



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 3, 2014
AGENDA DATE: July 10, 2014
PROJECT ADDRESS: 2981 Cliff Drive (MST2013-00445)
 Arroyo Burro Beach County Park
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4560
 Renee Brooke, AICP, Senior Planner *RLB*
 Kathleen Kennedy, Associate Planner *KAK*

I. PROJECT DESCRIPTION

The project consists of a new 664 square foot (net)/ 786 square foot (gross) restroom facility at Arroyo Burro Beach County Park, a 7.17 acre regional beach/ park located at 2981 Cliff Drive. The existing 325 square foot men's restroom attached to the restaurant would be converted to storage. The existing 336 square foot detached women's bathroom would be converted to another use such as storage or other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals). The existing 201 square foot storage structure would be removed and replaced with new bicycle racks. The existing delivery aisle would be relocated and one vehicular parking space would be removed. The project would include approximately 60 cubic yards of cut and 35 cubic yards of fill.

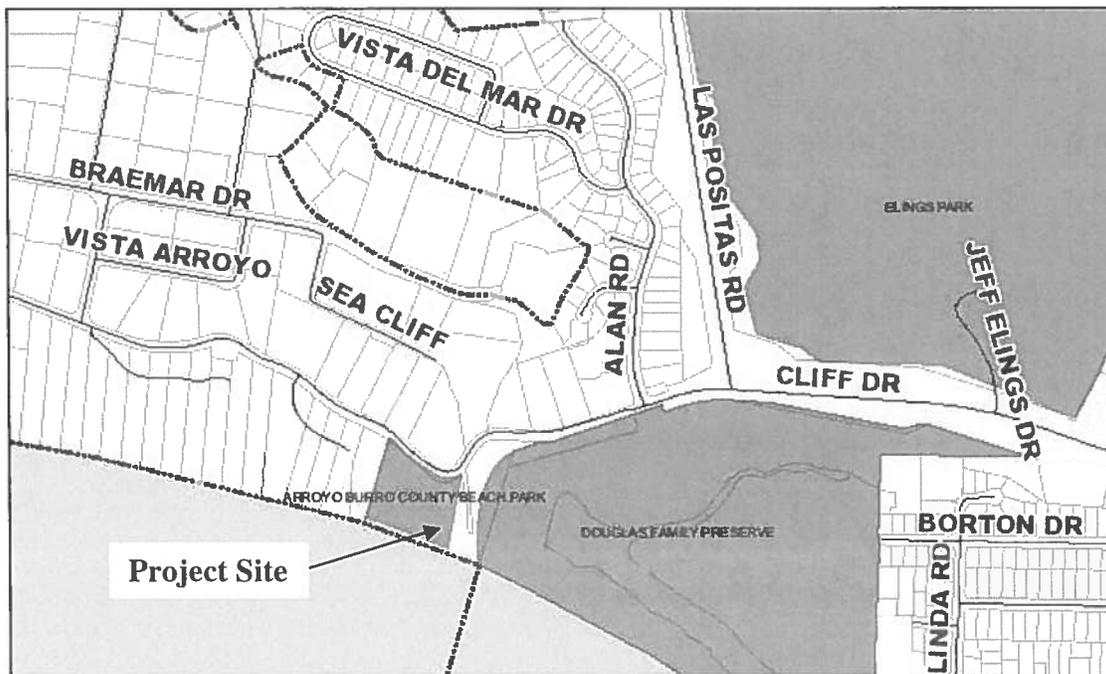
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2013-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);

APPLICATION DEEMED COMPLETE: June 4, 2014
DATE ACTION REQUIRED: August 3, 2014

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and Local Coastal Plan. Although the Architectural Board of Review (ABR) did not provide favorable comments on the site plan and design, staff has determined that the project is consistent with applicable Local Coastal Plan policies. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A. Staff also recommends that the Planning Commission provide specific direction to the ABR regarding subsequent design review of the project.



Vicinity Map of Arroyo Burro Beach County Park

IV. BACKGROUND

The project site is located within the City limits and owned by the County of Santa Barbara. Typically, development on County-owned parcels is subject only to courtesy review by the City; however, since this site is located in the Coastal Zone, the proposed development requires a Coastal Development Permit, under the authority granted by the Coastal Commission to the City for review of such permits. Building permits would be issued by the County of Santa Barbara and the project would be required to meet the County's requirements for stormwater management.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant/Owner:	County of Santa Barbara	
Site Information		
Parcel Number: Main - 047-092-013 Parking - 047-140-004	Lot Area: Main - 6.03 acres Parking - 1.14 acres	
General Plan: Parks/Open Space Local Coastal Plan: Recreation/Open Space	Zoning: P-R; SD-3 (Park and Recreation/Coastal Overlay Zone)	
Existing Use: Beach/Park	Topography: Flat at project area	
Adjacent Land Uses		
North – Cliff Drive, Single-Family Residences South – Pacific Ocean	East – Creek, Douglas Family Preserve West – Single-Family Residences	

VI. ISSUES

Staff recommends that the Planning Commission focus on the issue of site plan design, which is described in detail in this Staff Report. Staff has identified this as an important issue because the Architectural Board of Review was not able to provide positive comments on the proposal.

VII. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior -Rear	35 feet 10 feet 10 feet	>100 feet	>100 feet
Building Height	N/A	Restroom: 13'-8" Restaurant: approx. 22'-5"	11'-6"
Parking	See below	213	212
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A N/A N/A	6,244 sf 2% 81,620 sf 26% 224,461 sf 72%	7,030 sf 2% 81,265 sf 26% 224,030 sf 72%

The Park and Recreation (PR) Zone defines what types of uses and improvements are allowed in City parks based on the category of park or recreation facility. Because the site is a County Park, the City Council has not categorized this park. However, staff has historically applied the Regional Park category as a guide, which allows all listed improvements and uses, when reviewing development applications at this park. Uses associated with restaurants or other concessions are allowed in this category; therefore, conversion of the women's restroom to other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals) is allowed. Restroom facilities are allowed in all park categories except Undeveloped.

