable County and City LOS thresholds for unsignalized intersections, the County and City shall conduct a Traffic Signal Warrant Analysis. Before a traffic signal is approved, the County and City shall consider alternatives to traffic signal control and conduct public workshops, consistent with Policy CIRC-MC-4. Due to the proximity of this intersection to the Mission Canyon Scenic Corridor and the City's El Pueblo Viejo Landmark District, a proposed traffic signal should be reviewed by the County Historic Landmarks Advisory Commission and City Historic Landmarks Commission. If a traffic signal is approved by the City and County, the County shall enter into an agreement with the City to fund its fair share cost of the intersection signal design and installation.

Policy CIRC-MC-5: Mature landscaping within and adjacent to the road ROW is aesthetically valuable to the community and shall be preserved and maintained to the extent that it does not compromise public safety, impede pedestrian pathways, or interfere with applicable County or Caltrans sight distance standards.

Policy CIRC-MC-6: Stone bridges and sandstone culverts are considered major architectural elements in the preservation of the semi-rural character of the community and shall be protected and maintained.

Policy CIRC-MC-7: Project consistency with the Mission Canyon Community Plan Circulation Element section shall constitute a determination of project consistency with Land Use Development Policy 4 (Land Use Element) with regard to roadway and intersection capacity. Per Land Use Development Policy 4, a project may be denied or reduced in density if adequate resources are unavailable. Project applicants shall assume full responsibility and cost for required improvements.

Policy CIRC-MC-8: The minimally acceptable LOS on roadway segments and intersections under County jurisdiction in the Plan Area is LOS B. Exception to this policy is Mission Canyon Road south of Foothill Road – LOS C is acceptable.

Action CIRC-MC-8.1: The County shall regularly monitor traffic volumes on Mission Canyon Road between Foothill Road and Mountain Drive. If average daily traffic volumes approach Level of Service D (80% of Design Capacity) and if the unsignalized intersections approach LOS D in this segment (V/C 0.81 or lower), the County shall prepare a plan for design changes, spot widening, intersection improvements, or other measures to improve traffic flow. Improvement plans for this roadway shall consider the historic and scenic value of this roadway and design features to accommodate higher traffic

volumes generated by temporary events at the Santa Barbara Museum of Natural History and the Santa Barbara Woman's Club.

GOAL CIRC-MC-2: Provide an efficient and safe circulation system with adequate access for emergency vehicles and safe emergency egress for residents and visitors.

DevStd CIRC-MC-10.1: All new landscaping and hardscape within and immediately adjacent to the ROW shall be consistent with the continued use and availability of the ROW for its intended use. No landscaping or hardscape shall be planted or constructed within the ROW without an encroachment permit.

GOAL CIRC-MC-3: Adequate parking shall be provided for occupants, guests, and Plan Area visitors, without increasing surface storm water runoff, to reduce onstreet parking to the maximum extent feasible.

Action CIRC-MC-12.3: The LUDC shall be amended upon Community Plan adoption to increase the required number of parking spaces for new dwelling units and specified additions to existing dwelling units in the R-1/E-1 zone districts from two to three spaces.

GOAL PS-MC-1: Incorporate energy and water efficiency principles in the design and construction of new, remodeled, and rebuilt structures.

Policy PS-MC-1: The County shall encourage developers and homeowners to incorporate green building techniques into new, remodeled, and rebuilt structures, to the greatest extent feasible. This can be achieved, in part, through continued promotion of the incentives and design expertise available to property owners through such programs as the Innovative Building Review Program or equivalent programs.

Action PS-MC-1.1 The County shall encourage homeowners to upgrade existing homes for energy efficiency by promoting programs such as emPower Santa Barbara County (www.empowersbc.org), or any other incentive programs such as those provided by non-profits, government agencies, and utility companies.

