



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** November 13, 2014  
**AGENDA DATE:** November 20, 2014  
**PROJECT ADDRESS:** 1130 State Street (MST2013-00237)  
 Santa Barbara Museum of Art  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension x5399  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Marck Aguilar, Project Planner *M. Aguilar*

### I. PROJECT DESCRIPTION

The Santa Barbara Museum of Art project consists of a 7,944 net new square-foot addition primarily within the existing building footprint, and renovation of the existing two- and three-story building. Also proposed is a new, approximately 1,420 unenclosed square-foot public rooftop garden and terrace area, and associated pavilion creating a fourth story element, with associated access elevator and stairway; new roof structure; replacement of rooftop mechanical systems; seismic retrofit of existing masonry walls; a new art receiving facility (ARF) adding 320 square feet to the building footprint; and landscape and hardscape improvements. Two coast live oak trees are proposed for removal with replacement of one oak tree on-site and two oak trees off-site at the Santa Barbara County Bowl property. A new electrical power transformer would be located on the nearby City Public Parking Lot No. 7 property. The 7,944 square feet of net new floor area will result in a total of 72,455 net square feet of development on the site, built over two separate lots. Construction staging would occur on-site and on a portion of the adjacent City Central Library grounds.

The building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art." City Council has deemed this a Community Benefit Project, granting 8,990 square feet of nonresidential floor area under that category in 2013.

### II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Development Plan to allow the construction of 7,944 square feet of nonresidential development (SBMC Chapter 28.85).

**APPLICATION DEEMED COMPLETE:** October 9, 2014  
**DATE ACTION REQUIRED:** January 7, 2015

### III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the

Planning Commission approve the project, making the findings outlined in Section X. of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map of 1130 State Street

#### IV. BACKGROUND

Located on two parcels (identified in the Site Information Section below), the Museum of Art was first granted a lease in 1940 by the County of Santa Barbara to occupy the former United States Post Office Building located on the corner of State Street and Anapamu Street. The Museum has remained in this location ever since, growing over time. Six major expansions to the building have occurred between 1942 and 1996. Exhibit C provides a diagram listing the date of each expansion, and gross and net square footage. The addition of the Peck Wing in 1996 provided the Museum about 10,000 square feet of combined Minor and Small additions under the previous Development Plan Ordinance (Measure E).

The Museum's various mechanical systems have approached their life expectancy and a comprehensive analysis of the building systems and structure identified extensive improvements needed for continuing daily operation and to ensure protection of the art collections. As expressed in the Applicant Letter, the magnitude of the undertaking warranted consideration of additional improvements including new floor area and comprehensive remodeling for fiscal prudence (Exhibit C).

**V. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Trish Allen, AICP , Suzanne Elledge Permit Processing Services		
<b>Property Owners:</b>	County of Santa Barbara, Santa Barbara Museum of Art, City of Santa Barbara		
<b>Site Information</b>			
<b>Parcel Number:</b>	039-232-020 (County) 039-232-021 (SBMA)	<b>Lot Area (net):</b>	30,340 square feet <u>4,583 square feet</u> <b>34,923 square feet</b>
<b>Ancillary Parcels:</b>	039-232-002 (City Library) 039-232-019 (City Parking) 029-202-001 (County Bowl)		60,984 square feet 39,580 square feet 70,155 square feet
<b>General Plan:</b>	Institutional	<b>Zoning:</b>	C-2
<b>Existing Use:</b>	Museum, Library	<b>Topography:</b>	~2% average slope
<b>Adjacent Land Uses</b>			
<b>North</b> – Commercial, Residential 12 unit apt. bldg. (21 E. Anapamu St.) & Public Parking Structure (City Lot No.6)			
<b>West</b> – Commercial/Retail (State Street)			
<b>East</b> – Santa Barbara County Courthouse & Public Parking Structure (City Lot No.7)			
<b>South</b> – Commercial/Retail/Restaurant (La Arcada)			

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>
<b>Three-Four Story Commercial Building</b>	64,511 sq. ft.	+7,944 sq. ft.	72,455 sq. ft.

**NET NEW SQUARE FOOTAGE**

The project involves relocation and reconfiguration of existing storage, utility rooms, office and conference rooms, and construction of new galleries with floor area increases on four levels and reductions on three levels.

Plans depict that the basement levels B2 and B1 presently used for storage, electrical and phone equipment would be remodeled for administrative office and conference room use. Above the two basement levels is the Lower level which would be remodeled to improve areas for art storage, reconfigure the museum gift shop and café, and provide general operations area. Continuing upward, the proposed Main level includes the lower portion of the new ARF and reconfiguration to include a new Children’s Gallery. Above the Main level is a small Mezzanine area where three offices would be removed and stairways reconfigured. Ascending

further, the Upper level changes are characterized by approximately 4,100 net new square feet of gallery space and 2,200 net new square feet of office space in areas presently open or occupied by skylights. At the Roof level, a pavilion of approximately 800 square feet is proposed.

Generally, the 7,944 net new square feet can be characterized as being distributed in five areas:

Floor Level	Designation	Square Feet
Lower Level	ARF Vault	~ 1,000
Upper Level	“Upper Level Gallery”	~ 2,700
Upper Level	“Multi-Purpose Gallery”	~ 1,300
Upper Level	Office Use	~ 2,200
Roof	Pavilion	~ 800
TOTAL		~ 8,000*

\* Figures rounded. See plans coversheet for specific square footage distribution by floor.

## VI. ZONING AND POLICY CONSISTENCY ANALYSIS

### A. ZONING ORDINANCE CONSISTENCY

#### 1. C-2 COMMERCIAL ZONE

The C-2 (Commercial) Zone strives to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. The proposed project would add floor area intended for nonresidential use primarily within the existing building confines along with an approximately 320 square foot increase to the building footprint at the northeast corner of the main level for the specialized Art Receiving Facility. In addition to commercial and mixed-use developments, the C-2 Zone also allows for residential development, which would require setbacks. However, the existing and proposed uses are nonresidential in nature and no setbacks are required.

#### 2. PARKING

The project site does not include any parking spaces and falls within the City’s Central Business District and the 100% Zone of Benefit (see SBMC §28.90.100.J, Figure A, “Parking Zone of Benefit Map Page 5”). Therefore, no parking is required for the proposed addition.

#### 3. DEVELOPMENT PLAN APPROVAL

Santa Barbara Municipal Code Chapter 28.85, which became effective on April 11, 2013, implements the City’s Nonresidential Growth Management Program (GMP). In order to approve a development plan, the Planning Commission must find that the proposed project is consistent with the Zoning Ordinance, the principles of sound community planning, will not have a significant adverse impact on the neighborhood’s aesthetics and character, and is consistent with the policies of the City’s Traffic Management Strategy.

Pursuant to SBMC Chapter 28.85, total new non-residential growth is limited to 1.35 million square feet over 20 years, of which 600,000 square feet is reserved for Community Benefit Projects of several categories. A “Community Priority Project” is defined as one that has “a broad public benefit, is not principally operated for private profit, and is necessary to meet a present or projected need directly related to public health, safety or general welfare.” On October 29, 2013, City Council found the proposed expansion of the Santa Barbara Museum of Art a Community Benefit Project and allocated 8,990 square feet of non-residential floor area to the project from the Community Benefit category.

#### **4. MAXIMUM BUILDING HEIGHT**

SBMC Chapter 28.66 specifies that no building in the C-2 Zone shall exceed a height of four (4) stories, nor exceed a height of sixty feet (60’). Additional limitations restrict new building heights to forty-five feet (45’) with the permitted exception of a Community Benefit Project or Community Benefit Housing Project, provided that the Planning Commission makes findings for demonstrated need, exemplary design, livability (for housing projects) and sensitivity to context. The existing building, approved with a maximum height of forty-nine feet (49’) at the highest point, conforms to current building height limits. The existing building footprint covers 72% of the site and landscaping covers 8%. The remaining hardscape is utilized primarily for visitor access or loading dock operations. Outward expansion is thus constrained, leaving vertical additions to the building as the only viable option.

SBMC 28.66.050 requires the review and consideration of the building height findings by the Planning Commission after conceptual design review but before the preparation of a full application for review by the Development Application Review Team (DART) and before the consideration of the land use permit by the Planning Commission. The design concept application was initially reviewed by the Historic Landmarks Commission (HLC) on August 28, 2013 and followed by a DART application submittal on November 7, 2013. Staff reviewed the application and issued an initial DART review letter on December 5, 2013. The project is brought forth without the required Planning Commission preview.

The existing two- and three-story building varies in height from 47’ to 49’ at the south elevation adjacent to La Arcada Court. The proposed maximum height of the building will increase to approximately 59’ with the addition of the roof pavilion as a fourth story element.

The rooftop pavilion, totaling approximately 822 square feet, is intended for events to support the non-profit nature of a museum operation. Rooftop access is needed for equipment maintenance and would be accommodated by at least one elevator, one stairway and their associated tower elements. The HLC found the concept design exemplary through assertion that the Compatibility Analysis Criteria have been generally met (per SBMC §22.22.145.B) in conjunction with acceptance of the Historic Structures/Sites Report prepared for the project, that it is not in conflict with the historic nature of the existing building, and is complementary to and sensitive to the nearby historic properties and setting,

As a designated Community Benefit Project, the proposed building additions extending the height further above 45' but, below 60', would comply with the zoning ordinance provisions.

## **B. GENERAL PLAN CONSISTENCY**

Exhibit E includes a list of relevant, applicable General Plan policies. The proposed project is consistent with General Plan Policies to: promote arts and culture as integral parts of economic development (EF1); manage commercial growth (EF2); protect historic resources (HR1); ensure respectful and compatible development (HR2); protect historic landscapes (HR7); promote renewable energy resources such as solar (ER6); protect and maintain native and other urban trees (ER 11); comply with storm water management policies (ER19 & 20); incorporate universal accessibility (C9); and reduce seismic hazards through appropriate building design for new buildings and seismic retrofit measures for existing buildings (S7 & S12).

### **a. Land Use Element**

The project site is located in the Downtown Neighborhood, which is bounded on the north by Sola Street; on the south by Ortega Street; on the east by Santa Barbara Street and on the west by De la Vina Street. The Downtown Neighborhood is the most intensively used part of the city and includes a mix of commercial retail, restaurant, hotel, institutional, office, and mixed-use developments. The project site is also located in the City's Cultural Arts District which is informally recognized as the area bounded by Carrillo, Micheltorena, Anacapa and Chapala Streets. The Santa Barbara Museum of Art is a non-profit operation and is consistent with the Institutional land use designation.

### **b. Economy and Fiscal Health Element**

The Economy and Fiscal Health Element calls for the promotion of energy efficiency, innovation, public health, and arts and culture as integral parts of economic development. The Element also calls for management of commercial growth. The proposed improvements to the Santa Barbara Museum of Art building, a non-profit operation, and the Community Benefit Project designation by City Council are consistent with these policies.

### **c. Historic Resources Element**

The Historic Resources Element strives to protect, preserve and enhance the City's historical, architectural, and archaeological resources. Policy HR1 seeks to protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Policy HR2 can be achieved by ensuring that all development respects rather than detracts from individual historic resources as well as the neighborhood and the overall historical character of the city, and by discouraging the demolition of potentially historic resources. For projects involving grading, HR2.3 directs inclusion of any necessary measures as determined in

Cultural Resource (e.g. Phase I Archaeological Reports) or Historic Structures Report recommendations.

Originally built in 1914 as a United States Post Office building, with several expansions in the past century, the existing building is on the City's List of Potential Historic Resources and is eligible for listing in the California Register of Historical Resources.

The City's Urban Historian and the Historic Landmarks Commission have reviewed the proposed changes and found that they would not significantly affect character-defining elements of the Santa Barbara Museum of Art or its immediate setting or the Lockwood de Forest-design landscape. Historic preservation is further discussed below, in the Environmental Review section of this staff report.

An Archaeological Phase I Report was prepared for the project, reviewed and accepted by the Historic Landmarks Commission. With application of standard archaeological resource discovery procedures and monitoring during construction, the project would be consistent with policy and ordinance provisions (discussed further below).

d. Environmental Resources Element

Policy ER6 and related Implementation Action ER6.6 encourage the use of solar photo-voltaic (PV) arrays on new construction, redevelopment, and significant remodel projects, as appropriate, taking into consideration project scale and budget, building size, orientation, roof type, and current energy use. Commercial and industrial projects are encouraged to provide a minimum of 5 watts of photovoltaic panel systems for every new square foot of building net floor area; or a photovoltaic system sized to meet a minimum of 30% of the average projected energy demand for the structure, whichever is lower.

During the review process, a closed-loop geothermal field (utilizing City Library grounds) was briefly included as a project element, consistent with Policy ER6. However, the geothermal system proposal was ultimately withdrawn from the project and roof area was then identified that could potentially accommodate a future PV system.

The net new floor area of 7,944 square feet x 5 watts per square foot would require a 39,720 watt system for consistency with the policy. The roof area identified on the plans for installation of a future PV system is 3,180 square feet x 10 watts per square foot, for a total of 31,800 watts, or roughly 80% of the policy recommendation. A photovoltaic system is not currently proposed with the development.

Biological Resources Policy ER11 directs that native and other urban trees and landscaped spaces be protected and maintained. Historic Landmarks Commission General Design Guidelines & Meeting Procedures, General Tree Replacement Standards (section 2.4.2.B) direct development to be sensitive to existing mature trees as they are a valued community resource and that all feasible options should be exhausted prior to tree removal. The project proposes development of the ARF in

the only feasible, on-site location and construction would result in removal of two mature oak trees with replacement on- and off-site. As all feasible options for preservation of the existing trees were considered by a certified arborist, the proposed replacements are consistent with the General Plan policy and HLC General Tree Replacement Standards (discussed further below).

e. Safety Element

Policy S12 directs reduction of the effects from earthquake ground shaking through appropriate building design requirements for new buildings and retrofit measures for existing buildings. The project proposes seismic strengthening of the existing building consistent with building codes for unreinforced elements and the new construction would comply with current building codes.

f. Historic Resources

The property at 1130 State Street is on the City of Santa Barbara Potential Historic Structures/Sites List and was determined eligible for listing in the California Register of Historical Resources in 1979. A Historic Structures/Sites Report (HS/SR) was prepared in 2013 by Post/Hazeltine Associates to analyze the project's potential impacts to existing historic resources and identified character defining features.

On August 28, 2013, the HLC reviewed the HS/SR which determined that the building is eligible for Structure of Merit designation, the landscape is eligible for Landmark designation, and that the building and landscape are also eligible for listing in the California Register of Historical Resources and the National Register of Historic Places. The report concludes that the period of significance is from 1941 when it was remodeled by David Adler and Chester Carjola for the Santa Barbara Museum of Art, to 1950, just after the Lockwood de Forest landscape elements were added. The original building and the McCormick addition of 1942, along with the de Forest landscaping that fall in this period of significance are eligible as a Structure of Merit. However, these portions of the building would not qualify for City Landmark status unless the character-defining elements of the ornate terra cotta surrounding the triple arcade of the State Street façade were restored to the period of significance.