Parking within the PR Zone is regulated by SBMC Section 28.90.100.K.6, which states that "Except as otherwise provided in Section 28.90.100.J, parking space requirements for park and recreation facilities shall be determined by the City Transportation and Parking Manager in consultation with the Community Development Director." Previous analysis determined that the existing restaurant requires 50 spaces and the Watershed Resource Center requires 80 spaces; however, an exact parking demand has not been determined for the site as a whole. For the new restroom facility, no additional parking spaces would be required. Conversion of the existing women's restroom facility to concession uses would not generate additional parking demand because such uses would be ancillary and expected in the recreational beach setting. Relocating the delivery aisle and restriping a small portion of the parking lot to meet ADA requirements results in the elimination of one parking space, and is allowed per SBMC Section 28.90.070.

In summary, the proposed project is consistent with the regulations of the Park and Recreation (PR) Zone and is consistent with the existing park use.

B. GENERAL PLAN CONSISTENCY

The project site is located in the Campanil neighborhood, which is bordered on the north by Arroyo Burro Creek, on the east by Las Positas Road, on the south by Pacific Ocean, and on the west by Hope Ranch and the City limits. This neighborhood is described as a single family residential area with larger lots. Arroyo Burro Creek empties into the Pacific Ocean at the Arroyo Burro Beach County Park. The General Plan designation for the park is Parks/Open Space. The new restroom facility, the conversion of the existing women's restroom to storage or other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals) and associated improvements are consistent with the current and allowed uses of the park and are therefore consistent with the General Plan.

C. LOCAL COASTAL PLAN CONSISTENCY

The project site is located within the Coastal Zone and thus must be found consistent with the City's Local Coastal Plan (LCP), which implements the California Coastal Act. The project is located in Component One of the LCP, which includes the area between the City's Westerly Boundary (adjacent to Hope Ranch) and Arroyo Burro Creek. This area is designated for low density residential use and is almost entirely developed with single-family residences, except for Arroyo Burro Beach County Park, which is in the southeasterly part of this component. The Local Coastal Plan designation for the site is Recreation/Open Space and the park functions as an important space for recreational activities.

The major coastal issues in Component One include: hazards related to fire services and seacliff retreat; maintenance of views along Cliff Drive; and lateral access along the beach below the bluffs. The Fire Department has reviewed the proposal and has determined that adequate fire protection will continue to be provided. The proposed location of the new restroom is within a flat area of the park away from the bluff; therefore, there are no hazards related to seacliff retreat. Views along Cliff Drive would not be changed with the addition of the new restroom since the existing restaurant and restroom partially obstruct the view of the ocean at this location of the park. The proposal will continue to provide a delivery aisle leading to the restaurant and beach and will not affect lateral access along the beach below the bluffs.

LCP Policy 6.8 states that, "the riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored." The proposed restroom facility would be located west of the parking lot and more than 100 feet from Arroyo Burro Creek; therefore there would be no impact to the creek habitat.

LCP Policy 6.9 states that, "the City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas." Because the project will receive its building permit from the County of Santa Barbara, the project will comply with the stormwater management requirements of the County of Santa Barbara by directing water runoff to the infiltration swale and landscaping and providing a permeable paving area.

LCP Policy 9.1 states that, “the existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.” Relatively recent improvements were made to enhance the viewing locations within the beach park. These include a wheelchair accessible viewing area with mounted binoculars at the beach level and a new stairway and coastal overlook viewing area on the bluff. Views to the ocean would not be changed with the addition of the new restroom facility because the existing restaurant and restroom partially obstruct the view of the ocean at this location of the park. Views from the ocean and beach would not be substantially changed because the existing restaurant would partially obstruct the new restroom facility.

Therefore, the project is consistent with the applicable policies of the California Coastal Act and LCP, and all implementing guidelines.

VIII. ENVIRONMENTAL REVIEW

Staff determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures), which allows for the construction of new, small structures such as the restroom facility and the conversion of existing small structures from one use to another.

IX. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on two separate occasions (see Exhibit D - ABR Minutes). On November 11, 2013, the ABR reviewed the project with the understanding that the review was courtesy only. Once it was determined that the ABR review was not courtesy review only, the project was returned to the ABR to receive formal comments. At both meetings, the ABR expressed concerns about the site plan and architectural design and ultimately could not make positive comments with regard to the Compatibility Criteria Analysis (see Exhibit F - SBMC section 22.68.045.B). In regard to the site plan, the Board felt that utilizing the existing restroom structure would allow more open space and improve the path of travel between the beach, foot wash area, restrooms and parking lot. The Board also found that the size and scale of the proposed restroom facility was incompatible with the style of the restaurant and that the structures should work together as one entire complex.

In response to the ABR comments, the applicant made some changes (see Exhibit C - Applicant letter). These include removal of the storage structure and changes to the color scheme. New bicycle racks would be mounted on the storage structure concrete slab. More substantial changes such as removing the existing women’s restroom, combining the existing buildings into fewer structures, or changing the architectural style of the proposed restroom were not made.

Although staff understands that the additional changes requested by the ABR may further improve the project, removal of the existing storage structure is beneficial. While the unresolved design review issues may pose a challenge for the applicant to obtain Project Design and Final Approvals from ABR, Staff believes that the project is consistent with applicable policies of the LCP and the Planning Commission should be able to make the findings for Coastal Development Permit approval as described below.

X. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including hazards, views, and public access, as described in Section VII.C of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the project will not increase hazards related to fire services or seacliff retreat, will not affect views along Cliff Drive, will not affect views to, from, and along the ocean and scenic coastal areas, will not affect the water quality or habitat of Arroyo Burro Creek, and will not affect lateral access along the beach below the bluffs as described in Section VII.C of the Staff Report.