DevStd PS-MC-1.2: Mission Canyon Residential Design Guidelines-Green Design Guidelines should be incorporated as part of development proposals to the maximum extent feasible. Energy conserving designs and/or techniques are encouraged, including but not limited to:

- Energy efficient and low-emission residential water and space heaters;
- Heat transfer modules in furnaces;
- Solar panels;
- Passive solar cooling/heating;
- Natural lighting; and
- Energy efficient appliances and lighting.

Policy PS-MC-2: Development in Mission Canyon shall incorporate water efficient design, technology, and landscaping. New or expanded water service connections shall be subject to the City of Santa Barbara's water conservation standards.

DevStd PS-MC-2.1: Landscape plans shall include appropriate water-conserving features as applicable to comply with the state's Model Water Efficient Landscape Ordinance. Projects that require new or expanded water service connections from the City of Santa Barbara shall submit to the County an approved Application for Water Service Commitment showing compliance with City Landscape Design Standards for Water Conservation.

DevStd PS-MC-2.2: Projects that require new or expanded water service connections from the City of Santa Barbara shall submit to the County an approved Application for Water Service Commitment showing compliance with City interior water conservation fixtures standards.

Action PS-MC-2.3: The County shall encourage homeowners to retrofit existing landscaping and outdoor irrigation and install residential water-saving devices by promoting rebates and other programs available for existing homes on the WaterWise Santa Barbara website (www.sbwater.org).

GOAL BIO-MC-1: The native and created biological diversity of Mission Canyon is an important asset that shall be protected, preserved, and enhanced.

Policy BIO-MC-1: Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.

Policy BIO-MC-2: The following general criteria are used to determine which resources and habitats in the Mission Canyon Plan Area are identified as environmentally sensitive:

- Unique, rare, or fragile communities that should be preserved to ensure their survival in the future;
- Habitats of rare and endangered species protected by state and/or federal law;
- Outstanding representative natural communities that have values ranging from particularly rich flora and fauna to an unusual diversity of species;
- Specialized wildlife habitats that are vital to species survival;
- Areas structurally important in protecting natural landforms that physically support species (e.g., riparian vegetation protecting stream banks from erosion, shading effects of tree canopies);
- Critical connection between separate habitat areas and/or migratory species routes; and
- Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, the continued existence of which is demonstrated to be unlikely unless designated and protected.

Policy BIO-MC-3: The following biological resources and habitats, as identified and generally described by the Community Plan, shall be presumed to be “environmentally sensitive,” provided that the biological resource(s) or habitat(s) present on a project site satisfy one or more of the criteria listed in Policy BIO-MC-2. These resources and habitats shall be identified on a Mission Canyon Community Plan Environmentally Sensitive Habitat (ESH) Land Use and Zoning Overlays map to the extent that their general or specific locations are known:

- Habitats containing Nuttall’s scrub oak or other special status animal or plant species or rare natural communities;
- Central and Southern Coast Live Oak Riparian Forest and Woodland;
- Coast Live Oak Woodland and Forest;
- California Sycamore Riparian Forest;
- Coast Live Oak/Olive Riparian Woodland;
- Central Coast Arroyo Willow Riparian Forest;
- Wetland Habitats; and
- Native grasslands or other habitats with understory dominated by native grass species.

The scale of the Land Use and Zoning Overlays map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations. As new information becomes available,

Planning and Development will periodically update the boundaries of the designations. Where proposed development could impact ESH present on site, a biological report prepared by a County-approved biologist shall be required. The report shall follow the County and California Department of Fish and Wildlife’s most current guidelines as determined by Planning and Development.

DevStd BIO-MC-3.2: The process for delineating the exact boundary of the ESH occurs during an application for development. New areas of ESH that meet the criteria listed in Policy BIO-MC-2 and are identified through the biological review process but are not currently mapped shall be considered ESH. Areas that were mapped ESH but do not meet the criteria listed in Policy BIO-MC-2 shall not be considered ESH. Boundaries of mapped and unmapped ESH shall be confirmed on a site-specific basis by a County-approved biologist based on a site visit during the permit review process, and shall be precisely shown on all development plans.