Staff recommended that the Museum of Art include restoration of the State Street façade to the period of significance in their future planning so that the building can rise to the level of City Landmark. The HLC accepted the report with minor amendments and supported restoration of the building to its period of significance.

On May 21, 2014, a Revised Phase 1-2 HS/SR prepared by Post/Hazeltine Associates was reviewed and accepted by the HLC, which addressed prior amendments requested by the Commission.

While implementation of the proposed project would remove some elements of a historic nature dating to the period of significance, these losses when considered as a whole and in conjunction with previous changes to the building, do not reach the level of a significant impact since the building's most important elevation faces

State Street and significant portions of the east elevation, north elevation and the southwest corner of the building could still convey the building's appearance after the Adler remodel. Therefore, implementation of the proposed project would be consistent with historical resource policies and would not result in significant cumulative impacts to significant historic resources.

g. Cultural Resources

The project site is located within the boundaries of the Spanish/Mexican Period, Hispanic-American Transition Period (1850-1879), American Period (1870-1900), and Early 20<sup>th</sup> Century Period (1900-1920) sensitivity zones. The archaeological survey report completed for the project concluded that the potential for the proposed project to encounter unknown but potentially significant subsurface prehistoric remains (intact and not subject to previous ground disturbance) is considered very unlikely, with the exception of one area for which monitoring by a City-qualified archaeologist during ground disturbance was recommended. With incorporation of standard discovery procedures and monitoring during earthwork, the proposed project would be consistent with archaeological resource policies and ordinance provisions and would not result in significant effects on archaeological resources. The report was accepted by the Historic Landmarks Commission on August 27, 2014.

h. Storm Water Management Program (SWMP) Tier 3

The project is required to comply with Tier 3 Storm Water Management Plan requirements and therefore, would typically include storm water Best Management Practices (BMPs) onsite that will meet the treatment, volume reduction and peak runoff reduction requirements. Because of the limited permeable area on site, and the historic Lockwood de Forest landscaping, many common approaches were deemed infeasible. With the installation on the Museum site of a concrete vault with media filters, the addition of filters to an existing trench drain and the addition of roof down drain filter BMPs identified in the *Preliminary Storm Water Quality Evaluation, Santa Barbara Museum of Art, June 28, 2014*, the Museum site would be able to treat approximately 91% of the runoff generated on-site. Given the existing site constraints, including the historic building and landscape areas which qualified for an exemption from Tier 3 requirements, the project will meet the treatment portion of the Tier 3 SWMP treatment requirements; peak runoff discharge rate and volume reduction components were not required since the proposed project will result in more pervious area than in the pre-project condition. The project will be consistent with storm water policies and regulations and would not result in significant storm water or water quality impacts.

i. Oak Tree Replacement

There are five oak trees on the Museum property; three along the State Street frontage and two along Anapamu Street. Because the location of the Art Receiving Facility, a primary component of the project, could only feasibly be located at the northern corner of the building where street access is available, two existing, mature (13" and 19" diameter) California Live Oak trees (*Quercus agrifolia*) on the

Museum property are proposed to be removed and replaced on- and off-site to accommodate the ARF construction. The *Tree Assessment at the Santa Barbara Museum of Art, 1130 State St., November 7, 2013* identifies several approaches for replacement which were considered by the project arborist.

1. Relocating the smaller tree on-site was considered to have a small chance of survival due to it being in only fair condition, and relocating the larger, healthier tree would require extensive root cutting and significant crown pruning, reducing the chance for recovery.
2. Acquiring and planting a 96"-102" boxed oak tree on-site was considered, however the limited space for a transplant of that size would reduce the chance of survival.
3. Planting a 60" boxed oak on-site was considered a viable and potentially successful approach to planting in a relatively confined area because at this smaller size, it would be more likely to grow and adapt to the location.
4. Because of the limited planting area appropriate for California Live Oak trees on-site, planting new oaks at a ratio of 3:1, 5:1 or 10:1 is not recommended. Rather, planting of at least two additional 15-gallon oaks in another location, off-site but within the City, was recommended.

The HLC General Tree Replacement Standards require replacement of on-site tree removals at a minimum 1:1 replacement ratio and of a size not less than one-quarter the diameter of the existing tree. The Standards acknowledge increased replacement ratios as well as smaller replacement diameters depending on species, circumstances and anticipated survival rate. At the HLC hearing on May 21, 2014, the Commission indicated that while removal of oak trees is generally undesirable, for this project, replacement should be "characteristic of an oak tree that is grown in nature."

The project proposes planting one 60" boxed California Live Oak tree on-site in a planter in the same general area of the existing 19' diameter tree that would be removed. Additionally, two, 15-gallon California Live Oak trees are proposed to be planted on Santa Barbara County Bowl property in a location that is also being utilized for oak tree planting associated with the Santa Barbara County Bowl "Box Office" project approved in 2012 (MST2009-00551). The 60" boxed oak replacement would have an approximate trunk diameter at least one-quarter that of the 19" diameter tree proposed for removal. The two 15-gallon, off-site replacement trees would have a one-inch diameter and serve as replacement for the smaller 13" diameter tree.

The City Arborist has reviewed the Tree Assessment Report and concurs that the two existing oak trees would not survive relocation. In this urban setting where the on-site constraints are limiting, a 1:1 replacement of the existing 19" diameter oak tree with a 60" boxed oak in nearly the same location is acceptable as a diameter consistent with the guidelines that would also adapt well. Additionally, the off-site replacement of the existing 13" diameter oak tree by two 15-gallon oaks in a suitable location within the City (approximately one mile eastward) where full

development is more likely, Staff finds that the proposal is consistent with the City's tree replacement policies and would not result in a significant biological effect.

j. Oak Tree Protection – Central Library Grounds

The existing Museum site is covered approximately 72% by the building footprint, 8% by landscape and the remaining 20% covered by hardscape. The limited open area available inhibits construction staging on-site, in particular for the Art Receiving Facility construction adjacent to the sidewalk along Anapamu Street. The Museum and the City have reached an informal understanding (to be formalized in an agreement prior to building permit issuance) that would allow use of the Central Library grounds upper plaza for limited staging and materials storage. Because the identified area is in close proximity to the two, large California Live Oak trees on the Library grounds, protection measures have been developed as outlined in the *Tree Assessment and Protection Plan for the Art Receiving Facility (ARF) at the Santa Barbara Museum of Art* by Bill Spiewak, Consulting Arborist, dated September 26, 2014, and are incorporated into the proposed Conditions of Approval.

**VII. ISSUES**

Proposed Museum of Art un/loading activity along the eastbound lane of E. Anapamu Street and maintaining the availability of the southern sidewalk along E. Anapamu Street for pedestrian use at all times during construction are critical elements of the project, and are described in further detail below.

Additionally, because both the Museum of Art and Library Plaza projects are benefitting from shared resources (new electrical transformer, construction staging on Library grounds), design coordination (landscaping along the shared property line), and both projects could possibly be under construction simultaneously, design and construction coordination is also described below for informational purposes.

**Un/loading Operations**

The Museum's proposed un/loading activity along the eastbound lane of E. Anapamu Street includes a formal recognition of what has been an informal operation, and primarily utilizes the lower Library plaza (at the westerly end of Library Avenue) and an existing loading dock along the Anapamu Street frontage. For the largest delivery trucks, the Museum has been informally utilizing the no parking zone (red curb) adjacent to the Museum loading dock along eastbound Anapamu Street. Current annual deliveries have been characterized by the applicant as follows:

Item Deliveries by Location	Vehicle Type (Overall Length)	Current Deliveries*	Proposed Deliveries
<b>Lower Library Plaza</b>			
Art	Box/Straight Truck (20'-40')	80 / year	0
Furnishings/Office Materials	Box/Straight Truck (20'-40')	25 / year	0
Café Related	Small Commercial Vehicle	4-5 / day	Occasional
<b>00 Block E. Anapamu Street</b>			
Art	48' Tractor-Trailer (68')	20 / year	20 / year
Art	Giant Tractor-Trailer (80')	5 / year	5 / year
<b>1100 Block State Street</b>			
Café Related	Small Commercial Vehicle	0	4-5 / day
<b>Museum Property (On-site Loading Dock Area)</b>			
Art	Box/Straight Truck (20'-40')	0	80 / year
Furnishings/Office Materials	Box/Straight Truck (20'-40')	0	25 / year

\* Counts are approximate.

The proposal includes construction of a new and secure Art Receiving Facility (ARF) and freight elevator in place of the current dock to accommodate delivery trucks up to 40 feet in overall length backing into the facility. The ARF element is anticipated to reduce the un/loading duration, vehicle deliveries into the Lower Library Plaza via Library Avenue, while also conforming to American Association of Museums standards for receiving and handling of art. As shown in the chart above, this component would shift roughly 105 deliveries annually from the lower Library plaza to the Museum property. Once the Museum café and store are reconfigured (Stage 2 construction), café deliveries would occur along the State Street loading zone. However, the tractor-trailer trucks delivering art exhibits would still be too large for accommodation by the new ARF and would continue un/loading operations along E. Anapamu Street through the use of forklifts. Staff has worked with the applicant and the Metropolitan Transit District (MTD) to develop an amenable solution. The largest trucks, which make approximately 25 deliveries per year, will be permitted to continue as a formally recognized activity provided that:

- the existing bus stop and amenities at the west end of the block are moved eastward, just short of the mid block crossing;

- that a bulb out and mast arm (or combination thereof) for the mid block, eastbound signal light be installed so that eastbound vehicle drivers can see the traffic signals while a bus or truck is un/loading on-street in the eastbound lane; and
- deliveries occur after the last scheduled bus stop of the day and prior to the first bus stop the next day.

Additionally, relocating the bus stop eastward would necessitate removal of the eastbound, mid block, left-turn lane into the Granada Garage parking structure (City Lot No. 6). Staff supports shifting smaller truck deliveries from lower Library Plaza to the applicant's receiving facility, increased use of the State Street loading zone for the café, and the formal plan for limited unloading by large tractor-trailers parked on the eastbound lane of Anapamu Street, coupled with the relocation of the MTD bus stop and mid block signal light improvements. These project elements are either documented on the plans or included as recommended conditions of approval, as appropriate.

#### **Santa Barbara Museum of Art and Library Plaza Projects Design Coordination**

Both the Santa Barbara Museum of Art and City of Santa Barbara Library Department have been moving forward with the design of their respective projects, cognizant of and coordinating with, the designs developing on the adjacent sites. The Library Plaza project (MST2011-00428, not subject to Planning Commission purview) involves primarily landscape and hardscape changes with a minor amount of grading to open up site visibility, redesign of the upper grounds to better accommodate group activities outdoors, and bring the overall design into compliance with the Americans with Disabilities Act. Both projects have been reviewed by the Historic Landmarks Commission (HLC) and it is in that venue where discussions of coordinated landscaping and paseo improvements have occurred successfully.

Included in the Museum's design is a new staff entry door on the eastern elevation, adjacent to the existing above-ground planters and paseo leading from Anapamu Street into and through La Arcada. Because there are grade differences from existing conditions on both project sites that will differ once the projects are constructed, it would be ideal if the Library Plaza project grading activity occurred as the Museum's new staff exit door is being constructed. However, a more likely scenario has the Museum project proceeding first, thus necessitating removal of a portion of the existing above ground planters flanking the proposed doorway and constructing new walls. The elevation of the staff exit door would also be required to conform to the future grade identified for that location in the Library Plaza project while meeting the code requirements for path of travel of existing conditions. It is anticipated that the door and framing, once built with respect to the future adjacent grade, may require an interim landing with adjacent flatwork to comply with building codes and which would be replaced should the Library Plaza project proceed in the future.

#### **Construction Duration and Staging**

The Museum construction is anticipated to occur in phases over 4-6 years. Informally, the Museum and City have discussed, and the City is generally amenable to, use of the upper library grounds, primarily within the existing central hardscape area, for the Museum's initial construction phase (which includes the construction of the Art Receiving Facility) and possibly through future construction phases provided that there are no conflicts with the Library Plaza

project. The Plaza project construction is not currently funded but should funding become available, the City would provide notice to the Museum in an agreed-upon timeframe that use of the library grounds by the Museum would be terminating in order to move forward with the Plaza project. Should it be necessary, the applicant has identified an alternate staging location (1600 Santa Barbara Street, Ridley-Tree Education Center) that could be used in conjunction with limited on-site space.

While the Museum will be utilizing the Library grounds for staging during the first phase of construction, staff has expressed strongly that sidewalk and street closures on the southerly side of Anapamu Street shall be minimized during construction and will require advance permit approval from the Public Works Department.

## **VIII. ENVIRONMENTAL REVIEW**

### **A. TRIP GENERATION**

Planning Commission Resolution No. 022-96 for the Museum's 1996 Development Plan involving demolition of the two existing buildings at 1120-1124 State Street with subsequent construction of a 12,180 square foot, three-story building included Condition II.A.1 that, "the basement area of the main museum building at 1130 State Street shall not be used for offices or by office employees, and will only be used for storage in the future" (Exhibit F). The condition was incorporated to recognize that with the new construction, employees that were at that time housed in the basement of the main building would be moved to the new third floor offices. Although the Negative Declaration ENV95-0174 identified increased vehicle trips and impacts to parking capacity as less than significant, it was thought that restricting future use of the basement for staff operations would serve as a measure to offset a statistically insignificant increase in parking demand and trip generation. The Museum has complied with that condition, however, has found over the years that the basement is ill suited for that purpose due to temperature and moisture conditions that cumulatively result in damage to the artwork. The current project proposes improvements to the building structure and environmental controls however, below grade storage of items would continue to leave them vulnerable to any rapid or slow, yet unnoticed, water intrusion. After refurbishment, the basement levels would be reconfigured and used primarily for administrative offices.

Staff have performed a vehicle trip generation and distribution analysis for the proposed "institutional" land use category which accounts for storage and display space as well as administrative/operations staffing. Based on the maximum net new 8,990 square feet approved by City Council with the Community Priority Project designation, and utilizing the Fehr and Peers trip generation traffic model created for the General Plan update, the project is anticipated to result in the addition of approximately 32 p.m. peak hour trips and 29 a.m. peak hour trips (based on a rate of 3.61 p.m. peak hour trips and 3.30 a.m. peak hour trips per 1,000 square feet of building in the downtown area). When these trips are added to the existing street network, they are not expected to result in any significant project-specific traffic impacts. Pursuant to the EIR prepared for the 2011 General Plan Update, all nonresidential addition projects are anticipated to contribute to significant citywide cumulative traffic impacts. In adopting the General Plan, City Council found that

benefits of the Plan overrode significant cumulative traffic impacts, deeming the traffic effects acceptable.

Recognizing that the basement levels are proposed to be used primarily for offices with some storage and utility rooms, that such reconfiguration would support the mission of this Community Benefit –designated project in preserving works of art for display, and that an overall addition of up to 8,990 net new square feet is not anticipated to result in any project-specific impacts, Staff recommends removal of the restriction imposed by Planning Commission Resolution No. 022-96 Condition II.A.1., reflected in General Condition, I.G.1. of the proposed conditions of approval.