B. PARK AND RECREATION ZONE (SBMC §28.37.025)

1. The proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors. *The existing men's restroom is in an awkward location and both restrooms are in need of repair. The proposed storage and beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals) are appropriate for the location.*
2. The proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood. *This is an existing park that has been determined to be compatible with the neighborhood. The new restroom facility, landscaping, storage and other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals) are compatible with the existing park.*
3. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties. *The proposed restroom facility would be located a great distance from the property lines and would avoid significant effects on surrounding properties.*
4. That the intensity of park use is appropriate and compatible with the character of the neighborhood. *The proposed restroom facility, storage, and the other beach visitor supporting functions (e.g., paddle board, kayak, or beach chair rentals) would not increase the intensity of park use.*
5. That the proposed park and recreation facilities are compatible with the scenic character of the City. *The proposed restroom facility is compatible with the scenic character of the City because the height of the structure is less than the existing restroom and restaurant buildings and because the project will neither affect views along Cliff Drive nor views to, from, or along the ocean and scenic coastal areas, as described in Section VII.C of the Staff Report.*

6. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location. *The existing structures were previously determined to be compatible with the neighborhood. The proposed structure is compatible with the existing facilities in the park because it would be located in the developed section of the site where other structures are located, the height of the proposed restroom facility is less than the existing structures, and removal of the existing storage structure will reduce the number of structures in this section of the park.*

Therefore, the proposed project is consistent with the requirements of the Park and Recreation Zone.

Exhibits:

- A. Recommended Conditions of Approval
- B. Project Plans
- C. Applicant's letter, dated June 16, 2014
- D. ABR Minutes dated November 11, 2013 & May 12, 2014
- E. Applicable Local Coastal Plan Policies
- F. ABR Compatibility Criteria Analysis (SBMC§22.68.045)

PLANNING COMMISSION CONDITIONS OF APPROVAL

**2981 CLIFF DRIVE
ARROYO BURRO BEACH COUNTY PARK
COASTAL DEVELOPMENT PERMIT
JULY 10, 2014**

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Provide Written Agreement to Planning Division.
3. Obtain a Building Permit for construction of approved development from the County of Santa Barbara.
4. Prior to construction, a copy of the building plans approved by the County of Santa Barbara shall be submitted to the City of Santa Barbara Community Development Department to be reviewed for conformance with the Coastal Development Permit approval.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Written Agreement.** The Applicant shall submit a letter to the Planning Division indicating the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 10, 2014 is limited to a new 664 square foot (net)/ 786 square foot (gross) restroom facility at Arroyo Burro Beach County Park and the improvements shown on the plans signed by the chair of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project

design approval until the following Planning Commission land use conditions have been satisfied.

1. **Exterior Lighting.** All exterior lighting shall conform to the City's Outdoor Lighting & Streetlight Design Guidelines. Exterior lighting shall be designed to control glare, minimize light trespass into the riparian habitat area and onto adjacent properties, and minimize direct upward light transmission.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project.
1. **Community Development Department.**
 - a. **Written Agreement.** Provide the letter that includes all of the conditions identified in Condition B "Written Agreement" to the Community Development Department, Planning Division, prior to issuance of any building permits from the County of Santa Barbara.
 - b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the ABR and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be

retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. General Conditions.

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification

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

II. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued by the County of Santa Barbara prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: _____

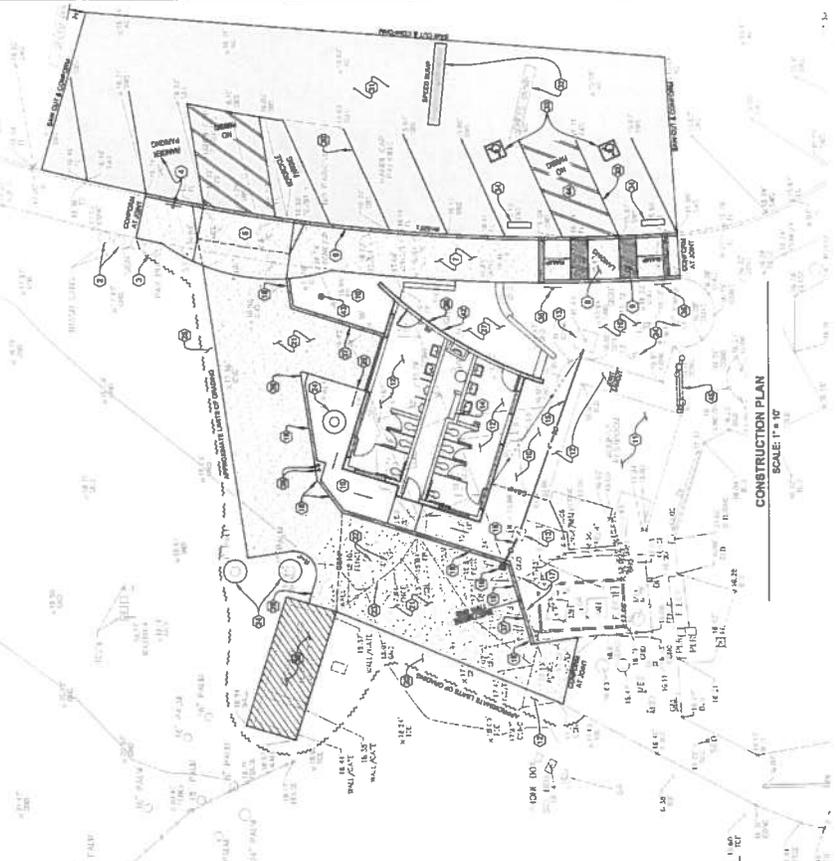


FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEER
201 N. Cole Street, Suite 200
Brea, California, CA 92623
Telephone (951) 868-2244

Restroom Building
for
Santa Barbara County Parks
Army Bufo County Beach Park
Santa Barbara County, CA