DevStd BIO-MC-3.3 Development shall be required to include the following ESH buffer areas:

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- Creeks and streams, including steelhead critical habitat streams—50 feet as measured from the geologic top of creek bank.
- Central and Southern Coast Live Oak Riparian Forest and Woodland, Coast Live Oak/Olive Riparian Woodland, California Sycamore Riparian Forest, and Central Coast Arroyo Willow Riparian Forest—50 feet from edge of canopy.
- Coast Live Oak Woodland and Forest—25 feet from edge of canopy.
- Habitats containing Nuttall's scrub oak or other special status animal or plant species or rare natural communities—25 feet minimum, full extent to be determined on a case-by-case basis.
- Wetland Habitats—50 feet from edge of wetland habitat.
- Buffer areas from other types of ESH shall be determined on a case-by-case basis.

These buffer areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions, such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.

DevStd BIO-MC-3.4: Where development cannot be sited to avoid ESH, development in ESH and ESH buffer areas shall be designed and carried out in a manner that protects the sensitive habitat areas to the maximum extent feasible.

DevStd BIO-MC-3.5: Development proposed within areas zoned with the ESH-MC Overlay Zone shall be subject to the applicable regulations and permit requirements contained in the LUDC ESH-MC Overlay Zone regulations.

DevStd BIO-MC-3.6: Development shall be sited and designed at an appropriate scale (size of main structure footprint, size and number of accessory structures/uses, and total areas of paving, motor courts, and landscaping) to avoid disruption and fragmentation of biological resources in ESH areas, avoid or minimize removal of significant native vegetation and trees, preserve wildlife corridors, and minimize fugitive lighting into ESH areas to the maximum extent feasible. Where appropriate, development envelopes and/or other tools shall be used to protect the resources.

DevStd BIO-MC-3.7: For existing structures in any zone district located within designated ESH or ESH buffer areas, structural additions shall be designed to minimize ground disturbance to protect the ESH resource to the maximum extent feasible. Site design and appropriate scale of the addition shall conform to the following guidelines:

1. Second-story additions should be encouraged as a design alternative to avoid ground disturbance, subject to approval by the Board of Architectural Review and in compliance with the Mission Canyon Residential Design Guidelines.
2. Where an existing structure is located only partially inside an ESH or ESH buffer area, additions should be located on those portions of the structure located outside or away from the ESH or ESH buffer area.
3. Where the structural addition cannot avoid significant ESH or ESH buffer areas, a biological assessment may be required to determine the location of the addition that will result in the least disruption to the ESH.
4. Where the structural addition cannot avoid the ESH or ESH buffer areas, restoration or enhancement of the ESH resource may be required to offset the increased area of disturbance. Restoration or enhancement shall be contained in a Restoration Plan prepared by a County-approved biologist and approved by Planning and Development.

DevStd BIO-MC-3.8: Development on parcels entirely within ESH shall be subject to the following development standards.

1. All permitted development and uses, including structures, roadways, landscaping, and agricultural uses, shall be clustered in one contiguous area to avoid fragmenting the habitat.
2. Development shall be located adjacent to existing access roads and infrastructure to avoid fragmenting the habitat.
3. If impacts to ESH are greater than 0.5 acres, restoration of degraded natural habitat shall be a minimum 2:1 ratio. For impacts less than 0.5 acres, enhancement (e.g., invasive species removal) of onsite adjacent ESH shall be required.

DevStd BIO-MC-3.9: All construction activity, including but not limited to staging areas, storage of equipment and building materials, and employee vehicles, shall avoid disturbance to the ESH and ESH buffer areas.

DevStd BIO-MC-3.10: Public trails shall be sited and designed to avoid or minimize impacts to ESH, areas of steep slopes, and/or highly erosive soils. Proposed trail routes should be surveyed and re-routed where necessary to avoid sensitive species, subject to final approval by Planning and Development and the Parks Division.

DevStd BIO-MC-4.1: Fuel modification for defensible space within ESH and ESH buffers shall maintain the habitat's structural integrity and ecological functions that physically support species (e.g., stream bank stabilization, erosion control, water quality, shading effects of tree canopies).