## **B. CEQA DETERMINATION**

As discussed above, historic resources, cultural resources, energy resources, storm water management, and oak trees would be addressed through the application of existing City policies and standards. Based on City staff analysis, no further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183- Projects Consistent with the General Plan) and the CEQA Certificate of Determination (Exhibit F). The City Council environmental findings adopted for the 2011 General Plan continue to apply to this project. A Planning Commission finding that the project qualifies for the §15183 CEQA determination is required.

## **IX. DESIGN REVIEW**

This project was reviewed by the Historic Landmarks Commission (HLC) on four separate occasions (meeting minutes are attached as Exhibit H). At the initial hearing on August 28, 2013, the HLC was advised by staff that the Library Plaza project on the adjacent site was again moving forward with a design and there would be some interplay between the designs along the shared property line. The HLC was generally accepting of the design while directing the applicant to further study the projection toward Anapamu Street in the area of the ARF, continue to refine the design at several entrances, and possibly lower the plate height of the elevator tower. The Commission indicated support for future restoration of the original terra cotta ornament around the entrance facing State Street noted in the Historic Structures/Site Report, for possible consideration of the building as a City Landmark. Also, although not in the HLC's purview, the proposed interior changes were deemed commendable and not out of scale with the existing facility. The Commission also found that the Compatibility Analysis Criteria had been met by the design. The project was unanimously continued to the Planning Commission.

On May 21, 2014, the project returned to the HLC with the Commission offering direction on the entrances design, recommending restudy of the art elevator tower, maximizing the landscape on the east elevation (primarily on City property), restudying the rooftop pavilion as a tile roof may not be necessary, and that overall unification of the proposed additions is important in respecting the historic structure.

On June 4, 2014, the project returned to the HLC for continued Concept Review with the Commission commenting that the project is greatly improved and expressing appreciation for

the emulation of the Lockwood de Forest planter walls design extending around the building as a unifying theme. Further direction on design details was offered and a reiteration that more landscaping along the Museum's east elevation (facing the library) is desired.

On June 18, 2014, the HLC reviewed the project further, recommending further refinements and also renewing their position that the Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B).

**X. FINDINGS**

The Planning Commission finds the following:

**A. CEQA ENVIRONMENTAL DETERMINATION**

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183 based on the City staff analysis and the CEQA certificate of determination on file for this project.

**B. DEVELOPMENT PLAN APPROVAL (SBMC §28.85)**

1. The proposed development complies with all provision of SBMC Title 28.

*As discussed in Section VI. of the staff report, the proposed nonresidential use conforms to the allowed used of the C-2 (Commercial) Zone and, if the necessary findings are made regarding building height, the proposed development complies with all provisions of the Zoning Ordinance.*

2. The proposed development is consistent with the principles of sound community planning.

*The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan land use designation and applicable land use, economic, historic and environmental resource policies discussed in Section VI.*

3. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of the Municipal Code.

*The building has been an important feature of the downtown corridor for 100 years. Since the original building was constructed in 1914, and the Santa Barbara Museum of Art began occupying the site in 1941, five separate additions between 1942 and 1996 have expanded the building to its current size. Approximately one-third (~ 2,700 square feet) of the additional net square footage would be added to the existing building interior and just over half (~4,300 square feet) of the additional net square footage added as new building volume primarily on the Upper Level. The project was reviewed by the Historic Landmarks Commission which found the additions acceptable and made the Compatibility Analysis Criteria findings on June 18, 2014.*

4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC §28.85.050.

*As described above, the project includes 7,944 net new square feet of commercial area. Staff used the City of Santa Barbara traffic model rates for institutional uses to calculate the anticipated amount of additional traffic generated as a result of the proposed project. If approved, the project will result in the addition of a negligible amount of additional traffic to area streets and is not anticipated to result in any project-specific traffic impacts.*

### **C. BUILDING HEIGHT (SBMC §28.66.050)**

1. The applicant has adequately demonstrated a need for the project to exceed 45 feet in building height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities.

*As discussed in Section VI. of the staff report, lateral expansion is constrained and the addition of new gallery and floor space on the Upper Level along with the new pavilion on the roof would support the continuing operation of the Santa Barbara Museum of Art, a City Council designated Community Benefit Project.*

2. The project will be exemplary in its design.

*The Santa Barbara Museum of Art building is listed on the City of Santa Barbara Potential Historic Structures/Sites List and determined eligible for listing in the California Register of Historical Resources. The Historic Landmarks Commission accepted the Phase 1-2 Historic Structures/Sites Report which determined that the proposed alterations and additions would not result in significant cumulative impacts to significant historic resources and the HLC also made the findings that the project meets the Compatibility Analysis Criteria per SBMC §22.22.145.B.*

3. The project design will complement the setting and the character of the neighboring properties with sensitivity to an adjacent federal, state, and City Landmarks or any nearby designated Historic Resources, including City-designated Structures of Merit.

*The Santa Barbara Museum of Art building is listed on the City of Santa Barbara Potential Historic Structures/Sites List and determined eligible for listing in the California Register of Historical Resources. To the west and south of the project site stand the San Marcos Court Building and La Arcada Court complex respectively, both listed on the California Inventory of Historic Resources. Adjacent on the east is the Central Library building constructed in 1917 which is listed on the State Inventory and which also shares City Landmark designation with the Faulkner Gallery constructed in 1931 and five Eucalyptus citriodora trees planted in 1931.*

*The Historic Landmarks Commission accepted the Phase 1-2 Historic Structures/Sites Report which determined that the proposed alterations and*

*additions would not result in significant cumulative impacts to significant historic resources.*

Exhibits:

- A. Conditions of Approval
- B. Existing and Proposed Site Plans and Elevations (reduced)
- C. Museum of Art Expansion History
- D. Applicant's letter, dated October 30, 2014
- E. Applicable General Plan Policies
- F. Planning Commission Resolution 022-96
- G. HLC Minutes

References (available upon request):

Preliminary Storm Water Quality Evaluation, June 28, 2014

Historic Structures/Sites Report, May 13, 2014.

Arborist Report, November 7, 2013

Arborist Report, September 26, 2014

**PLANNING COMMISSION CONDITIONS OF APPROVAL**

1130 STATE STREET  
SANTA BARBARA MUSEUM OF ART  
DEVELOPMENT PLAN  
NOVEMBER 20, 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. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
  3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading.
  4. Submit an application for a Public Works Permit (PBW) for any Public Improvements.
  5. Record any required documents (see Recorded Conditions Agreement section).
  6. Permits.
- Details on implementation of these steps are provided throughout the conditions of approval.
- B. **Recorded Conditions Agreement.** The Owner or Museum (also referred to as the Santa Barbara Museum of Art) shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Approved Development.** The development of the Real Property approved by the Planning Commission on November 20, 2014 is limited to approximately 7,944 square feet of building additions, a new approximately 1,420 square foot unenclosed rooftop pavilion, garden and terrace area with associated access elevator and stairway, a new 5-foot long wall at the northeast corner of the property encroaching onto City Central Library property (APN 039-232-002), and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
  2. **Landscape Plan Compliance.** The Owner or Museum shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in

accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.

3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner or Museum shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner or Museum shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner or Museum shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner or Museum is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
4. **Recyclable Material Use and Collection for Restaurants.** Restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling containers. Recyclable material collection and pick-up areas shall be provided on-site for the restaurant operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.
5. **Public Paseo.** The existing public Paseo extending from E. Anapamu Street to E. Figueroa Street and that borders the eastern elevation of the Santa Barbara Museum of Art building (as shown on the City of Santa Barbara Pedestrian Master Plan, Paseos Plan, Map VII-2 Downtown Core Area, March 27, 2005) shall remain open and unobstructed at all times including during events and shall not be blocked for purposes of Museum of Art parking or un/loading unless issued a Public Works permit for un/loading activity. **Loading/Unloading Restrictions on Anapamu Street.** Delivery vehicles larger than forty feet (40') in overall length may utilize the designated bus stop along the eastbound lane of the 00 block of East Anapamu Street for loading/unloading between the hours of the last scheduled bus stop of the day and the first scheduled bus stop of the next day in that location.
6. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to facility operations management and staff and BMP information shall be provided to all other staff in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.

- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Tree Removal and Replacement.** The two California Live Oak trees along the Museum's northerly frontage, as shown on the project plans, are to be removed and one (1) 60-inch box California Live Oak tree will be replaced on-site and maintained; and two (2) 15-gallon California Live Oak trees will be planted and maintained on the Santa Barbara County Bowl property (APN 029-202-001). An annual report assessing the growth and condition of the trees, and including images, shall be prepared by a certified arborist and submitted to the Planning Division for review and acceptance for the first five (5) years during establishment. Replacement California Live Oak trees shall be derived from South Coastal Santa Barbara County stock. All other trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum 24-inch box sized tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
  2. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:
    - a. **Tree Protection.** All trees not indicated for removal on the approved site plan / landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval. The following protection measures shall be employed for the two existing California Live Oak (*Quercus agrifolia*) trees on the Central Library Grounds (40 E. Anapamu Street) and as described in the Tree Assessment and Protection Plan for the Art Receiving Facility (ARF) at the Santa Barbara Museum of Art, by Bill Spiewak-Consulting Arborist, dated September 26, 2014:
      1. A pre-construction meeting shall be held with the project arborist, contractors and the City Arborist, prior to commencement of work to discuss tree protection measures.
      2. Install chain link fencing to establish a tree protection zone (TPZ). This TPZ shall be around the two oak trees, along the edges of the concrete retaining walls.
      3. The TPZ shall be void of all activities, including parking, equipment use, material storage and dumping (including temporary spoils from excavation).
      4. Demolition of the hardscape, excavation and trenching adjacent to the oak trees shall be monitored by an arborist.

5. Any excavation on Central Library property, within the critical root zone of the oak trees, shall be done by hand in order to expose any potential roots that need to be cut without inflicting damage from mechanical devices.
  6. Any roots encountered that are ½-inch and greater shall be cleanly cut and sealed with a tree seal compound.
  7. Pruning of the one major tree limb identified in the report shall be supervised by a qualified Certified Arborist and work shall not commence until authorized by the City Arborist. Tree workers shall be knowledgeable of International Society of Arboriculture (ISA) Best Management Practices for Tree Pruning.
  8. The Central Library oak trees shall be deep watered once per month until commencement of seasonal rainfall with the goal to moisten the soil to a depth of at least 3 inches.
  9. The project arborist shall monitor tree protection measures periodically, as appropriate, for the duration that project construction activities (including construction staging) may affect the protected trees.
- b. **Landscaping Under Trees.** Landscaping under the 60-inch box, *Quercus agrifolia* tree to be planted in the raised planter along the Museum's Anapamu Street frontage shall be compatible with the preservation of the tree, as determined by the HLC.
- c. **Oak Trees.** The following additional provisions shall apply to existing oak trees on site:
1. No irrigation system shall be installed within three feet of the dripline of any oak tree or the anticipated future dripline of any oak tree that will continue to mature.
  2. Oak trees, other than the two identified and approved for removal along the Anapamu Street frontage, greater than four inches (4") in diameter at four feet (4') above grade inadvertently damaged and/or removed as a result of the project shall be replaced at a three to one (3:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
  3. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.
  4. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
- d. **Arborist's Report / Tree Protection Plan.** Include a note on the plans that the recommendations/conditions contained in the arborist's report / Tree

Assessment and Protection Plan prepared by Bill Spiewak, dated September 26, 2014, shall be implemented.

3. **Screened Backflow Device.** The backflow devices for fire sprinklers and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the HLC.
4. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by HLC.
5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

- 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. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

- a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.1.b "Public Improvements (Anapamu Street)" shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the *Agreement to Construct and Install Improvements (Not a Subdivision)*.
- b. **Public Improvements (Anapamu Street).** The Owner shall submit C-1 public improvement or Public Works plans for construction of improvements along the property frontage on Anapamu Street. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: A bulb out and mast arm or combination thereof that is acceptable to the City's Traffic Engineer so that eastbound vehicle drivers are able to see the traffic signals while a bus or truck is un/loading on-street on the eastbound lane; drainage for the bulb-out acceptable to

Engineering Division Staff; relocation of the MTD bus stop to the location shown on the drawing by Penfield and Smith dated September 19, 2014 subject to approval by MTD; installation of the bus benches and associated amenities with the bus stop as required and approved by MTD; signage for the bus and loading area that prohibits loading in the area during the time that the bus is operating; paint the curb the appropriate color for the shared use of bus and loading zone, and; provide a temporary construction traffic and pedestrian detour plan acceptable to the City Traffic Engineer minimizing sidewalk closure. The Southern California Edison vault proposed on City Public Parking Lot No. 7 property (APN 039-232-019) shall be approved to size and location by the City of Santa Barbara Public Works Director.

c. **Central Library Property**

1. **Proposed and Existing Exits.** The Museum's existing and proposed staff exit(s) and service yard access on the east elevation onto City Central Library property shall conform to the proposed elevation, as provided by the City, of the Library Plaza Project paseo design (MST2011-00428). The service yard floor elevation shall also be designed to function with the existing grades and final grades of the Library Plaza Project and shall be shown on the building permit plans. Any encroachment of the exit landings onto City Central Library property shall be permitted only by execution of a license agreement with the City. Because the Museum's exits and service yard access may need to accommodate the existing grade on an interim basis until the Library Plaza Project proceeds, any modifications needed to, or on, the Museum property for exits, landings, door swings and service yard elevations due to construction of the Library Plaza Project on the City property shall be the Owner or Museum's Owner or Museum's responsibility to modify to maintain function and building code requirements at the cost of the Owner or Museum.
2. **Paseo Planters.** Modification to planters may be made for exits in accordance with D.1.c.(1) above. Owner or Museum shall be responsible for demolition of planters, design and construction and shall show modification to planters as part of building permit plans. Planters shall also comply with approvals by HLC for the Library Plaza Project.
3. **Staging of Construction.** Staging of construction on Central Library property is restricted to the open area west of and adjacent to the Library Plaza fountain, further described in, and allowed by issuance of a City Permit and limited to 90-day intervals with options for renewal. Contractor shall conform to all conditions of

the permit and Owner or Museum shall restore property to the satisfaction of the Public Works Director.

4. **Coordination of Construction.** The construction of this development permit shall not interfere with the start and completion of the construction of the Library Plaza Project on the City property.
  5. **Edison Service.** Owner or Museum shall continue to coordinate with the City to establish and install the Edison transformer. Owner or Museum shall be responsible for obtaining Edison service to their building and repairing any area where trenching occurs to the satisfaction of the City Engineer. Owner or Museum agrees to pay the cost of design and placement of the transformer and to obtain the appropriate authorization of use of City property.
- d. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site.
  - e. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
  - f. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed *Agreement to Construct and Install Improvements*, prepared by the Engineering Division, an Engineer's Estimate reviewed by the Owner or Museum, signed and stamped by a registered civil engineer, and securities for construction of improvements limited to those specified in these project conditions prior to execution of the Agreement.
  - g. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
2. **Community Development Department.**
- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
  - b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The historic Lockwood de Forest landscaping qualifies for an infeasibility waiver and storm water from this area is not required to be treated. The Owner shall

submit a final storm water quality report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, storm water facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, pesticides, bacteria, etc.), or groundwater pollutants would result from the project.