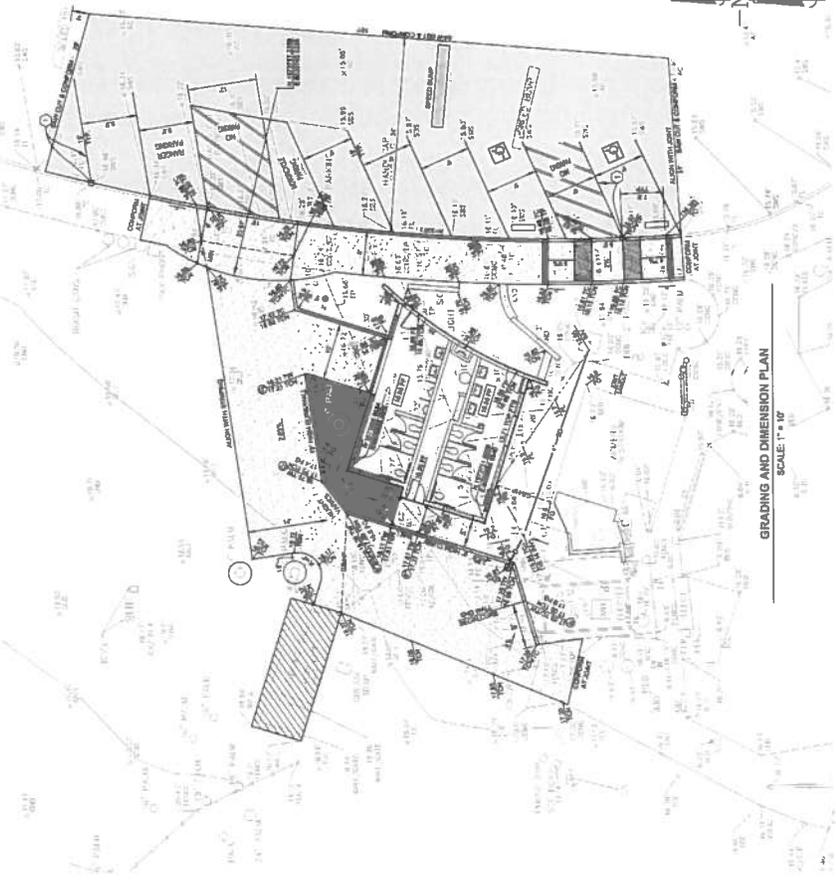
SITE DEMOLITION PLAN
DATE: 12/17/14
DESIGNED BY: J. W. FLOWERS
CHECKED BY: J. W. FLOWERS
DATE: 12/17/14
SCALE: AS SHOWN

DATE: 12/17/14	SCALE: AS SHOWN
DESIGNED BY: J. W. FLOWERS	CHECKED BY: J. W. FLOWERS
DATE: 12/17/14	SCALE: AS SHOWN



GRADING AND DIMENSION PLAN
SCALE: 1" = 10'

- GENERAL CONSTRUCTION NOTES THIS SHEET:**
- THE WORK SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS INDICATED THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - EXISTING UTILITIES AND STRUCTURES SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT.
 - CONTRACTOR SHALL VERIFY ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED PRIOR TO CONSTRUCTION.
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- IMPORTANT NOTICE**
ALL UTILITY LOCATIONS ARE APPROXIMATE AND CONTRACTOR SHALL VERIFY ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE INDICATED BY THE ARCHITECT.
- CALL TOLL FREE 1-800-424-1133



CONSTRUCTION PLAN
SCALE: 1" = 10'

- BEFORE CONSTRUCTION NOTES THIS SHEET:**
- THE EXISTING SITE LAYOUT AND UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT.
 - CONTRACTOR SHALL VERIFY ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED PRIOR TO CONSTRUCTION.
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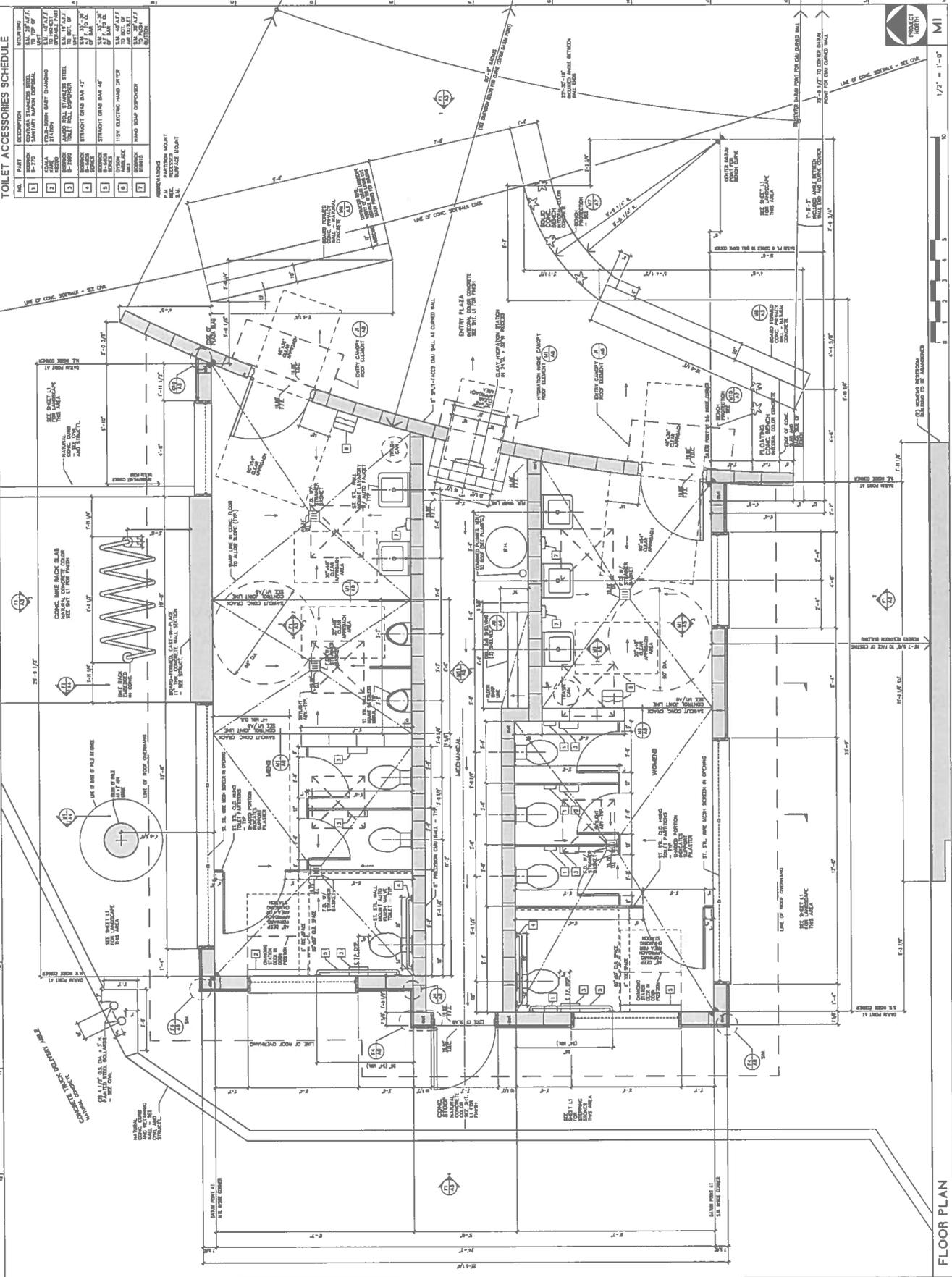
CALL TOLL FREE 1-800-424-1133