Action BIO-MC-4.2: The LUDC shall be amended upon Community Plan adoption to: (1) regulate and provide criteria for the removal of vegetation and mature native trees in designated ESH; (2) identify activities that are exempt from permits, in addition to other existing permit review provisions and policy; and (3) provide new definitions as needed to clarify criteria. The intent of the permit exemption is to allow for compliance with state and local defensible space regulations while protecting ESH. Activities requiring permits and exempt activities shall be detailed in the LUDC. Exempt activities shall not involve any grading or use of heavy equipment within riparian areas.

DevStd BIO-MC-4.3: To the extent feasible, fuel modification practices involving mature oaks and other native trees shall be limited to removing dead trees and materials, proper pruning, mowing the understory, and limbing up the branches. Unless permitted or required by the County Fire Department (*see DevStd FIRE-MC-2.1*), fuel modification practices shall not normally result in the removal or substantial risk of loss of protected, mature, healthy oaks or other native trees.

Policy BIO-MC-5: Landscaping for development shall use appropriate plant species to ensure compatibility with and preservation of sensitive resources. Property owners are encouraged to remove existing non-native flammable or invasive exotic species and replace them with non-invasive, native, fire resistant varieties.

DevStd BIO-MC-5.1: Development requiring a landscape plan should use only non-invasive, fire resistant species (see firewise garden examples listed in Appendix E). Plants listed on the most recent California Invasive Plant Council (Cal IPC) Invasive Plant Inventory and Undesirable Plant Species listed in Appendix E shall not be included in any landscape plan for new development.

Policy BIO-MC-6: Native trees shall be protected to the maximum extent feasible. A "native protected tree" is at least six inches in diameter (largest diameter for nonround trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped). Native trees found in Mission Canyon area include, but are not limited to, coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), bigleaf maple (*Acer macrophyllum*), white alder (*Alnus rhombifolia*), and California black walnut (*Juglans californica*). Non-native trees that provide nesting habitat or cover shall be protected to the maximum extent feasible. A "non-native protected tree" has a biological or ecological function (i.e., it provides nesting habitat or cover) and is at least six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped). If it is determined by Planning and Development that tree removal cannot be avoided, removed trees shall be relocated or replaced onsite to the extent feasible provided the relocated or replaced trees can be accommodated in a location and manner that does not conflict with defensible space clearance requirements. Native tree replacements should be propagated from onsite or nearby specimens.

Policy BIO-MC-7: Natural stream corridors shall be maintained in an undisturbed state to the maximum extent feasible in order to protect water quality, protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts. "Hardbank" channelization (e.g., use of concrete, riprap, gabion baskets) of stream channels or corridors shall be prohibited, except where it has been demonstrated that no other method for protecting existing habitable structures or infrastructure in the floodplain is feasible and where such protection is necessary for public safety or to protect existing habitable structures (existing habitable structures and infrastructure shall be as of the Community Plan adoption date). Where hardbank channelization is required, the material and design used shall be the least environmentally damaging alternative and site restoration on or adjacent to the stream channel shall be required, subject to a Restoration Plan.

Policy BIO-MC-8: Native riparian vegetation, including trees, shall be protected as part of a stream or creek development buffer. Public or privately initiated restoration of degraded riparian areas shall be encouraged.

DevStd BIO-MC-8.1 Development shall be setback a minimum 50 feet from the geologic top of bank of any stream or creek or outside edge of riparian vegetation, whichever is greater. Buffer areas may be adjusted upward or downward on a case-by-

case basis given site-specific conditions such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.

DevStd BIO-MC-8.2: The stream or creek buffer area shall be indicated on all site and grading plans. All ground disturbance and native vegetation removal shall be minimized in the buffer area to the maximum extent feasible.