For any proprietary treatment devices that are proposed as part of the project's final Storm Water Management Plan, the Owner shall provide an Operations and Maintenance Procedure Plan consistent with the manufacturer's specifications (describing schedules and estimated annual maintenance costs for pollution absorbing filter media replacement, sediment removal, etc.). The Plan shall be reviewed and approved by the Creeks Division for consistency with the Storm Water BMP Guidance Manual and the manufacturer's specifications.

If proprietary treatment devices are proposed that are not capable of treating all of the relevant pollutants of concern, replacement of the installed BMPs with those that are capable of treating all of the pollutants shall be required once they are commercially available. In addition, if the proposed proprietary treatment devices are not capable of treating for pesticides and herbicides, the use of all pesticides and herbicides is prohibited on the exterior of the building and all other exterior areas.

After certificate of occupancy is granted, any proprietary treatment devices installed will be subject to water quality testing by City Staff to ensure they are performing as designed and are operating in compliance with the City's Storm Water MS4 Permit.

- c. **Archaeological Monitoring Contract.** Submit a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this project by David Stone, M.A., RPA of Dudek, dated August 2014. The contract shall be subject to the review and approval of the Environmental Analyst.

The archaeologist's monitoring contract shall include the provisions identified in condition D.2.e "Requirement for Archaeological Resources" below.

- d. **Requirement for Archaeological Resources.** The following information shall be printed on the site plan and landscape plans for the oak tree planting at the Santa Barbara County Bowl site (APN 029-110-023), if no grading plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, (if the resource is prehistoric) 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 Planning Division 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 Planning Division grants authorization.

- e. **Arborist's Monitoring.** Submit to the Planning Division an executed contract with a qualified arborist for monitoring of all work during construction associated with the protection of the oak trees on the City Central Library grounds as outlined in the Tree Assessment and Protection Plan for the Art Receiving Facility (ARF) at the Santa Barbara Museum of Art, by Bill Spiewak, Consulting Arborist, dated September 26, 2014. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
- f. **Agreement for Construction Staging on Central Library Grounds.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site and/or on the Central Library Grounds, APN 039-232-002. Prior to use of Central Library Grounds for storage or staging, the Owner or Museum shall execute a written agreement, prepared by Public Works Department staff, and reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director.

- g. **Lot Tie Agreement.** The building covers two parcels with ownership by the County of Santa Barbara and the Santa Barbara Museum of Art. A Lot Tie Agreement shall be provided with the initial building permit submittal for review and acceptance by the Building and Safety Division before a building permit is issued. A Lot Tie Agreement shall not be required if building exterior walls shall comply with the Fire Separation Distance requirements in Table 705.8, 2013 California Building Code.
- h. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.
- i. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Owner shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition E.1 "Neighborhood Notification Prior to Construction" below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
- j. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition E.2 "Pre-Construction Conference" prior to disturbing any part of the project site for any reason.
- k. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- l. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner or Museum and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the contractor(s), site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.
  2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, and construction conditions shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, the Property Owner or Museum, Archaeologist, Architect, Arborist, Landscape Architect, Project Engineer, and each Subcontractor.
  3. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, contractor's telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
  4. **Construction Hours.** Exterior construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m., excluding the following holidays:

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

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

Interior construction activity may occur between the hours of 7:00 a.m. and 8:00 p.m. on all days of the week.

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

- 5. Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site and/or on the Central Library Grounds, APN 039-232-002 pursuant to the executed agreement with the City of Santa Barbara and consistent with the approved plans. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
- 6. Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. City's Downtown Parking Staff will not issue monthly permits to the contractor due to a high demand for parking in the area. Additionally, there shall be no loading or staging of materials in the Downtown parking facilities. Off-site parking permits may be available for the Carrillo Commuter parking lot.
- 7. Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nets(s).

8. **General Tree Protection.** Excepting the two oak trees on the City Central Library property (APN 039-232-002) for which tree protection measures have been specifically developed, and the trees approved for removal on the Santa Barbara Museum of Art property, the following measures shall be applied:
- a. All trees, including street trees, within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection, or closer if approved by the City Arborist.
  - b. No grading shall occur within three feet of the dripline of the existing trees.
  - c. A qualified Arborist shall be present during any excavation beneath the driplines of any trees which are required to be protected. Hand digging shall occur initially to expose any tree roots within the canopy of trees to remain. If assessment by the qualified Arborist determines the impact to the trees would be acceptable given the constraints of the project, a determination will be made where mechanical digging will be allowed.
  - d. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
  - e. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
  - f. No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.
  - g. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
9. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
  - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
  - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
  - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
  - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
  - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
  - i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property or Museum shall complete the following:
- 1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.

Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
3. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy / Final Inspection, whichever is earlier.
4. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
5. **Oak Tree Assessment by City Arborist.** Following completion of construction work and construction staging in the vicinity of the existing oak trees on the Central Library grounds, Owner or Museum shall request a damage/health assessment of the oak trees by the City Arborist.
6. **Oak Tree Final Assessment.** A final assessment of the condition of these two oak trees shall occur three years after removal of the tree protection measures or prior to the installation of the Library Plaza tree protection measures, whichever time frame is shorter.

**G. General Conditions.**

1. **Prior Conditions.** These conditions shall supersede the conditions identified in Planning Commission Resolution 022-96.
2. **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.
3. **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.

4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Owner or Museum 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”). Owner or Museum 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.

Owner or Museum 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 Owner or Museum 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 DEVELOPMENT PLAN TIME LIMITS:

The Planning Commission action approving the Development Plan shall expire four (4) years from the date of approval per Santa Barbara Municipal Code §28.85.090, unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the development plan approval upon finding that the Owner or Museum has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the development plan approval.

## NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.



1900 State Water Office  
 Santa Barbara, CA 93101  
 phone: 805.963.8212  
 fax: 805.963.8234  
 www.legis.ca.gov



**Santa Barbara Museum of Art**  
 Building Renovation, Facility & Art Gallery Improvement Program  
 1130 State Street  
 Santa Barbara, CA 93101

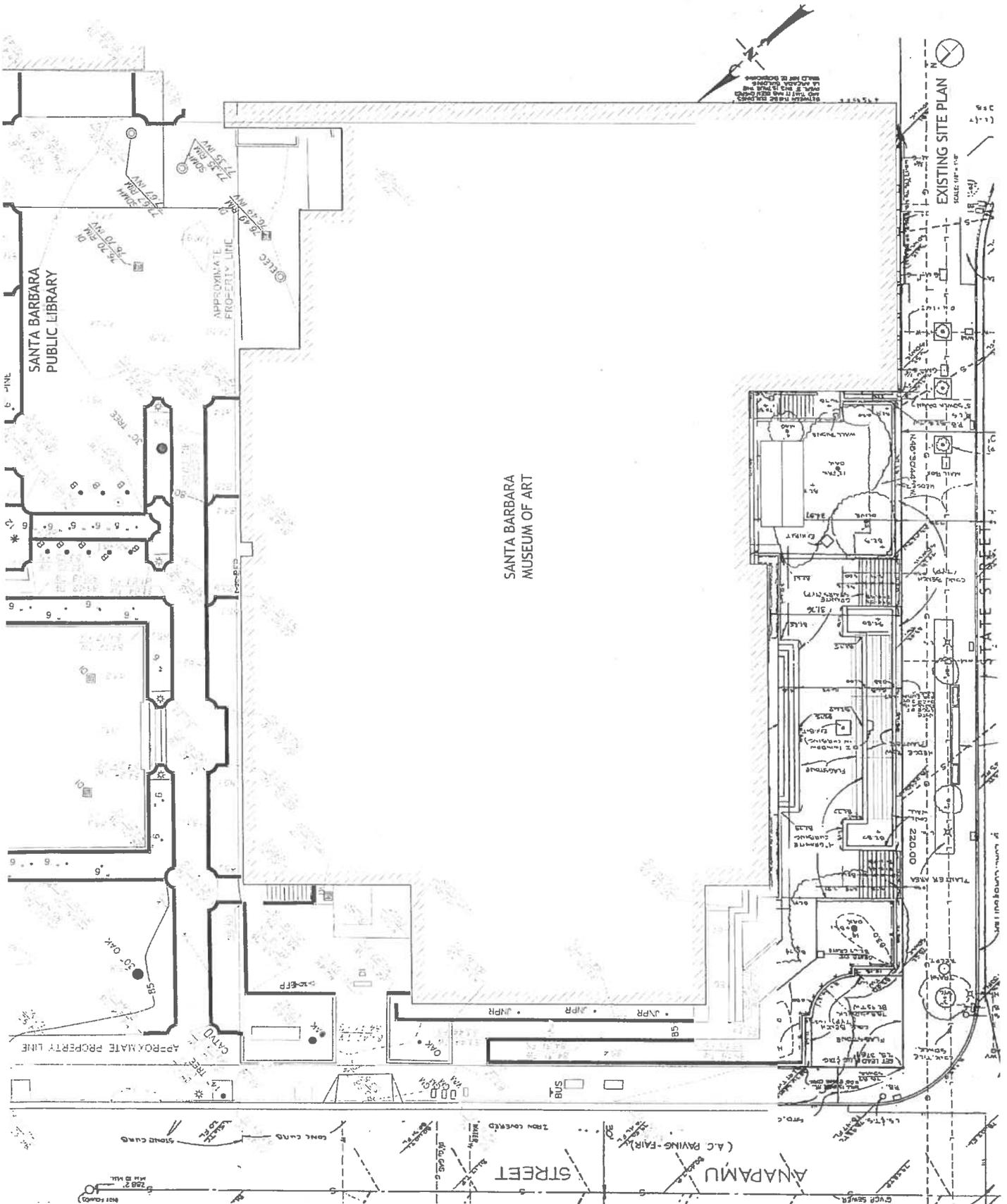
DATE	REVISION
12/10/2011	PC1

PLANNING COMMISSION #1  
 For Review  
 NOT FOR CONSTRUCTION

EXISTING SITE PLAN

A0.3

DATE: 12/10/2011 11:30 AM



**EXHIBIT B**



Santa Barbara Museum of Art  
 Building Renovation, Facility & Art Gallery Improvement Program  
 1130 State Street  
 Santa Barbara, CA 93101

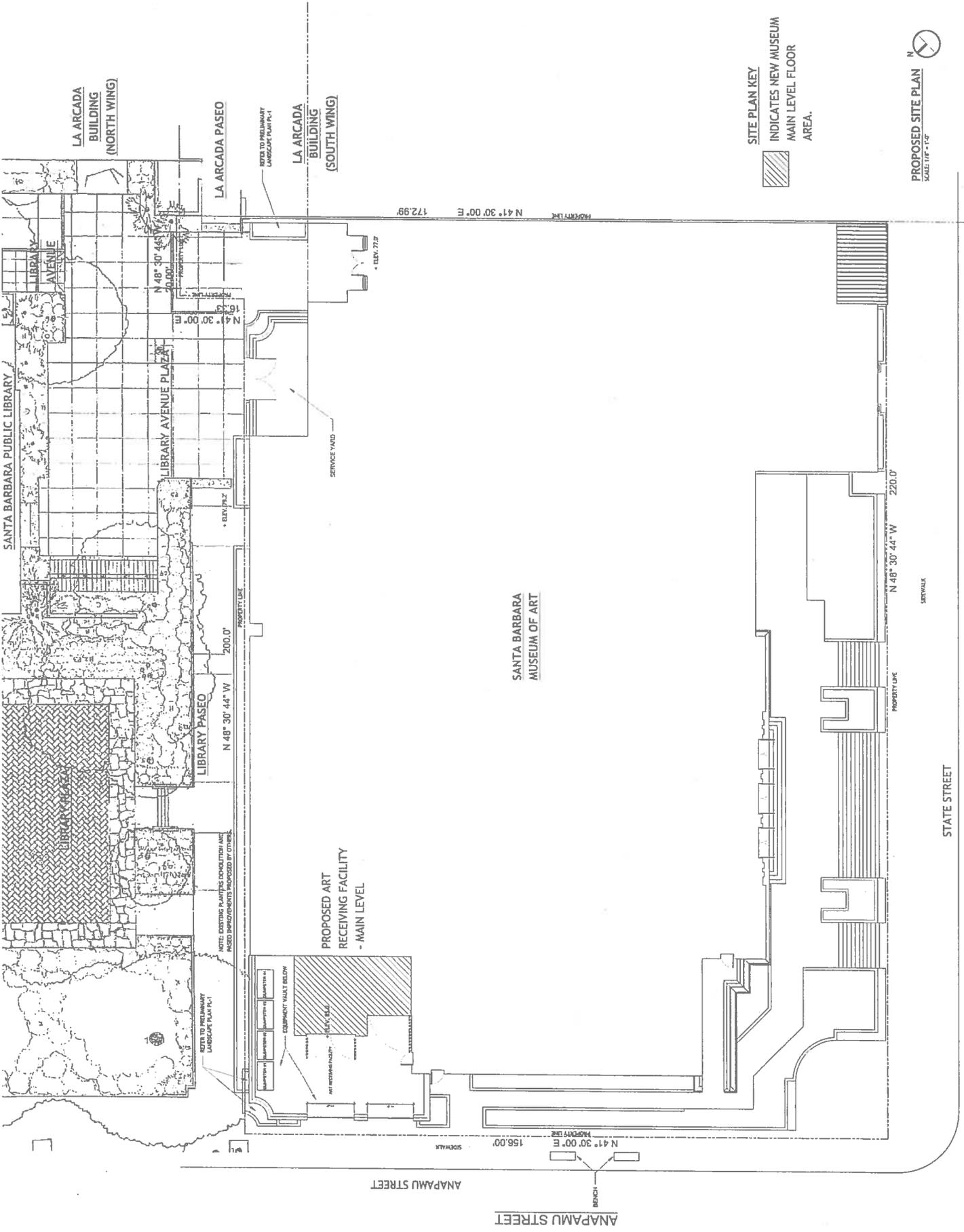
D. INT.	M. INT.
10' Max. DIA.	PC #1

PLANNING  
 CONSTRUCTION  
 #1  
 FOR REVIEW  
 NOT FOR  
 CONSTRUCTION

PROPOSED  
 SITE PLAN

A0.4

ALL RIGHTS RESERVED. KSPREC ARCHITECTS P.C. 2014



**SITE PLAN KEY**  
 INDICATES NEW MUSEUM  
 MAIN LEVEL FLOOR  
 AREA.



PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"





**Santa Barbara Museum of Art**  
 Building Renovation, Facility & Art Gallery Improvement Program  
 Santa Barbara, CA 93101