SITE DEMOLITION PLAN
DATE: 12/17/14
SCALE: AS SHOWN

CONSTRUCTION PLAN
SCALE: 1" = 10'

GRADING AND DIMENSION PLAN
SCALE: 1" = 10'

GENERAL CONSTRUCTION NOTES THIS SHEET:



TOILET ACCESSORIES SCHEDULE

NO.	PART	DESCRIPTION	QUANTITY	NOTES
1	TOILET	TOILET	10	
2	WOMEN'S	WOMEN'S	10	
3	STALL	STALL	10	
4	WOMEN'S	WOMEN'S	10	
5	STALL	STALL	10	
6	WOMEN'S	WOMEN'S	10	
7	STALL	STALL	10	
8	WOMEN'S	WOMEN'S	10	
9	STALL	STALL	10	
10	WOMEN'S	WOMEN'S	10	
11	STALL	STALL	10	
12	WOMEN'S	WOMEN'S	10	
13	STALL	STALL	10	
14	WOMEN'S	WOMEN'S	10	
15	STALL	STALL	10	
16	WOMEN'S	WOMEN'S	10	
17	STALL	STALL	10	
18	WOMEN'S	WOMEN'S	10	
19	STALL	STALL	10	
20	WOMEN'S	WOMEN'S	10	



COUNTY OF SANTA BARBARA
Community Services Department
Parks Division

June 16, 2014

City of Santa Barbara Planning Commission
 City Hall
 735 Anancapa Street
 Santa Barbara, CA 93101

RE: Coastal Development Permit and Local Coastal Program consistency determination
 Arroyo Burro Beach County Park Restroom Project
 2981 Cliff Drive, Santa Barbara, CA 93109

The County of Santa Barbara is seeking a Coastal Development Permit (CDP2013-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone, and a Local Coastal Program consistency determination per California Government Code Section 65402 for the construction of a new restroom facility at Arroyo Burro Beach County Park. While the park is on County of Santa Barbara property, coastal review falls under the City of Santa Barbara jurisdiction.

The existing public restrooms serving the beach park are aging and in need of replacement. Additionally, the existing facilities are located in different structures, and the men's facility is difficult for users to find, being located between the back (service) door of the restaurant and the existing sewage lift station. The project involves the abandonment of two existing restroom structures. While the use is has not been specifically determined, the abandoned existing restrooms will likely be used as storage or for some other concession use such as kayaks, etc. The new facility will replace the existing restroom facilities with the same number of new fixtures, and locate both men's and women's facilities together in a structure clearly visible from the parking lot and beach park. Handicapped access will be greatly improved as well, especially to the men's facility. The new/replacement restroom will be a single story structure of less than 800 square feet constructed of durable materials and placed in close proximity of the existing restroom facilities. Minor grading, trenching and minor removal of non-native vegetation will occur to accommodate the new restroom with native vegetation installation occurring where appropriate; the existing concrete sidewalk will be removed and reworked for improved access for mobility impaired visitors. Existing mature landscaping will be protected in-place.

On-site existing structures include the Boathouse restaurant (which houses the public men's restroom and is approximately 22'-5" in height), a women's restroom building, the Santa Barbara Watershed Resources Center, a dog wash station, and support utility structures, such as trash enclosures and a maintenance shed. The existing toilets and lavatories will be removed from the existing restrooms as part of this project to accommodate the fixtures in the new restroom facility. The existing storage enclosure is proposed to be removed as part of this project based on comments from the Architectural Board of Review; a revised table of existing structure square footages is noted on sheet G2 of the drawing set as provided below:

<u>building</u>	<u>area, sq. ft.</u>	<u>area, sq. ft.</u>	<u>notes</u>
Boathouse Restaurant	3561	3561	no change
Watershed Resources Center	1340	1340	no change
Existing Womens Restroom	394	394	no change
Entry Trash Enclosure	254	254	no change
Dog Wash Station	252	252	no change
Maintenance Shed	242	242	no change
Storage Enclosure	201	---	remove building
<u>Proposed New Restrooms</u>	---	786	<u>new building</u>
total:	6244	6829	

A table of the existing site areas (from sheet G2 in the drawing set) is provided below:

<u>parcel</u>	<u>area, acres</u>	<u>area, sq. ft.</u>
Main Park Parcel	6.03	262,666
Parking Lot Parcel	1.14	49,658
total:	7.17	312,324

The site is essentially flat. Drainage consists of sloping the soil away from the building foundation towards existing and proposed surface drains, the roof drainage directed to an infiltration basin. Minor grading will occur with proposed cut of 60 cubic yards and fill of 35 cubic yards. Any export involved will be disposed of at the County of Santa Barbara Public Works road yard.