DevStd BIO-MC-8.3: When activities permitted in stream corridors would require removal of native riparian vegetation and/or non-native invasive vegetation, no herbicide use shall occur within a 15-foot wide exclusion zone at the top of creek bank, on the creek bank, or in the creek bed. Herbicide use in the creek channel shall be reviewed with the California Department of Fish and Wildlife (CDFW), and shall be of materials approved for aquatic use and conducted in accordance with a site-specific Revegetation/Restoration Plan prepared in consultation with a County-approved biologist. Revegetation/restoration with local native plants shall be required, obtained from seed and rootstock from the Mission Creek watershed or, if not available, from the South Coast (Gaviota to Rincon Creek) watershed, in order to protect local native plant genetics.

DevStd BIO-MC-8.4: No structures shall be located within a stream corridor except (1) public trails that would not adversely affect existing habitat, (2) flood control projects where no other method for protecting existing habitable structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing habitable structures (existing habitable structures shall be as of the Community Plan adoption date), and (3) other development where the primary function is for the improvement of fish and wildlife habitat. Development within a stream corridor shall require a biological assessment prepared by a County approved biologist with steelhead experience according to current County and/or CDFW guidelines and shall otherwise incorporate the best mitigation measures to minimize any negative impacts to the greatest extent feasible.

Policy BIO-MC-9: Existing and potential critical habitat for the Southern California steelhead trout on Mission and Rattlesnake creeks shall be protected.

DevStd BIO-MC-9.1: Development activity involving road construction, bridge construction, bridge replacement, stream bank restoration, and/or culvert removal or installation that requires ground disturbance in or within 250 feet of ephemeral, intermittent, or perennial streams and creeks, and associated riparian vegetation shall require a biological assessment prepared by a County-approved biologist with steelhead experience according to current County and/or CDFW guidelines and shall be subject to all applicable permit requirements of the CDFW, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers.

DevStd BIO-MC-9.3: Any modification (e.g., reconstruction of existing bridges or in-stream aprons) to existing (as of Community Plan adoption date) manmade barriers to fish passage (as identified in the Mission Canyon Community Plan Supplemental Biological Resources Assessment, located on file in Planning and Development) shall include improvements to allow enhanced fish passage in accordance with all applicable permit requirements of the CDFW, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers.

Action BIO-MC-9.4: The County should coordinate with the City of Santa Barbara and other appropriate entities to seek funding to prepare and implement plans to restore fish passage within the upstream reaches of Mission and Rattlesnake creeks.

Policy BIO-MC-10: Development proposals that include rezones, major conditional use permits, subdivisions, or development plans and that could have significant impacts on steelhead habitat shall require site-specific mitigation.

Policy BIO-MC-11: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy, sensitive plant species are those species that are listed as endangered or threatened by the CDFW and the U.S. Fish and Wildlife Service (FWS), plants protected as rare under the Native Plant Protection Act, or those that appear on List 1B of the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Additional species of local concern may be considered if the biological report indicates such is warranted. Sensitive animal

species are those listed as endangered, threatened, or candidate species by the CDFW and the FWS, and those considered to be species of special concern by the CDFW pursuant to the most recent statewide list maintained by that agency.

DevStd BIO-MC-11.1: Development shall not interrupt major wildlife travel corridors and linkages. Typical wildlife corridors include, but are not limited to, riparian habitats, streams and floodplains, and unfragmented areas of grassland and oak woodland. If a wildlife corridor is identified in the Plan Area by a County-approved biologist during the biological review process, it shall be indicated on all development plans.

Action BIO-MC-11.2: Planning and Development should develop and maintain a database of known wildlife corridors in the Plan Area.

Policy BIO-MC-12: Development shall include provisions to minimize impacts to special status animals and nesting birds protected under the Migratory Bird Treaty Act (MBTA).