D-011	Rev 01	PC 04

PLANNED  
 CONSTRUCTION  
 For Review  
 NOT FOR  
 CONSTRUCTION

PROPOSED  
 ELEVATIONS

A2.1

ALL RIGHTS RESERVED. PREPARED BY ARCHITECTS P.C. 2014

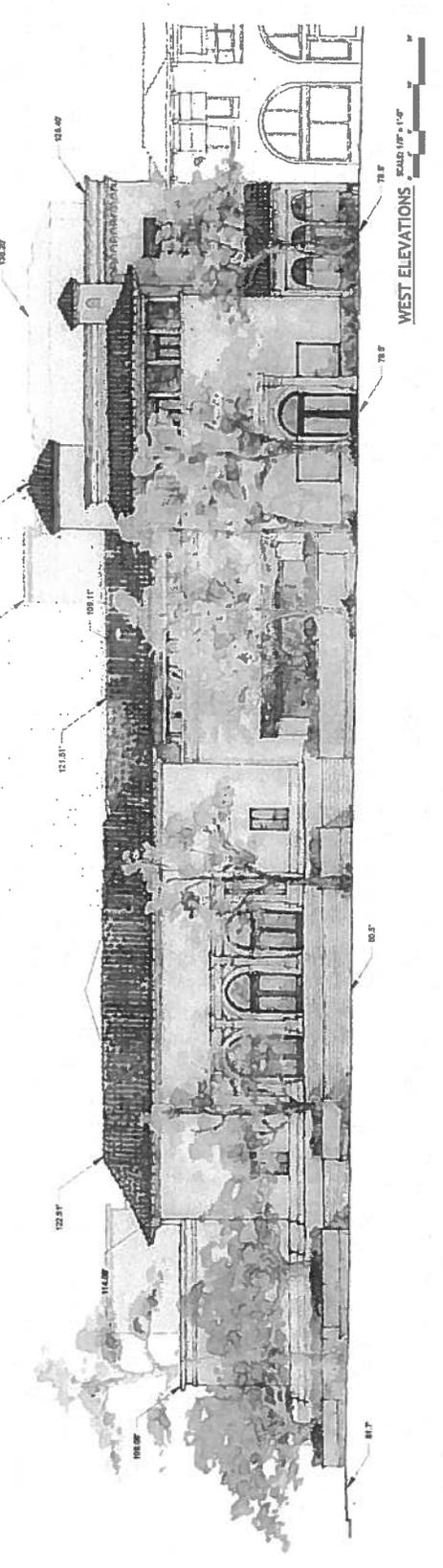
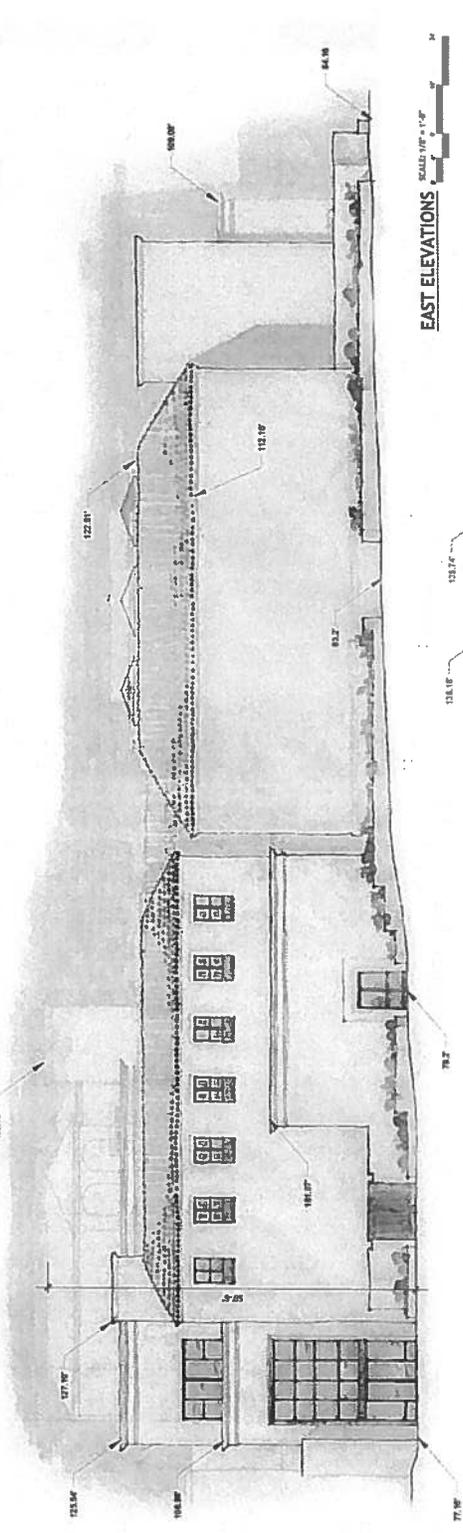
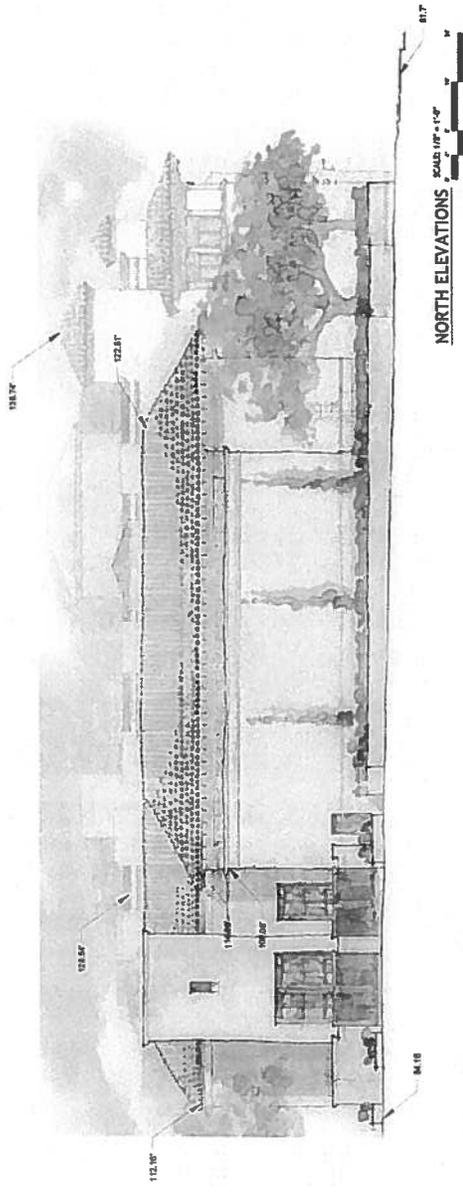
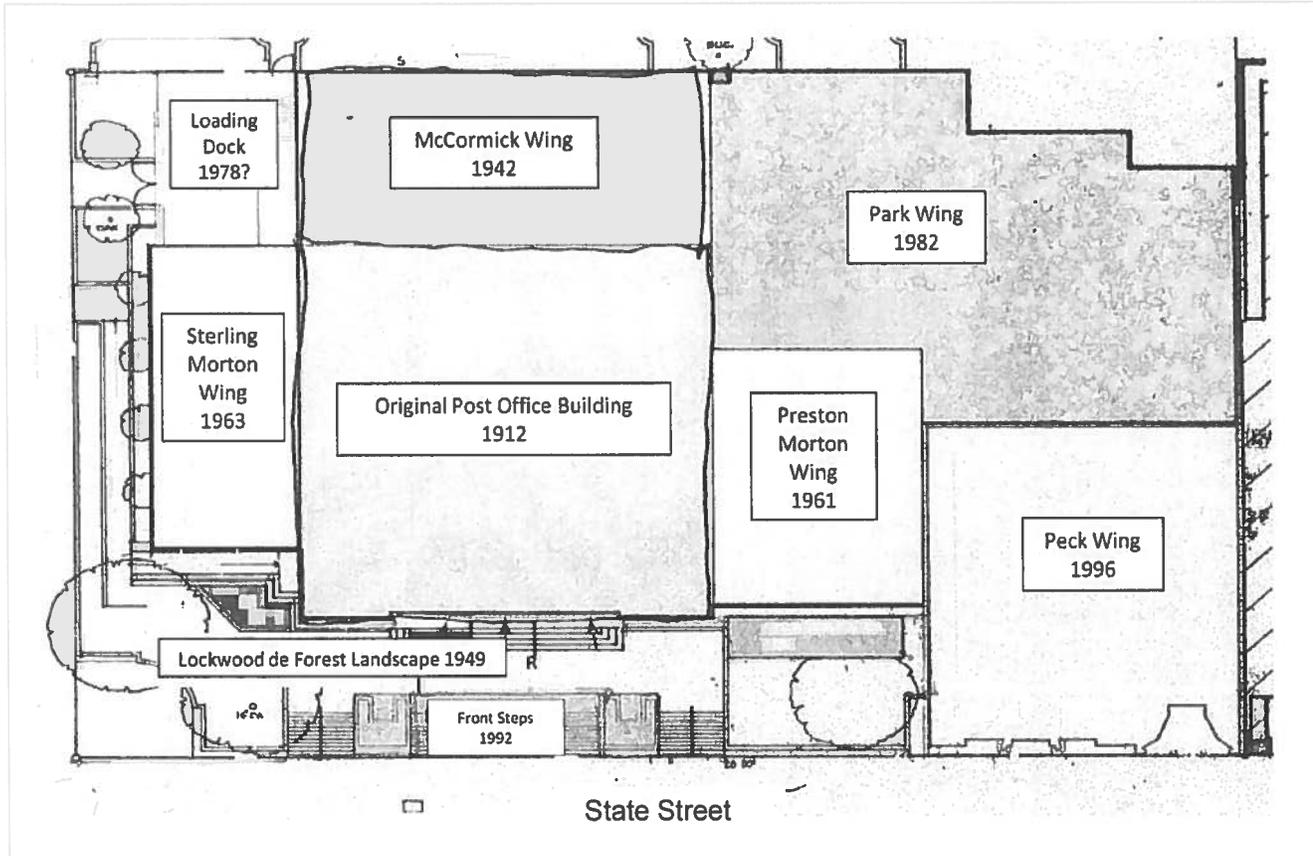


DIAGRAM AND CHART OF HISTORIC DEVELOPMENT OF THE  
SANTA BARBARA MUSEUM OF ART



Source: Post/Hazeltine, June 2013, Historic Structure/Site Report for the Santa Barbara Museum of Art, Appendix A, Figure 19.

**Historic Capital Project Record Summary Table: Santa Barbara Museum of Art 1912-2013**  
 Note: Refer to Figure 19 for SBMA Provided Site Plan Diagram

Project Description	Year	Number Of Levels	Net Square Feet	Gross Square Feet	Project Foot Print Size (Feet)	Notes:
U.S. Post Office	1912	See 1940	See 1940	See 1940	See 1940	Same As 1940 SBMA
Santa Barbara Museum of Art	1940	3	(10,450 Sq. Ft.)	3,700 X 3 = 11,000 Sq. Ft.	+/- 53'X70' 3,700 Sq. Ft.	
McCormick Wing	1942	2	( 5,600 Sq. Ft.)	3,000 X 2 = 6,000 Sq. Ft.	+/- 40'X75' 3,000 Sq. Ft.	
Lockwood DeForest Landscape	1949	NA	NA	NA	NA	
Preston Morton Wing	1961	2	( 4,750 Sq. Ft.)	2,500 X 2 = 5,000 Sq. Ft.	+/- 42'X60' 2,500 Sq. Ft.	
Sterling Morton Wing	1963	2	( 3,800 Sq. Ft.)	2,000 X 2 = 4,000 Sq. Ft.	+/- 28'X70' 2,000 Sq. Ft.	
Loading Dock	1978	NA	NA	NA	NA	
Park Wing	1982	4.5	(21,850 Sq. Ft.)	5,000 X 4.5 = 23,000 Sq. Ft.	+/- 52'X100' 5,000 Sq. Ft.	
Front Stairs	1992	NA	NA	NA	NA	
Glass & Steel Entry Doors	1993	NA	NA	NA	NA	
Peck Wing	1996	3	(10,450 Sq. Ft.)	3,700 X 3 = 11,000 Sq. Ft.	+/- 52'X70' 3,700 Sq. Ft.	
Siqueiros Mural	2002	NA	NA	NA	NA	
<b>Totals (Approximate *)</b>			<b>(56,900 Sq. Ft.)</b>	<b>60,000 Sq. Ft.</b>		

\* All dimensions are approximate based upon the best existing project record available.  
 NA=Not Applicable

PRINCIPAL PLANNERS  
SUZANNE ELLEDGE • LAUREL F. PEREZ

30 October 2014

**RECEIVED**  
OCT 30 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Planning Commission  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RE: 1130 State Street – Santa Barbara Museum of Art Applicant/Project Description Letter (MST2013-00237)**

Dear Commissioners,

On behalf of the Santa Barbara Museum of Art (Museum), we are pleased to submit this Applicant/Project Description letter as part of the project Development Application Review Team submittal materials.

**I. Santa Barbara Museum of Art –Background and Mission**

The County of Santa Barbara owns the subject property located at 1130 State Street (APN 039-230-020) and since 1940 has had an agreement with the Museum which provides for the operation of a public art museum. The terms of the lease stipulate that any structural additions, changes or exterior alterations require prior written approval of the Board of Supervisors. On June 4, 2013 the Santa Barbara County Board of Supervisors approved the Museum's request to initiate the application process for the proposed project with the City of Santa Barbara.

Additionally, the lease specifies that any proposed renovations and expansions will be reviewed and considered for approval by the appropriate Boards and Commissions of the City of Santa Barbara. As has been done in the past, the City of Santa Barbara will issue the necessary land use and building permits with oversight and review by County staff.

On June 5, 1941, the Museum first opened to the public in the building that once served as the Santa Barbara Post Office (1914-1932). Since it's opening, the Museum has gone through various expansions and renovations. Currently, the Museum's gross floor area of 60,000 square feet includes exhibition galleries, a museum store, cafe, a 154-seat auditorium, art storage, administrative offices, a library containing 50,000 books, and a children's gallery dedicated to participatory interactive programming.

The mission of the Museum is to integrate art into the lives of people. It serves an important role in the community as evidenced by the number of visitors each year,

approximately 150,000 individuals, in addition to long established educational programs.

As an educational institution, the Museum has the following goals:

- To provide life-enhancing experiences with works of art;
- To provide art experiences that encourage an individual's cognitive and empathetic growth;
- To promote the idea that life-enhancing experiences with works of art have both private, individual benefits, as well as community benefits;
- To provide studio art instruction in the context of the Museum's collections and exhibitions;
- To increase community participation in the Museum, especially among under-served audiences;
- To facilitate informed discussion of artistic and cultural issues.

## II. Project Description

At this point in time, the Museum's various mechanical systems have nearly reached their life expectancy with many of the systems operating for at least 30 years. As part of addressing general building maintenance issues, the Museum hired a facility assessment consultant to conduct a comprehensive technical analysis of the building mechanical systems and structural components. As a result, the Museum has identified renovations and improvements that must be implemented to continue operations and to ensure that the art collections continue to be protected in a safe manner. Given the extent of the building upgrades and renovations, it is logical and financially prudent for the Museum to include additional internal improvements in the project that are not directly related to general building maintenance.