Per Code, there are no vehicle parking requirements for a park; however, a table of the parking statistics (from sheet G2 in the drawing set) is provided below, and there is a loss of one (1) existing parking space for ADA compliance:

<u>type</u>	<u>existing # car spaces</u>	<u>proposed # car spaces</u>	<u>existing # bike spaces</u>	<u>proposed # bike spaces</u>	<u>motorcycle spaces</u>
Standard	208	207	8	31	10
Handicapped	5	5	--	--	
Total:	213	212	8	31	10

The project adds minimal exterior lighting, two 12" louvered fixtures attached to the board formed concrete wall at the North elevation of the facility facing the bike parking, which is required to be lit per code. The project area does not have resource or constraint studies, nor existing or proposed designated recreational trails or easements traversing the site. While the Arroyo Burro Beach Park property contains areas of sensitivity and borders Arroyo Burro Creek and the Pacific Ocean, the immediate area where the restroom is to be located is well disturbed and has been for decades. The immediate area is also a significant distance from bodies and courses of water, and storm water management plan requirements for a Tier 2 project are noted on sheet L1 and included in the project. These requirements include disconnected downspouts (roof drainage is sheet flow to grade or uses downspouts to direct water runoff away from foundation to spread out and infiltrate sand), flow spreading (use of rock channels to direct water to rock and gravel infiltration basin), permeable paving (compacted decomposed granite used for bike approach) and landscaping (vegetate using native landscape species). Prior to the commencement of construction, a storm water pollution prevention plan is required to be submitted by the contractor and approved by the County for construction activities. A soils report will be completed prior to commencement of/for the proposed project. The City of Santa Barbara provides the sewer services and is also the water purveyor.

The estimated construction duration of the project inclusive of grading, construction and demolition activity is six (6) months. The existing men's and women's restrooms will remain open to the public during construction of the new restroom facility, and demolition of the existing interior restroom fixtures will take place immediately after the new restroom facility construction is completed and open to the public. The equipment and construction materials staging area(s) will be specifically determined prior to public bidding and will be dependent upon the construction period, but will be in the parking lot area of the Arroyo Burro County Park.

No known hazardous materials are on site or will be involved in the construction of the new facility. May this letter serve as a signed statement as part of the submittal package indicating the project site is not on the list of hazardous waste sites.

Sincerely,

Jill Van Wie
 Program & Project Business Leader
 (805) 568-2470
jvanwie@co.santa-barbara.ca.us

APPLICANT RESPONSES TO ABR COMMENTS FROM ABR HEARING OF 5/12/14

ARROYO BURRO BEACH COUNTY PARK RESTROOM PROJECT
2981 CLIFF DRIVE, SANTA BARBARA, CA 93109
MST #2013-00445; APN 047-092-013
COASTAL DEVELOPMENT PERMIT FOR LOCAL COASTAL PROGRAM REVIEW

SANTA BARBARA CITY ABR COMMENTS FROM HEARING ON 5/12/14

1) David Schott (adjacent neighbor); spoke of concerns regarding some of the proposed building materials on the north elevation, requested some assurance that the project site will not begin using disturbing night-time lighting in the future, and favors on-site parking to reduce street parking density in the neighborhood.

Chair Zink suggested Mr. Schott express his parking density concerns to the Planning Commission when the project is scheduled for further review.

APPLICANT RESPONSE TO PUBLIC COMMENT:

The material on the north elevation of the proposed restroom building is horizontal siding. This material was chosen because it is compatible with the horizontal lap siding present on both the Watershed Resources Center and the Boathouse Restaurant.

Motion: Continued indefinitely to the Planning Commission with comments:

1) The Board appreciates the County's efforts in providing modern restroom accommodations for this busy and heavily utilized public park; however, the planned design concept and site plan for the new proposed restrooms are not in keeping with the conceptual use and functions of the surrounding structures, (such as the path of travel from the foot-wash station to the parking lot, and from the beach stairs to the restrooms).

APPLICANT RESPONSE TO COMMENT 1:

The site circulation was observed and studied on a number of occasions. A problem exists because the existing restroom entrances cannot be seen from parking lot, sidewalk, or beach stairs, creating difficulties for park users. The proposed restroom has entrances that can be seen from the parking lot, from the stairs connecting to the beach, and from the sidewalk. This is an obvious improvement for park users and is in fact exactly the path of travel that is needed.

The path of travel from the foot wash on the west side of the Boathouse Restaurant and the parking lot will be virtually unchanged from the existing routes. There are 3 paths to connect from the foot wash to the parking lot. The sidewalk being requested by the ABR (between the existing Women's Restroom and the proposed new restrooms) would pave over the one area available for use in meeting the City's Storm Water Management Plan requirements, placing the project in violation of black letter law. The park rangers and County staff early on indicated they felt that this would also be a public safety problem in providing a small hidden area if the area was a public walkway.

2) The Board could not make positive comments regarding the Compatibility Criteria Analysis, specifically the project's inconsistency in appearance, on the quality of architecture and materials, landscaping, safety issues, and public views.