DevStd BIO-MC-12.1: When special status animal species are found on or near a site during biological review for projects, or if the project may affect nesting birds protected under the MBTA, the applicant shall submit to the County a mitigation and monitoring plan that details protections to be implemented for identified species during project construction and development. The plan shall include compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:

- Pre-construction surveys (including nesting bird surveys);
- Project avoidance and/or minimization measures, including work window restrictions;
- Methods to avoid individual species and allow them to leave the site on their own, along with exclusionary measures to prevent individual species from returning to the work area. If avoidance does not work, include a species removal and relocation plan in compliance with the federal Endangered Species Act and California Fish and Game Code for the handling and relocation of listed species;
- Worker environmental training;
- Onsite biological monitoring;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and
- A compensatory mitigation (on or offsite habitat preservation, enhancement, or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.

GOAL FLD-MC-1: Minimize flooding and drainage problems in Mission Canyon.

Policy FLD-MC-1: Flood and drainage risks shall be minimized through appropriate design and land use controls.

Policy FLD-MC-2: Erosion of soils and movement of sediment into natural and manmade drainages shall be minimized during construction activities.

DevStd FLD-MC-2.2: Drainage outlets into creek channels shall be constructed in a manner that causes outlet flow to approximate the general direction of natural stream flow. Energy dissipaters beneath outlet points shall be incorporated where appropriate and shall be designed to minimize erosion and habitat impacts.

DevStd FLD-MC-2.3: Excavation and grading for development shall be limited to the dry season of the year (normally April 15th to November 1st), unless allowed by the ESCP and all measures therein are in effect, in accordance with the County Grading Ordinance.

GOAL FLD-MC-2: Protect stream corridors from sedimentation, pollutants, or other impacts of upstream development.

Policy FLD-MC-3: Impacts to the Mission Creek watershed from development shall be minimized through site design and onsite management of storm water to the maximum extent practicable.

GOAL GEO-MC-1: Protect public health, safety, and welfare by preserving hillside and watershed areas.

Policy GEO-MC-1: Hillside and watershed areas shall be protected to the maximum extent feasible to avoid adverse geologic impacts and to preserve watershed function.

DevStd GEO-MC-1.1: Development, including grading, shall be prohibited on natural and manmade slopes greater than 30%. In areas of unstable and/or highly erosive soils, on sites that are on or adjacent to faults, landslides, or other geologic hazards, or in any case where development is proposed in areas where the slope is 20% or greater, the County shall require site-specific geologic and/or geotechnical investigation(s) by a qualified professional (e.g., professional geologist, geotechnical engineer, engineering geologist). Where applicable, measures recommended to avoid or mitigate geologic hazards shall be incorporated into the proposed development in a manner that avoids or minimizes any potential adverse effects of such measures (for example, hillside scarring). Potential subdivisions shall demonstrate all areas for feasible building sites and access on less than 20% slopes.

DevStd GEO-MC-2.1: The shape, height, and grade of any cut or fill slope shall be developed to blend with existing contours and scale of the natural terrain as follows:

1. Natural stream channels shall be maintained wherever possible.
2. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
3. Graded slopes shall be concealed with new vegetation wherever possible, and revegetation of those slopes with firewise plantings shall be required.
4. The toe and crest of any slope in excess of 10 feet vertical height, excepting the toe of any slope within 25 feet of a dwelling, shall be rounded with vertical curves of radii no less than 5 feet and designed in proportion to the total height of the slope. Any manufactured slope bank in excess of 10 feet vertical height shall have variable gradients.
5. Where cut and fill slopes of more than three feet are created, a detailed landscape and irrigation plan shall be prepared.

Policy GEO-MC-4: Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to, seismic, soil, or slope hazards.

DevStd GEO-MC-4.1: Structures shall be prohibited within 50 feet of an active or potentially active fault. All structures shall be built according to Uniform Building Code Seismic Zone 4 standards or such other standards as may be in effect.

GOAL HA-MC-1: Preserve and protect historically significant landscapes, County Places of Historic Merit, County Historic Landmarks, and other cultural, archaeological, and historical resources in Mission Canyon.

Policy HA-MC-1: Archaeological resources shall be protected and preserved to the maximum extent feasible.

Policy HA-MC-2: Historical resources shall be protected and preserved to the maximum extent feasible.