A summary of the primary project components is provided below:

- Seismic retrofit of the existing masonry walls
- New roof structure and waterproofing
- Replacement of antiquated mechanical systems including electrical services, lighting, fire protection
- Interior circulation improvements to connect gallery spaces and eliminate dead-ends
- Reconfiguration of interior space to create and increase gallery space, improve art storage and administrative office space
- New art receiving area

The majority of the renovation involves reconfiguration of the building interior, but the plan also includes floor area additions and some exterior alterations. For example, in order to seismically retrofit the unreinforced masonry walls, the project proposes to

construct a new floor on the upper level gallery that will provide structural reinforcement as well as increase gallery space.

Additional project components that will result in improved museum circulation and connectivity include additions on the upper level to create new space in order to relocate existing administrative offices and an addition for a proposed multi-purpose gallery. The new administrative addition and new multi-purpose gallery will unify the architecture of the older structures by adding a mission tile roof and altering the horizontal nature of the existing buildings into a more cohesive massing of the buildings. The project also proposes to extend an elevator and stair to the roof level to access a new public roof garden and terrace area. On the ground level on the west (Anapamu Street) side of the building, an addition is proposed to create a much needed art receiving facility which includes a proposed freight elevator to service three levels of the building.

In order to reconfigure the lower basement levels and use a portion of these levels for office space, the project requests to amend a condition of approval placed on the approved 1996 expansion project which consisted of the following components:

- Demolition of two existing retail buildings (3,765 s.f.)
- Museum expansion of 12,180 s.f.
  - Lower level, 2,784 s.f. gift shop and 1,554 s.f. café
  - Main level, 4,008 s.f. gallery space
  - Upper floor (3<sup>rd</sup>), 3,834 s.f. for offices

As part of the development review process, transportation staff prepared an interoffice memo. The first floor expansion was considered supplemental to the primary museum use. The second floor expansion for gallery was determined to be immeasurable and statistically insignificant as it related to parking and vehicular trips. The proposed office expansion on the third floor was to be used for existing employees that were currently working in the basement level of the museum. Staff concluded that the project was not expected to result in any significant increase in parking demand or trip generation. Contrary to this conclusion, staff recommended to restrict the basement from future office use.

Condition of approval II.A.1 of Planning Commission Resolution No. 022-96 states the following, "The basement area of the main museum building at 1130 State Street shall not be used for offices or by office employees, and will only be used for storage in the future."

The proposed project includes a request to amend this project condition. It appears that the condition was imposed as part of the 1996 expansion project to address traffic and/or parking, although staff was able to determine that the project would not

impact traffic or parking. The lower basement levels of the Museum have proved problematic in protecting the Museum's valuable permanent collection. The project proposes reconfiguring these levels for existing staff to occupy for office use in addition to workshop space and security offices and relocating art storage to the lower or street level of the building.

As part of the current development application review process, Transportation staff has indicated that the project would not be subject to this previous project restriction because the project is not anticipated to result in any project specific impacts.

In summary, the proposed building renovation will involve an addition of approximately 7,944 square feet (net) within the existing building footprint and a comprehensive retrofit of the existing floor area. Please refer to the floor area summary table on the cover sheet of the project plans.

A. *Construction Stages:*

The project proposes phased construction over a period of approximately 6 years which will facilitate the Museum's commitment to remain open to the public.

Stage 1: First Phases will include the removal of the post office skylight, seismic stabilization, utility replacement, re-roofing and interior structural upgrades. This phase will also include relocation of art storage and reconfiguring interior spaces, addition of the Art Receiving Facility and construction of the internal second level of the McCormick gallery, seismic upgrade of the basement levels, and HVAC equipment replacement.

Stage 2: The second stage will include addition of the Davidson Gallery offices, and further interior reconfigurations in the lower B1 and B2 levels, and Park Entry area of the building, and HVAC equipment installation, construction of the new elevator. This phase of the work will also involve the renovation of the café, gift shop and lower level of the Main Luria conference facilities, as well as structural work in the Preston Morton and Sterling Morton Galleries. In addition, this stage will involve the addition of the upper level contemporary infill gallery and administrative office areas. The final phases will include the construction of the Roof Pavilion.

*Duration of Construction Phases*

The duration of each phase described above is anticipated to require 6-8 month, with continued interior construction to occur between each phase. The exterior phases of construction activity are expected to last 4-6 months per stage.

- Estimated duration of demolition 6 weeks (5 day work week);
- Estimated duration of grading 4 weeks( 5 day work week);

*Work Force estimates, equipment types, and proposed staging:*

- Work forces will range from 4-8 for grading
- Equipment to include Mini excavators, bob cat earth movers, dump trucks
  
- Work forces will range from 6-18 workers for demolition
- Equipment to include Mini excavators, bob cat earth movers, dump trucks.
  
- Work forces will range from 12-30 for construction;
- Equipment will included cranes and hoists for short terms to place equipment and materials, delivery trucks and lifts.
  
- Proposed staging area is adjacent to the project site, in Library Plaza

B. Art Receiving Facility

The art receiving facility is one of the primary proposed project components. Currently, the Museum receives art deliveries from trucks that parallel park along Anapamu Street, where crates of art are lowered from the truck onto a forklift and transported across the sidewalk and into the loading dock. At this point, the crate is transferred onto a lift and into the lower level of the Museum where it is received and documented by the Museum's registrar. A typical exhibit will involve several forklift trips from the truck across the sidewalk and into the Museum; a two (2) to three (3) hour process to complete, depending on the size of the exhibit. The current unloading procedure is less than ideal which is why the proposed art receiving facility is such an important project objective. Not only will the art be better protected, the community will also benefit from reduced conflicts with improved circulation between the street and the Museum.

The proposed art receiving facility includes an addition to accommodate the installation of a freight elevator, a hydraulic material lift facing Anapamu Street enclosed with a stucco wall and landscaping to provide additional screening. Delivery trucks of 20' in length will be able to back directly into the receiving dock from Anapamu Street; the opening will include a mechanical seal that will attach to the back of the truck in order to achieve suitable climate control for the artwork. From there, the crates of art will be removed from the truck with a forklift directly onto the freight elevator and into the Museum. Additionally, trucks ranging in size from 30-40' will be able to back into the art receiving facility to access McCormick Gallery. With the proposed facility, the length of time to unload the truck can be reduced to 20-30 minutes as compared to two to three hours. Once all the crates are unloaded from the truck, the truck can drive away, and the art can be uncrated and documented by the Museum registrar. A delivery truck that is 55 feet in length cannot maneuver into the art receiving facility as described above and will need to unload similarly to current operations. The current practice of a forklift maneuvering back and forth from the

street, across the sidewalk, will be reduced with the proposed project and result in a significant operational improvement.

Further the existing sidewalk lift within the outdoor courtyard on Anapamu Street does not conform to standards for the receiving and handling of art established by the American Association of Museums (AAM) as well as major sureties and lending institutions, thereby jeopardizing the Museum's ability to secure international loans. Currently, the Museum also relies on the use of a passenger elevator for art movement, which is not of sufficient size to accommodate often monumentally scaled works of art.

### C. Shipping/Receiving Frequency

Currently box or straight trucks (ranging in 20 to 40 feet overall in length) make deliveries to the Museum from Anacapa Street onto Library Avenue and then circulate into Library Avenue Plaza where they unload/load into the Museum's storage receiving area off of the Plaza. The larger 48-foot and giant tractor trailers, 68 feet and 80 feet overall, must unload/load along Anapamu Street as described above. Future deliveries are proposed to be accommodated via the art receiving facility which is an improvement to the existing operations and results in fewer potential conflicts in Library Avenue Plaza. Please refer to table below that estimates the annual number of deliveries and associated truck types/sizes:

#### Art – Current Delivery Operations

Box/straight truck (plaza)	20-40' overall	80 times a year
48' tractor-trailer (street)	68' overall	20 times a year
Giant tractor-trailer (street)	80' overall	5 times a year

#### Other Deliveries - Materials for gallery furnishings, copier paper, catalogs, etc.

Box/straight truck (plaza)	20-40' overall	25 times a year
----------------------------	----------------	-----------------

#### Café related; Berryman, Mission Linen, etc.

Small trucks/vans		4-5 times per day
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#### Proposed Delivery Operations:

Nearly all deliveries will be directed to the proposed Anapamu Street receiving facility. On occasion, a catering truck or miscellaneous delivery may use the Library Avenue Plaza. Once the Café and Store are reconfigured all Café delivery trucks will use the existing loading zone on State Street.

### **III. Discretionary Approval for Consideration**

The SBMA proposed renovation and expansion requires City approval of a Development Plan, see description below. City Council approved the requested designation as a Community Priority project on October 29, 2013.

- Development Plan Approval to allocate 7,944 net square feet from the Community Priority category per SBMC §28.85.

#### **IV. Public Benefits**

There are a multitude of public benefits that will result from the proposed project; these are described below in the context of how the project meets the definition of a Community Benefit/Priority Project.

As stated above, the mission of the Museum is to integrate art into the lives of people. The mission and goals of the Museum are aligned with the intent and purposes of a Community Priority development as set forth in the City's Municipal Code. A Community Priority project must be found to meet a "present or projected need directly related to public health, safety or general welfare." The municipal code also defines general welfare as a community priority project which, "has a broad public benefit, for example, a museum, and which is not principally operated for private profit," (the Museum is a registered 501(c)(3) non-profit organization). The proposed project will improve the Museum's ability to continue to serve the community and positively affect people's life experiences. It is apparent that the general welfare of the community benefits from the art and life-enhancing experiences and opportunities that the Museum provides through exhibits, artistic and cultural discussions and its long established education programs. On October 29, 2013, the City Council approved the Museum's request to be designated a Community Priority project.

While many of the Museum's visitors are from Santa Barbara and the South Coast, many visitors come from outside the immediate area, state, and country. Visitors from all regions seek out this Museum as a destination.

Recent visitor zip code information reveals the following breakdown:

- Santa Barbara County: 33%
- Ventura County: 10%
- Los Angeles (and surrounding areas): 17%
- Northern CA: 15%
- San Diego: 5%
- Out of state: 20%

The diversity of the Museum's collection is quite broad and comprises more than 28,000 objects – an art museum of magnitude and quality more commonly found in cities eight times the size of Santa Barbara. The collection spans more than 5,000 years of human creativity and includes classical antiquities rivaled in the West only by the J. Paul Getty Museum, and masterpieces of French Impressionism with no West Coast museum owning more Monet paintings.

Only a fraction of the Museum's permanent collection can be shown at any particular time. Of course, increasing gallery space will not only allow the Museum to show a greater percentage of these works, it will allow them to organize more comprehensive exhibitions and to accept more significant travelling exhibitions that require more space.

In many cases, SBMA represents the first venue or exclusive West Coast venue for many of the exhibitions they accept or organize – making our City's art museum vital now, and in the future. Just a few past/current examples include:

- *Alice Aycock Drawings: Some Stories Are Worth Repeating* (2014)  
The first comprehensive exploration of this renowned sculptor's creative process, and co-presented by UCSB's Art, Design & Architecture Museum
- *Michelle Stuart: Drawn from Nature* (2014)  
The exclusive West Coast venue for a major exhibition of work by this internationally acclaimed American artist
- *Delacroix and the Matter of Finish* (2013) represents the first exhibition on Eugene Delacroix in the U.S. in over a decade and the first major monographic show devoted to the artist on the West Coast
- *The Artful Recluse* (2012) presented a major exhibition of nearly 60 Chinese works with many of the paintings exhibition for the first time in the United States.
- *Pasadena to Santa Barbara* (2012) was Santa Barbara's representation in the Getty Foundation's major southern California initiative *Pacific Standard Time: Art in L.A., 1945-1980*
- *Picasso and Braque: The Cubist Experiment, 1910-1912* (2011) was the first exhibition to unite many of the paintings and nearly all of the prints created by Pablo Picasso and Georges Braque during two exhilarating years of their artistic dialogue
- *Ori Gersht: Lost in Time* (2011) represented this artist's first solo museum exhibition in the Western U.S.
- *Charles Garabedian: A Retrospective* (2011) represented the first important museum presentation in 28 years devoted to the works of this artist
- *Chaotic Harmony: Contemporary Korean Photography* (2010) represented the first major exhibition in the United States of photographs made by contemporary Korean artists presently living in Korea
- *Noble Tombs at Mawangdui: Art and Life in the Changsha Kingdom (3<sup>rd</sup> Century BCE – 1<sup>st</sup> Century CE)* (2009) represented the first time the objects of the contents of three lavish 2,000-year-old Chinese tombs were displayed in the U.S.

As noted previously, the floor area additions provide for an increase in gallery floor area, community education/event space, art collection stewardship space as well as administrative offices which will allow the Museum to relocate existing administrative offices in order to create a new gallery at the State Street building frontage. The Community Priority floor area allocation will result in an increase of existing gallery area,

an increase of community education/event space, and an increase of art collection stewardship space.

## **V. Environmental Considerations and Historic Landmarks Commission**

The following section provides a summary of the technical studies included in the DART submittal package for evaluation of the existing site conditions relative to potential environmental impacts as a result of the proposed project.

### **A. Historic Structures/Sites Report**

A Historic Structures/Sites Report (HSSR), dated August 5, 2013, Post/Hazeltine & Associates was prepared for the proposed project as required per the California Environmental Quality Act (CEQA) in order to analyze the project's potential impacts to existing historic resources. The report also fulfills the requirements as established by the City of Santa Barbara's Master Environmental Assessment (MEA) for historic resource studies.

As part of the project concept development phase, the project architect, Kupiec Architects, collaborated with Post/Hazeltine to ensure that the project design, architectural details and materials would be sensitive and compatible to the historic resource. This collaboration resulted in the historians' design and architectural recommendations being incorporated into the project design.

The project includes alterations to the north, east and west elevations and there are no alterations proposed for the Lockwood de Forest-designed landscape. As stated in Section 10.3 of the HSSR, "As designed by Kupiec Architects, the proposed scheme draws its inspiration from the building's existing architecture. This is considered an appropriate style for additions and/or alterations since the building is on the City of Santa Barbara Potential list based on its architectural style."

The HSSR includes a detailed analysis of each proposed project component and identifies several treatment plans that have been incorporated into the project description to ensure that the proposed alterations do not result in significant impacts to the historic resource. Given the implementation of each treatment plan and confirmation that the treatment plans are incorporated into the proposed project, the report concludes that the project will result in less than significant impacts to the resource.

On August 28, 2013, the HSSR was presented to and accepted by the Historic Landmarks Commission (HLC). The motion for acceptance included amendments, most of which were related to the architectural detail descriptions of Tuscan-style elements that the HLC felt were more accurately described as Italian Renaissance. The

amendments were incorporated into the final HSSR dated August 5, 2013 (revised September 9, 2013).

As a result of project revisions related to the post office portion of the building roof, refinement of the art receiving facility as well as a proposed electrical service yard, a subsequent HSSR report was prepared to evaluate the project revisions. The report was reviewed and accepted by the HLC on May 21, 2014.