APPLICANT RESPONSE TO COMMENT 2:

Project's "inconsistency in appearance and materials": The design palette of materials came directly from a survey of the materials existing on-site. The materials visible on the project are

primarily materials that are present on the Watershed Resources Building and the Boathouse Restaurant. The only variation is with the 3-color blend split faced block, which is a premium material providing a more upscale look over plain masonry used elsewhere on the site. All materials on the building are included for their similar appearance to the two main buildings on-site as well as durability in a harsh marine environment and resistance to vandalism. The County can tone down the contrasting materials and colors and use a color scheme that is more within the "earth tones" of the surrounding beach materials. This would help make the new restroom *disappear*.

Project's "quality of architecture": The massing is compact and simple to be deferential to the main buildings on-site. Also, the form is similar in materials and form to several AIA award winning beach restroom projects recently completed at other California beaches.

Project's "inconsistency in landscape": The plantings surrounding the project are mostly low growing native beach grasses to fit in with the beach and to be low maintenance and unobtrusive, fitting into the background, similar in concept to the building design. The type of grass has been modified as directed by the ABR on 5/12/14 to be a grass in the native landscape palette.

Project's "inconsistency with safety issues": The only safety issue the ABR Board stated was the fence restricting pedestrians from accessing the sewage lift station, which is nearby on the site. It would certainly be a public safety and health problem if we are required to provide a sidewalk promenade with the destination of the sewage lift station, with open access to the sewage and equipment.

Project's "inconsistency in public views": No specifics were provided by the ABR as to how the project is inconsistent in public views. One neighbor, whose house sits far back from the cliff looking down on Arroyo Burro, questioned whether the skylights would provide too much light at night; this is hence the presumed public view issue. The skylights on the roof of the restroom building provide multiple vital functions for the restrooms and will not be obtrusive. The restrooms are to be locked with no interior lighting at night. There will be a locked light switch accessible to the park staff only and will be left off at all times during the day and night unless the restrooms are used for emergency purposes. The individual units are smaller than skylights on the Boathouse Restaurant which does operate at night.

- 3) The Board felt that if the proposed buildings were combined into fewer structures, there could be more open spaces for pedestrians and general public use.

APPLICANT RESPONSE TO COMMENT 3:

The County is resolving a number of ADA and maintenance issues with a new building. There are site management issues being solved by realigning the exterior grades to improve drainage. Also, the County wishes to retain the shell of the existing Women's Restroom building for future use as either needed storage space for County of concessionaire day-to-day operations or other beach/visitor supporting functions; these functions, while not yet determined, could be an expansion of the existing restaurant facility or a service such as equipment rental (e.g., paddleboard, kayak, beach chair). The County will modify the existing site by removing the existing storage facility located just east of the new restroom facility.

- 4) The Board felt this would be an opportunity for the County to clean up the visual clutter along the front elevation of the project, and improve the facility for public use.

APPLICANT RESPONSE TO COMMENT 4:

As stated, the County wishes to retain the existing Women's Restroom building for future use. Regarding the visual interpretation of the proposed new restroom facility, specifically, one ABR Board member stated that the entry door awnings violate the purity of the curved wall form. On

a theoretical level, the Architect agrees, but the awnings provide visual cues to the hidden entry doors of the restrooms and provide some weather protection for the otherwise unprotected door openings. The County can tone down the contrasting materials and colors and use a color scheme that is more within the "earth tones" of the surrounding beach materials. This would help make the new restroom *disappear*.

- 5) The Board found the size and scale of the proposed restroom facility is incompatible with the style of the existing Boathouse structure and the general function of the building. If the style of the proposed structures worked together as one entire complex, additional square footage could then satisfy additional landscape needs, and/or possible replacement of the women's restroom facility with a more compatible and architecturally improved structure.

APPLICANT RESPONSE TO COMMENT 5:

Size and scale: The existing restrooms do not meet current ADA regulations. Therefore, the proposed new restrooms have slightly larger net floor area, by 100 square feet, in order to meet federal law. The maximum height of the proposed structure at the top of the curved masonry wall is 11'-6", and is lower than the existing Women's Restroom structure which is 13'-8". The rest of the structure is less than 10'-5" in height. The flat roof of the structure decreases the massing significantly over a comparable sloped roof structure. The size and scale of the restroom building are as minimal as possible for such a structure.



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, November 11, 2013 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. **2981 CLIFF DR** **COUNTY Zone**

(4:10)

Assessor's Parcel Number: 047-092-013
Application Number: MST2013-00445
Owner: County of Santa Barbara
Architect: Jeffrey Stoutenborough

(Proposal for a new 786 square foot restroom facility at Arroyo Burro Beach Park. The existing restrooms would be converted to storage or other beach visitor supporting functions. Planning Commission review of a Coastal Development Permit is requested.)

(County-Owned parcel. Comments only for County of Santa Barbara; project requires Environmental Assessment.)

Actual time: 4:05 p.m.

Present: Jeffrey Stoutenborough, Architect; Jill Van Wie, Capital Projects Manager of the Parks Division of the County of Santa Barbara.

Public comment opened at 4:15 p.m.

- 1) David and Constance Schott, opposition; expressed concerns regarding preserving his public views, the roof materials proposed, and parking density in the neighborhood.

A letter of concern from Paula Westbury was received.

Public comment closed at 4:19 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

- 1) The Board appreciates the County's efforts on a needed project, and the quality of architecture on the site and attention to plan detail of the proposed drawings.
- 2) Restudy the lack of pedestrian compatibility and access to the proposed new women's restroom; especially the space between the existing women's restroom and the proposed new restroom.
- 3) Restudy for a proposed darker color for the roof.
- 4) One Board member was concerned with dark sky compatibility issues regarding the proposed skylights.
- 5) Some Board member would like alternative proposals for the CMU block; preferably ground faced, smooth block or board form concrete.
- 6) Some Board members were concerned with using the identical blue color used at the Water Resources Building, and suggested the applicant propose an alternative color.
- 7) The Board understands that there is a loss of some parking due to compliance with ADA requirements and provision for handicapped parking, and appreciates the improvements to the beach area.

- 8) Some Board members find the automatic water bottle filler should be relocated or brought forward.
- 9) Some Board members find the site plan would be improved by combining the existing and new buildings into one building in order to maximize possible future usable open area.