Policy HA-MC-3: Traditional cultural, historical, and spiritual sites of concern to the Chumash Indians shall be protected and preserved to the maximum extent feasible.

Action HA-MC-3.1: The County, Chumash representatives, and community should work together to ensure appropriate tribal access to traditional cultural, historical, and spiritual sites while still respecting the rights and privileges of private property owners.

GOAL VIS-MC-1: Protect the visual and aesthetic resources of Mission Canyon, including public views of the mountains and ocean and the quality of the nighttime sky.

Policy VIS-MC-2: The nighttime sky of Mission Canyon shall be protected from excessive and unnecessary light associated with new development and redevelopment.

Action VIS-MC-2.1: The LUDC shall be amended upon Community Plan adoption to include Mission Canyon in the existing outdoor lighting regulations (section 35.30.120). The “Outdoor Lighting Regulations for the Mission Canyon Community Plan Area” shall apply unless superseded by a countywide outdoor lighting ordinance.

GOAL VIS-MC-2: Protect the visual and aesthetic value of gateway roads, stone walls, and other scenic portions of the Plan Area roadways.

Policy VIS-MC-3: In recognition of the special character, history, and appeal of Mission Canyon, in particular Mission Canyon Road and adjacent properties from Rocky Nook Park to the intersection with Foothill, this area shall be designated as the Mission Canyon Scenic Corridor” and all plans for new or altered buildings and structures shall be subject to the Mission Canyon Scenic Corridor Overlay development standards.

Action VIS-MC-3.1: The LUDC shall be amended upon Community Plan adoption to apply a Mission Canyon Scenic Corridor Overlay with specific development standards to protect the Mission Canyon Scenic Corridor.

Policy VIS-MC-3.2: The County shall coordinate with the City of Santa Barbara, area nonprofit institutions, and residents to seek grants and other funding sources to design and implement the Phase II streetscape plan for the Mission Canyon Scenic Corridor, coordinated with multimodal access and safety improvement plans (*see Policy CIRC-MC-3*).

Aesthetic considerations for the streetscape plan could include the following programs:

- Design and materials for paths, crosswalks, and streetscape features;
- Protection of existing stone walls and other historic features;
- A signage plan;
- Landscaping recommendations; and
- Undergrounding utilities.

Action VIS-MC-3.3: The County shall encourage homeowners investigate converting overhead power lines to underground facilities along scenic roads in Mission Canyon.

GOAL VIS-MC-3: Maintain and enhance the aesthetic qualities of the community in all aspects of residential development and landscaping.

Policy VIS-MC-4: Development shall be sited, designed, and scaled to be compatible with neighborhood character, to protect visual resources, and to respect site constraints such as steep slopes.

DevStd VIS-MC-4.1: Development, including houses, roads and driveways, and accessory buildings shall be sited, designed, and scaled to be compatible with and visually subordinate to significant natural features such as major rock outcroppings, mature trees and woodlands, drainage courses, visually prominent slopes, and hilltops and ridgelines.

HISTORIC LANDMARKS COMMISSION MINUTES

April 23, 2014

2559 PUESTA DEL SOL

Assessor's Parcel Number: 023-271-003

Application Number: MST2014-00116

Owner: Santa Barbara Museum of Natural History

Applicant: Suzanne Elledge Planning and Permitting Services

Engineer: Flowers & Associates, Inc.

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Comments only; project requires environmental assessment, Planning Commission and City Council review.)

Time: 3:58 p.m.

Present: Suzanne Elledge, Agent, SEPPS
Luke Swetland, President and CEO
Walter Schacht, Architect, Schacht Aslani Architects
Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.
Susette Naylor, Architect, Thompson Naylor

Public comment opened at 4:39 p.m.

Virginia Guess, local resident and SBMNH member, spoke in support of the proposal.

Public comment closed at 4:41 p.m.