#### B. Historic Landmarks Commission – Concept Review

At the same August 2013 HLC hearing and following the HSSR acceptance motion, the project initial concept review was presented. The HLC stated that the Compatibility Analysis Criteria had generally been met for the project and continued the project to the next processing step as part of the Planning Commission development review process. The HLC also made comments relative to architectural details to simplify the roof materials and detailing, to study opportunities to lower the elevator tower at the art receiving facility, and to study making the receiving entrance less prominent by potentially removing the arch detail to consider such possibilities as simplifying roof materials and details.

As stated above, project revisions subsequent to the August 2013 HLC hearing were presented to the HLC on three (3) occasions in May and June of 2014. On June 21, 2014, the HLC reiterated the project compatibility analysis criteria including the request for additional architectural refinements. These project detail studies will be presented to the HLC when the project returns for HLC design approvals.

#### C. Arborist Report/Recommendations for Coast Live Oak Trees

There are two (2) existing Coast Live Oak trees located on the north side of the Museum building in the area of the proposed art receiving facility. The arborist has evaluated these trees for potential relocation and has advised against this because the trees' ability to survive the removal, pruning and placement into boxes for future reinstallation is uncertain. The project includes the installation of a large, 60" box Coast Live Oak tree to offset the loss of the existing trees. Because site constraints, additional onsite tree replacement is not possible. The Santa Barbara Bowl has agreed to accept the Museum's gift of two 15 gallon oak trees to plant on their property to offset the removals from the Museum property.

#### D. Storm Water Management Plan

The proposed project requires Tier 3 storm water quality treatment but opportunities for applying Best Management Practices are very limited due to the site constraints, i.e., the existing building is nearly built out to the property boundary and existing historic resources. However, the Tier 3 treatment will be implemented where feasible; please

refer to the Preliminary Storm Water Quality Evaluation, dated July 28, 2014 prepared by Penfield & Smith for detail in how these treatments will be carried out.

## **VI. General Plan and Zoning Consistency**

The designated Land Use Zone of the project site is C-2, General Commercial. The General Plan Land Use Designation is Institutional, the property is located in the City's Central Business District and in the 100% Parking Zone of Benefit. The C-2 zone strives to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. The SBMA and the associated uses are consistent with the intent of this zone district and the project will continue to provide a desirable living environment.

According to the City of Santa Barbara Land Use Element, the Institutional Land Use Designation provides for public facilities and private and/or non-project uses which offer public services to the community. The proposed project will facilitate the Museum's ability to continue to provide an important public service to the community and is consistent with the General Plan.

## **VII. Project Justification and Findings**

The SBMA project is consistent with the zoning ordinance and will serve as an example of sound community planning. As evidenced by Project Compatibility Analysis criteria stated by the HLC, the proposed development will be aesthetically pleasing and be compatible with the size, bulk and scale with the neighborhood. Additionally, the project will be subject to additional review and approval by the HLC.

The proposed project will improve the Museum's ability to continue to serve the community and contribute positively to people's life experiences. The project will result in an increase to existing gallery area, an increase to community education/event space, and an increase to art collection stewardship space.

On behalf of the applicant and project team, we thank you for your consideration of Museum's proposed project.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**



Trish Allen, AICP  
Senior Planner



# **General Plan**

## **Land Use Element**

### **Land Use Policies**

LG12. Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

LG12.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment.

## **Economy and Fiscal Health Element**

### **Local Economic Policies**

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

EF1. Integral Parts of Economic Development. Promote energy efficiency, innovation, public health, and arts and culture as integral parts of economic development.

EF2. Environmental Effects of Commercial Growth. Manage commercial growth to protect the City's environment and unique qualities.

## **Historic Resources Element**

### **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.

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.

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.

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

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

### **Environmental Resources Element**

- ER6. **Local and Regional Renewable Energy Resources.** Provide both within the city, and regionally through working with the County and other local jurisdictions or parties, opportunities to preserve, promote and participate in the development of local renewable energy resources such as solar, wind, geothermal, wave, hydro, methane and waste conversion.
- 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.
- 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.
- ER20. **Storm Water Management Policies.** The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

### **Circulation Element**

- 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

### **Safety Element**

- 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.
- S12. **Ground Shaking.** Reduce the effects of earthquake ground shaking through appropriate building design requirements for new buildings and retrofit measures for existing buildings.

## Historic Landmarks Commission Tree Policies

### HLC General Design Guidelines, Part II: Landscape Design Guidelines Section 2

#### 2.4.2.B. General Tree Replacement Standards

Trees 4" in trunk diameter at four feet six inches (4'6") shall be replaced on site 1:1, unless an alternative replacement ratio is deemed necessary as part of the environmental review process. Standard mitigation for tree loss is a 3:1 ratio replacement & can be increased up to 10:1 depending on tree type, tree size, lot size and expected survival rate of trees. The appropriate replacement size shall be determined through the environmental review process in conjunction with HLC review depending on the size and biological value of the tree and on-site conditions.

#### 2.4.2.C. Tree Protection and Replacement Standards

Replacement Dimensions. Diameter of replacement trees will be equal to or greater than one-quarter the diameter of the existing tree. Smaller tree replacement sizes than this formula may be specified in some cases to ensure replacement tree availability.





City of Santa Barbara  
California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 022-96  
1120, 1122 AND 1124 STATE STREET  
SANTA BARBARA MUSEUM OF ART  
APRIL 18, 1996

**SUBJECT:**

Application of John Pitman, Edwards-Pitman Architects, Agent for the Santa Barbara Museum of Art, Involving Property at 1120, 1122 and 1124 State Street, APN 39-232-21, C-2 Commercial Zone, General Plan Designation: General Commerce (MST95-0486)

The project is a proposal to demolish two existing retail buildings totalling 3,765 square feet and to construct a three-story 12,180 square foot building which would serve as an expansion of the Santa Barbara Museum of Art. The lower floor would consist of a 2,784 square foot museum gift shop and a 1,554 square foot cafe; the main (second) floor would have 4,008 square feet of gallery space; the upper (third) floor would include 3,834 square feet of museum offices, for a total of 12,180 square feet. NOTE: The approval is for the alternate design of 11,230 square feet.

The applicants have also submitted an alternate proposal with approximately 500 square feet less building area. The front portion of the building at 1124 State Street would be reconstructed immediately next to the La Arcada Court building. The second and third floors of this part of the new building would be set back approximately 10 feet from the State Street property line, behind the reconstructed section. The Planning Commission will consider both designs.

The discretionary application filed for the project is a request for approval of a Development Plan to construct a three-story 12,180 square foot building which would be an expansion of the Santa Barbara Museum of Art complex. (SBMC §28.87.300)

The Planning Commission will consider approval of the Negative Declaration prepared for the project (ENV95-0174) pursuant to the California Environmental Quality Act Guidelines Section 15074. (MLD)

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**EXHIBIT F**

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WHEREAS, 20 persons appeared to speak in favor of the application, and 7 persons appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, including the Negative Declaration, comments received and responses, April 18, 1996
2. Site Plan
3. Since the CEQA hearing held on March 14, 1996, the following letters in support were received:  
Nancy Doll, Director of S.B. Contemporary Arts Forum, 653 Paseo Nuevo; Arthur W. Schultz, 2072 China Flat Rd.; Frances & Bill Kennett, 737 Sea Ranch Drive; Jean & Austin H. Peck, Jr., 770 San Ysidro Ln.; Virginia Ridder, 2120 Forge Rd.; Philip W. Marking, 222 E. Carillo St., #400; Mr. & Mrs. Joseph B. Koepfli, 580 Freehaven Dr.; David L. Kuehn, 2360 Foothill Rd.; Donald J. & Alice Willfong, 2711 Bella Vista; Mr. & Mrs. Matthew Yonally, 590 Ellwood Ridge Rd., Goleta; Alfred Moir, Professor Emeritus, UCSB Dept. of History of Art & Architecture, 51 Seaview Dr.; John Alrich, 1299 Ferrelo Rd.; Jean Bubriski, 3996 Primavera Rd.; Hugh James Ralston, 6260 Cathedral Oaks, Goleta; Nancy S. Hollenbeck, 1222-D Carpinteria St.; Lorna S. Hedges, 3630 Campanil Dr.; Pier A. Gherini, Jr., 1482 E. Valley Rd. #610; James E. Davidson, 2150 Mission Ridge Rd.; Terry H. Downard, 4615 Via Bendita; Jeanne Thayer, 1968 Inverness Ln.; Fred & Hiriko Benko, 677 Miramonte Dr.; Robert J. Sully, Ph.D., AIA Architect, 1717 Fernald Point Ln.; Mrs. Calvin Goodrich, 3479 Padaro Ln., Carpinteria; John Romo, 1814 Anacapa St.; George F. Christians, Docent Council, SBMA, 1 El Vedado Ln.; Donald S. and Jane R. Patterson, 835 San Ysidro Ln.; Adele & Hal Rosen, 895 Park Lane, Montecito; Karen Sinsheimer, 4606 Via Cayente; Mr. & Mrs. Wayne Seward, 145 Olive Mill Rd.; Hazel Nielsen Tawney, Docent, SBMA, 717 Avenida Pequena; Mrs. Milton Weubtrayb, 1218 State St.; Charles Slosser, El Monte Dr.; Robert L. Sinsheimer, 4606 Via Cayente; Bruce C. Corwin, Metropolitan Theatres, 8727 W. Third St., Los Angeles; Paul Ridley-Tree, 204 Hot Springs Rd., Montecito; Earl W. Stanfield, 1755 Calle Boca del Canon; Marian Garber, Bldg. 40, Unit 2, Shoreline Condos, Barranca Ave.; Edward E. Birch,

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Exec. Vice President, Westmont College, 955 La Paz Rd.; Dr. Robert E. Bryant, 812 State St.; Charles B. Thompson, Box 64, Ojai; Eli Luria, Box 3417, Santa Barbara; Judith Callander, 3375 Foothill Rd. #516; Penny Jenkins, Box 28, Santa Barbara; John E. Dillon, Administrator, Casa Dorinda, 300 Hot Springs Rd. #300; Edward R. McToldridge, 500 Ninos Drive; Henry C. Huglin, 1427 Greenworth Pl.; W. L. Baumes, 848 Rockbridge Rd.; Patricia G. Shields, 1950 Las Tunas Rd.; Jan Baxter, 238 Miramar Ave., Montecito; Mercedes H. Eichholz, 1940 Mission Ridge Rd.; George D. Eagleton, Vice-President of Northern Trust of Ca., 206 E. Anapamu St.; Edward F. Eubanks, 1619 Posilipo Ln.; Barbara & Don Margerum, 1897 San Leandro Ln.; Pierre Claeysens, 2360 Foothill Rd.; Richard B. Rogers, President of the Santa Barbara Botanic Garden's Board of Trustees, 1212 Mission Canyon Rd.; Judy & Larry Anderson, 2287 Featherhill Rd.; John Rex; Dr. & Mrs. Mead F. Northrop, 4564 Via Maria; Patrick N. Smith, General Partner of State and Anapamu, a California Limited Partnership, 555 Ramona Dr., San Luis Obispo, 93405; Thomas C. Amory, 1187 Coast Village Rd., Ste. 1-386; Pauline K. Abbe, 512 Alameda Padre Serra.

4. Mr. Frankel submitted a petition, cards and letters which indicated that 1,327 people were in support of the Museum expansion.
5. Since the CEQA hearing held on March 14, 1996, the following people sent letters in opposition: Marianne R. Masi, 617 Arundel Rd.; Sylvia Suskin, 1368 East Valley Rd.; Maxine G. Bell, 246 Por la Mar Circle; Randi Faithbrother, 7092 Armstrong Rd.; Viola Stouffer, 105 W. Sola St.; Mary and Pat Scott, 815 Ashley Rd.; Lisa Reifel, 103 E. Mission St. (two separate letters, one enclosing the April 14, 1996 Santa Barbara News-Press ad); Catherine Dishion, 1300-B Santa Barbara St.; B. Kleis, address unnoted; Marilouise Brayer, 1059 Alston Rd.; Derek Closson, 3308 Calle Fresno; Tom Black, address unnoted; Kerrie Kilpatrick, 593 Los Feliz Dr.; Virginia L. Finch, 772 Palermo Dr.; Helen E. Wilson, 1959 Boundry Dr.; Florence F. Snyder, P.O. Box 50337, Santa Barbara; Lennart & Barbara Colombana, 620 Flora Vista Dr.; Newina Reese-Gay, 1040 E. Mountain Dr.; Joseph & Alvina Lord, Mary Lord Hall, address unnoted; Betty Dickman, 623 Pilgrim Terrace Dr.; Valle Verde, 900 Calle de

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los Amigos; Rick Closson, Citizens for Santa Barbara Architectural Heritage, 3308 Calle Fresno; (individualized letters to each Commissioner in a bound booklet entitled Help Save These Buildings); Joseph Guzzardi, 419 Baldwin Rd.; Susan Chamberlin, 717 E. Pedregosa St.; Jean G. Hall, 2120 Anacapa St.; Elizabeth Reifel, 103 E. Mission St.

6. Lisa Reifel turned in a petition signed by 1,200 people who were opposed to demolition of the buildings at 1120-1122 and 1124 State St.; and Vasanti Ferrando Fithian's typed comments which she read into the Record were submitted. Her residence is 316 E. Los Olivos St.

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

- I. Approved the subject alternate design application making the following findings and determinations:

**Environmental Findings:**

- A. In this agency's independent judgement there will be no significant environmental impacts as a result of the development of the Santa Barbara Museum of Art Expansion Project; and
- B. Pursuant to Section §15070 of the California Environmental Quality Act Guidelines, the Planning Commission adopts the Negative Declaration ENV95-0174.
- C. The Planning Commission approves the Mitigation Monitoring Program which implements the mitigation measures and conditions imposed on the project in order to mitigate or avoid significant effects on the environment.

**Findings for the Development Plan Approval:**

- A. The proposed development complies with all provisions of the Zoning Ordinance. Type of use and building height are the provisions of the C-2 chapter which apply to the proposed museum expansion, and there is no conflict. The maximum height allowed in the C-2 zone by City Charter and Municipal Code is sixty feet and four stories.

The maximum height indicated on plans for the proposed building is forty-seven feet six inches, which does not exceed the allowable height.

- B. The proposed development is consistent with the principles of sound community planning. Since 1941 the Santa Barbara Museum of Art has been a familiar institution in the former United States Post Office building at the corner of State and Anapamu Streets, in the Central Business District. It adds to the vitality and cultural strength of this section of the Downtown.
- C. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with this area of State Street. The issue of the project's size, bulk and scale was addressed by the Historic Landmarks Commission during its conceptual review of the alternate design. The HLC stated that the proposed building is compatible with its surroundings and with historic La Arcada Court.
- D. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because there are no housing units presently on the project site and none are proposed. No increase in housing demand is expected, as the Museum of Art states that there will be no new museum employees resulting from the expansion project. This project is not a major housing or employment generator.
- E. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the Initial Study prepared for the environmental assessment of the project has determined that it would probably have an additional water use of 1.57 acre feet per year, but that this would not represent a significant incremental increase to the City's present water demand. There would be a less than significant impact on the dependable water supply.
- F. The proposed development will not have a significant unmitigated adverse impact on the City's traffic and its parking demand because in the Downtown land uses change and result in both increases and decreases in the need for parking. Over time the average parking

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demand remains the same for the amount of existing square footage downtown. The change from retail to restaurant does not represent an increase in square footage, so the increase in parking demand is considered a typical characteristic of a dynamic downtown. The subject property is located within a 100% parking zone of benefit and there are several public parking facilities nearby. In addition, the downtown shares parking spaces for all of its uses.