Action: Hopkins/Poole, 4/0/0. Motion carried. (Gradin/Cung/Wittausch absent).



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 12, 2014

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

CONCEPT REVIEW - CONTINUED ITEM

4. 2981 CLIFF DR

COUNTY Zone

(5:00)

Assessor's Parcel Number: 047-092-013

Application Number: MST2013-00445

Owner: County of Santa Barbara

Architect: Jeffrey Stoutenborough

(Proposal for a new 786 square foot restroom facility at Arroyo Burro Beach Park. The existing restrooms would be converted to storage or other beach visitor supporting functions. Planning Commission review of a Coastal Development Permit is requested.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review. Project was last reviewed on November 11, 2013.)

Actual time: 4:39 p.m.

Present: Jeffrey Stoutenborough, Architect; Jill Van Wie, Capital Projects Manager of the Parks Division of the County of Santa Barbara; and Kathleen Kennedy, Associate Planner.

Public comment opened at 5:00 p.m.

- 1) David Schott (adjacent neighbor); spoke of concerns regarding some of the proposed building materials on the north elevation, requested some assurance that the project site will not begin using disturbing night-time lighting in the future, and favors on-site parking to reduce street parking density in the neighborhood.

Chair Zink suggested Mr. Schott express his parking density concerns to the Planning Commission when the project is scheduled for further review.

Public comment closed at 5:03 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

- 1) The Board appreciates the County's efforts in providing modern restroom accommodations for this busy and heavily utilized public park; however, the planned design concept and site plan for the new proposed restrooms are not in keeping with the conceptual use and functions of the surrounding structures, (such as the path of travel from the foot-wash station to the parking lot, and from the beach stairs to the restrooms).
- 2) The Board could not make positive comments regarding the Compatibility Criteria Analysis, specifically the project's inconsistency in appearance, quality of architecture and materials, landscaping, safety issues, and public views.

- 3) The Board felt that if the proposed buildings were combined into fewer structures, there could be more open spaces for pedestrians and general public use.
- 4) The Board felt this would be an opportunity for the County to clean up the visual clutter along the front elevation of the project, and improve the facility for public use.
- 5) The Board found the size and scale of the proposed restroom facility incompatible with the style of the existing Boathouse structure and the general function of the building. If the style of the proposed structures worked together as one entire complex, additional square footage could then satisfy additional landscape needs, and/or possible replacement of the women's restroom facility with a more compatible and architecturally improved structure.

Action: Cung/Hopkins, 5/0/0. Motion carried. (Gradin/Wittausch absent).

LOCAL COASTAL PLAN POLICIES

GENERAL POLICIES

Policy 1.1 The City adopts the policies of the Coastal Act (Public Resources Code Sections 30210 through 30263) as the guiding policies of the land use plan.

Policy 1.2 Where policies within the land use plan overlap, the policy which is the most protective of the resources, i.e. water, air, etc. shall take precedence.

Policy 1.3 Where there are conflicts between the policies set forth in the land use plan and those set forth in any other element of the City's existing General Plan or existing regulations, the policies of the land use plan take precedence.

WATER AND MARINE ENVIRONMENTS POLICIES

Creek Environments

Policy 6.8 The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

Policy 6.9 The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

VISUAL QUALITY POLICIES

Policy 9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.

ABR Compatibility Criteria Analysis (SBMC§22.68.045)

22.68.045 Project Compatibility Analysis.

A. PURPOSE. The purpose of this section is to promote effective and appropriate communication between the Architectural Board of Review and the Planning Commission (or the Staff Hearing Officer) in the review of development projects and in order to promote consistency between the City land use decision making process and the City design review process as well as to show appropriate concern for preserving the historic character of certain areas of the City.

B. PROJECT COMPATIBILITY CONSIDERATIONS. In addition to any other considerations and requirements specified in this Code, the following criteria shall be considered by the Architectural Board of Review when it reviews and approves or disapproves the design of a proposed development project in a noticed public hearing pursuant to the requirements of Chapter 22.68:

1. Compliance with City Charter and Municipal Code; Consistency with Design Guidelines. Does the project fully comply with all applicable City Charter and Municipal Code requirements? Is the project's design consistent with design guidelines applicable to the location of the project within the City?

2. Compatible with Architectural Character of City and Neighborhood. Is the design of the project compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project?

3. Appropriate size, mass, bulk, height, and scale. Is the size, mass, bulk, height, and scale of the project appropriate for its location and its neighborhood?

4. Sensitivity to Adjacent Landmarks and Historic Resources. Is the design of the project appropriately sensitive to adjacent Federal, State, and City Landmarks and other nearby designated historic resources, including City structures of merit, sites, or natural features?

5. Public Views of the Ocean and Mountains. Does the design of the project respond appropriately to established scenic public vistas?

6. Use of Open Space and Landscaping. Does the project include an appropriate amount of open space and landscaping?

C. PROCEDURES FOR CONSIDERING PROJECT COMPATIBILITY.

1. Projects with Design Review Only. If a project only requires design review by the Architectural Board of Review pursuant to the provisions of this Chapter and does not require some form of discretionary land use approval, the Architectural Board of Review shall consider the criteria listed in Subsection (B) above during the course of its review of the project design prior to the issuance of a preliminary design approval for the project.

2. Projects with Design Review and Other Discretionary Approvals. If, in addition to design review by the Architectural Board of Review, a project requires a discretionary land use approval (either from the Staff Hearing Officer, the Planning Commission, or the City Council), the Architectural Board of Review shall review and discuss the criteria listed in Subsection (B) above during its conceptual review of the project and shall provide its comments on those criteria as part of the minutes of the Board decision forwarded to the Staff Hearing Officer, the Planning Commission, or the City Council (as the appropriate case may be) as deemed necessary by the Architectural Board of Review. (Ord. 5464, 2008.)