Motion: Continued two weeks with comments:

1. This is what Santa Barbara is about: taking precious architectural resources, recycling and improving them. The concept is wonderful and supportable. The stewardship environmentally, historically and structurally is appreciated.
2. This Master Plan is superb and supportable. The project scope has great merit.
3. The Compatibility Analysis criteria are ready to be made.
4. The Commission would like to be involved and kept informed as the project progresses as a way to supplement the Urban Historian's review/approval of any changes to the plan that may require addendums to the HSSR for CEQA review.
5. The new deck and handrails need further study to be sympathetic to the site: The detailing, materials, handrails, and how the existing asphalt (that is to

remain) will be hidden are of concern. Study making the deck look less of an alien feature and made to be more as part of the site.

6. Details of the butterfly exhibit need further development; i.e., the sandstone entry and exit structures.
7. Study making the butterfly exhibit more natural in its form and appearance.
8. Restudy the metal tree form of the netting support at the butterfly exhibit that may not need to or want to emulate a tree. Perhaps it should look like what it is intended to be (that is, for support) rather than artificial trees.
9. Study the new window on the Marine Paleo Exhibit Hall west elevation to be more traditional in its size and composition: The detail where the window was recessed would be more appropriate if the stucco is curved under. It would also be more successful if the window was the full width of the opening.
10. The awnings should be larger.
11. Study the sandstone wall north of the butterfly exhibit on Sheet A-5.12 as it may need to be more sympathetic to the Spanish building behind.
12. Study the connection of the delivery drop-off area to the main entrance through the stegosaurus wall, including the paving area.
13. Study the end treatment of penetration of the stegosaurus wall.
14. Study whether the complete historic (stegosaurus) wall can be retained.

Action: Sharpe/Mahan, 6/0/0. (Murray/Shallanberger/Winick absent.) Motion carried.

May 7, 2014 – DRAFT Minutes

2559 PUESTA DEL SOL

Assessor's Parcel Number: 023-271-003

Application Number: MST2014-00116

Owner: Santa Barbara Museum of Natural History

Engineer: Flowers & Associates

Applicant: Suzanne Elledge Planning and Permitting Services

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Second concept review for Compatibility Analysis criteria. Comments only; project requires environmental assessment, Planning Commission and City Council review. The project was last reviewed on April 23, 2014.)

Actual time: 2:41 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Suzanne Elledge, Applicant, SEPPS
Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.
Daniel Gullett, Project Planner

Staff comment: Mr. Gullett requested that the Commission comment on the proximity of the proposed creekside terrace to the top-of-bank of Mission Creek.

Public comment opened at 2:44 p.m.

Kellam de Forest, local resident, commented on the property proposed to be annexed. He reported that the Mission Canyon Association that met the night before is not fully in support of the annexation.

Public comment closed at 2:46 p.m.

Commissioners Murray and Winick disclosed that, although were not in attendance during the last review, they reviewed the video and the draft minutes.

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

1. There are no concerns with the location of the creekside terrace with respect to the Mission Creek top-of-bank, but would like the Creeks Advisory Committee to weigh-in.
2. The applicant shall provide an exhibit showing the view from the delivery drop-off area to the creek with a simulation of the creekside terrace.
3. The treatment of the creekside terrace could possibly be more natural (i.e., wood versus stone).
4. Provide an arborist report addressing the asphalt impact to significant existing trees.
5. Continue to study the removal of the asphaltic concrete. A more natural material would be more appropriate.
6. The surcharge potential to the existing stone wall was acknowledged; however, there are ways to mitigate surcharges.
7. **The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:**
 - a) The proposed development project's design complies with all City Regulations and in general consistency with El Pueblo Viejo Landmark District Guidelines.
 - b) The proposed design of the proposed development is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
 - c) The proposal does not change the size, mass, bulk, height, or scale of the development; therefore, compatible.

- d) The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and poses no threat or negative impact.
- e) The public views of the mountains and natural setting are greatly enhanced by the removal of the previous proposal.
- f) The design of the proposed development includes and appropriate amount of project open space and landscaping. The current proposal would enhance that experience.
- g) Carry forward the HLC comments to the Planning Commission.

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