- G. Resources will be available and traffic improvements will be in place at the time of project occupancy. The project requires no new resources.

II. Said approval is subject to the following conditions:

- A. Prior to the issuance of any building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner in a written instrument which shall be reviewed as to form and content by the City Attorney, Public Works Director, and Community Development Director:
  1. The basement area of the main museum building at 1130 State Street shall not be used for offices or by office employees, and will only be used for storage in the future.
  2. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
  3. Owner shall comply with the Landscape Plan as approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

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4. The development of the Real Property approved by the Planning Commission on April 18, 1996 is limited to 11,730 square feet of building area, and the improvements shown on the Development Plan signed by the Chairman of the Planning Commission on said date April 18, 1996 and on file at the City of Santa Barbara.
  5. Owner shall commemorate the front portions of the buildings to be removed at 1120-22 and 1124 State Street in a visual form, including structural representation, such as a permanent exhibit within a public viewing area of the Museum of Art, which shall be subject to the review and approval of the Historic Landmarks Commission.
  6. A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.
- B. The existing oak tree shown on the approved Development Plan adjacent to the proposed building to be saved shall be preserved and protected. It shall be fenced at the dripline during construction.

The landscape and grading plans shall include the following tree protection measures:

1. Fencing or protective barriers around the tree during construction.
2. Landscaping under the tree that is compatible with the preservation of the tree.
3. Notes on the plans that specify the following:
  - a. No irrigation systems shall be installed under the tree.

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- b. No grading shall occur under the existing tree's dripline.
  - c. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree which is required to be protected.
  - d. All excavation within the dripline of the tree shall be done with hand tools.
  - e. Any roots encountered shall be clearly cut and sealed with a tree-seal compound.
  - f. No heavy equipment, storage of materials, or parking shall take place under the dripline of the tree.
  - g. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
- C. The Owner shall complete the following prior to the issuance of building permits:

A construction conference shall be scheduled by the General Contractor or Project Environmental Coordinator (PEC). The conference shall include the Property Owner, General Contractor, PEC, and representatives from the Public Works Department, Building Division, and Planning Division. The following shall be discussed, finalized and specified on the construction plans submitted for building permits:

1. The Mitigation Monitoring and Reporting Program, responsibilities and authority of the PEC.
2. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
3. Review of preliminary construction scheduling and management plan as presented by the applicant during the environmental review process (refer to Exhibit D, of the Planning Commission Staff Report dated April 18, 1996).

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4. Notification of the construction schedule to all property owners and tenants of properties fronting the 1100 and 1200 blocks of State Street, both sides, and of both sides of the 00 block of East Anapamu Street.
  5. Regular water sprinkling shall be required during demolition periods when soil is exposed and transportation of materials is occurring, using reclaimed water whenever the Public Works Director determines that it is reasonably available.
  6. Trucks transporting material to and from the site shall have their truck beds covered with tarps from the point of origin.
  7. The haul route(s) for all construction-related trucks of three tons or more entering or exiting the site shall be approved by the Transportation Engineer.
- D. Prior to issuance of a demolition permit for the retail buildings, these structures at 1120-1122 and 1124 State Street shall be documented according to the Historic Landmarks Commission's "Required Documentation of Buildings Prior to Demolition." The documentation shall be submitted with a copy of the cultural resources study to the staff of the Historic Landmarks Commission for review and acceptance. A contract for preparation of the documentation by a qualified professional shall be submitted to the City Environmental Analyst for review and approval before the work commences.
- E. All demolition and construction-related ground disturbing activities shall be monitored by a professional archaeologist with demonstrated expertise in the recognition and evaluation of historic period artifacts and cultural features to ensure the protection of any cultural resources encountered. The archaeologist shall be empowered to halt or redirect construction activity if any potentially significant cultural deposits and/or features are encountered until such discoveries may be properly evaluated according to cultural resource significance criteria.

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A Phase 2 subsurface testing program and Phase 3 salvage excavations could be necessary if previously undiscovered cultural materials are encountered during construction. A contract for the monitoring by a qualified professional archaeologist shall be submitted to the City Environmental Analyst for review and approval before the work commences.

- F. The following requirements shall be incorporated into, or submitted with, the construction plans submitted to the Division of Land Use Controls with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:
1. The construction plans for the proposed Museum of Art expansion project shall include retention and incorporation of the arches and columns of the front facade and the roof tiles, and other architectural details of the recessed storefront, of the 1124 State Street building into the front facade of the new structure, in the location shown on the approved plan.
  2. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which it is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

\_\_\_\_\_  
Property Owner Date

\_\_\_\_\_  
Contractor Date License No.

\_\_\_\_\_  
Architect Date License No.

\_\_\_\_\_  
Engineer Date License No.

Resolution No. 022-96  
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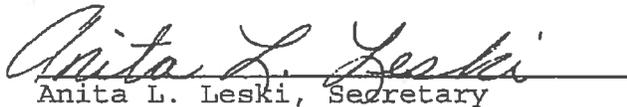
- G. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

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

This motion was passed and adopted on the 18th day of April, 1996 by the Planning Commission of the City of Santa Barbara, by the following vote:

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

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

  
Anita L. Leski, Secretary

  
Date

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



## Historic Landmarks Commission Meeting Minutes

### 1130 State Street – Santa Barbara Museum of Art (MST2013-00237)

#### August 28, 2013 (First Concept Review)

Present: Trish Allen, SEPPS; Paul Rupp and Robert Kupiec, Kupiec Architects PC; Larry Feinberg, SBMA Director; and Peggy Burbank, Project Planner

Staff comments: Peggy Burbank, Project Planner, stated that the applicant is applying for a development plan and community benefits square footage under the new Growth Management Program adopted recently by the City Council. The Library Plaza design concept has been restarted and is affected by this project due to its proximity.

The Commission requested that a site visit be scheduled for those members wishing to familiarize themselves with the site.

Public comment opened at 4:12 p.m.

Kellam de Forest, local resident, commented on the prominence of the new receiving entrance door and suggested the design give less importance than the main entrance. He questioned whether there will be a roof garden.

Public comment closed at 4:13 p.m.

A letter was acknowledged from Paula Westbury expressing opposition to the project.

Motion: Continued indefinitely to the Planning Commission with comments:

#### 1. Design Review:

- a. Appreciation for the applicant's presentation was expressed.
- b. Study the amount that is projected out on to Anapamu Street in the service yard at the location of the elevator.
- c. Study making the receiving entrance less prominent, perhaps eliminating the arch.
- d. Study eliminating the hipped roof at the penthouse.
- e. The renovated park entrance for visitors should be more modern.
- f. Simplify the third entrance to the museum.
- g. Assure that the design is compatible with the Italian Renaissance-style versus Tuscan.
- h. Restoration in the future of the original terra cotta ornament around the entrance facing State Street, mentioned in the Historic Structures/Sites Report, is supportable for possible consideration of the building as a City Landmark.

- i. Study transparency of rear entrance.
- j. Further define the roof garden.
- k. The designer should follow David Adler's theme of taking an ornate building and radically simplifying it, leaving small precious elements at the entrances.
- l. Although not in the HLC's purview, the interior's proposed changes are not out of scale with the existing facility or property. The proposed interior design is commendable.
- m. Reconsider all the proposed tile roofs as an addition to this pavilion as they compete with other areas and may be simplified. If removing 90% of it, remove it all.
- n. The detailing should be reserved for the major pedestrian entranceways and the remaining should be simplified, but not made to be contemporary.
- o. Possibly lower the plate height of the elevator tower.
- p. The band of windows on the east elevation is a little too contemporary.
- q. The roof top outdoor entertainment area is acceptable since changes would not be viewable.

2. 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:

- 1) The project is generally in compliance with City regulations and design guidelines.
- 2) The project's design is compatible with the character of the City and neighborhood.
- 3) The project's size, bulk, height and scale design are appropriate for its neighborhood.
- 4) The project's design is sensitive to adjacent historic resources.
- 5) Review for public views of ocean and mountains are not applicable during conceptual review of the project.
- 6) Review for appropriate amount of open space and landscaping are not applicable during conceptual review of the project.

Action: La Voie/Orías, 6/0/0. (Boucher/Murray/Shallanberger absent.) Motion carried.

## **May 21, 2014 (Second Concept Review)**

Present: Trish Allen, SEPPS; and Robert Kupiec, Kupiec Architects PC

Public comment opened at 4:06 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with comments:

1. On Turning Radius Exhibit A0.3.1, show the curve cuts and traffic lines, and show better engineering that is accurate of the radii.
2. Study the perceived importance of the employee entrance. It seems to compete with the public entrance. Simplification is much needed and appreciated.
3. Unification of the proposed additions is very important and should respect the historic structure. Additions should enhance the historic fabric.
4. The proposed design for the east entrance at the Library Avenue Plaza is inappropriate. The glass box needs to be more traditional. Look to the Biltmore for an example.
5. The art receiving facility doors are not acceptable. The design should have the doors and gates look as such rather than imitating stucco walls.
6. The proposed bronze doors at the art receiving area should not be expressed with more importance than the other doors. Look to the Lobero Theatre loading door as an example.
7. Restudy the art elevator tower as it is problematic.
8. Simplify the walls around the loading area.
9. Restudy the canted sills on the top floor of the east elevation to be more compatible with the style found within El Pueblo Viejo Landmark District.
10. Provide more continuity and compatibility by echoing the form of the existing site walls.
11. Maximize the landscape on the east elevation as it is of great importance.
12. The trellis structure is out of character with the monumental building.
13. Show existing and proposed design elements on the same page. Use screened or dash lines for existing elements.
14. Restudy the roof top pavilion; a tile roof may not be necessary.
15. The removal of oak trees is frowned upon. Replacement should be characteristic of an oak tree that is grown in nature.
16. Suggestion was discussed to provide several concept rendering options rather than comprehensive plans.

Action: Mahan/Winick, 8/0/0. (Orías absent.) Motion carried.

## **June 4, 2014 (Third Concept Review)**

Present: Trish Allen, SEPPS; Robert Kupiec, Kupiec Architects PC; Larry Feinberg, SBMA Director; and Marck Aguilar, Project Planner

Public comment opened at 4:07 p.m.

Trevor Martinson, local architect, commented on the rear entrance to La Arcada and the need for the proposal's plans to accurately depict what is existing at the south-east corner: There is a very large wall that the applicant may intend to demolish 'to support implementation of the proposed design'.

Kellam de Forest, local resident, requested the use of an arch treatment to be more historically accurate, and some consideration of the Myron Hunt design of the La Arcada building and Faulkner Gallery. He inquired whether an arch at the elevator on the north-west corner would tie in better with the museum than the existing square-shaped. He expressed appreciation for the Lockwood de Forest treatment that is proposed to be extended further around the museum.

Public comment closed at 4: 11 p.m.

Motion: Continued two weeks with comments:

1. The project is heading in the right direction and greatly improved.
2. Appreciation was expressed for the emulation of the Lockwood de Forest planter walls design extending around the building as a unifying theme.
3. Study extending the elevator tower back to the roof of the southerly building behind it as viewed from the Central Library courtyard.
4. There is concern with the lack of landscaping on the Museum wall facing the Central Library.
5. A rectilinear entrance for the east wing at the Library Avenue Plaza is preferred.
6. Simplify the fenestration of the punched window openings on the upper level facing the library. Preference expressed for that depicted on Sheet 3 of the plans.
7. Elevator doors and windows should be recessed so that the jams express the massiveness of the structure.
8. Provide more consistency of the window molding/details to be more substantial with a better sense of the building's mass.
9. Cornice and belt courses should not be too delicate.
10. Consider making the staff entrance less grand, perhaps a foot lower.
11. The elevator tower detailing should continue to be studied and possibly simplified.
12. The wood plank doors are preferred at both the elevator and loading doors.

13. The planters proposed along the east elevation should blend with the building.
14. Study simplifying the height interplay of the gates and adjacent walls.

Action: Mahan/Drury, 5/0/0. (La Voie/Murray/Orias/Suding absent.) Motion carried.

### **June 18, 2014 (Fourth Concept Review)**

Present: Trish Allen, SEPPS; Robert Kupiec, Kupiec Architects PC; and Marck Aguilar, Project Planner

Commissioners Murray, Orías, and Suding stated they reviewed the previous meeting minutes for this proposal and were familiar enough to comment on the project.

Public comment opened at 4:45 p.m.

Kellam de Forest, local resident, suggested either a clump of kentia palm trees or a different type of plant that might grow taller at the location of the proposed movie screen wall. He questioned whether the Lockwood de Forest plant list includes the use of natal (kiefer) plums. He commented the elevator tower for the roof garden is problematic and suggested it be simply a tower rather than an elevator tower.

Scott Love, Central Library Services Manager, spoke in support and commented on the collaboration between the museum and the library.

Public comment closed at 4:48 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

1. Design:
  - a. Provide a plan of the truck turning radii on Anapamu Street into and out of the ARF loading area.
  - b. Study the door material on the ARF loading area. Although wood plank doors are classic, perhaps there is a metal solution that is more sophisticated.
  - c. Start to show the roof top terrace lighting on the plans.
  - d. Show a comprehensive proposal of the roof top terrace elevator.
  - e. The same height cornice at the connection of the Sterling Morton Gallery to the tower is preferred (as shown on Page 7, top simulation).
  - f. Study the vent on the tower to be less prominent.
  - g. Option 2 on Sheet 6 is the preferred treatment of the tower where it meets the roof behind.

h. The blank wall on the east elevation could become a lost opportunity to do something wonderful. It should be softened with landscaping or an art element, such as a sculpture.

i. It was suggested that the library and museum work together in terms of the cost of enhancing the landscaping at the east elevation, including trees.

2. The Commission has reviewed the proposed project and renewed the Compatibility Analysis Criteria previously found to have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:

a. Compliance: The project is generally in compliance with the City Charter and Municipal Code and in general compliance with El Pueblo Viejo Design Guidelines.

b. Compatibility: The project's design is compatible with the architectural character of the City and neighborhood.

c. Appropriateness: The project's size, bulk, height and scale design are appropriate for its neighborhood with some reservations for the elevator tower and how the ARF loading area is accessed from the street.

d. Sensitivity: The project's design is sensitive to adjacent landmarks and historic resources.

e. Public views: The proposed design does not affect public views of the ocean and mountains.

f. Open Space/Landscaping: The proposed design provides an appropriate amount of open space and landscape.

Action: Winick/Mahan, 6/0/1. (La Voie abstained. Drury/Shallanberger absent.) Motion carried.