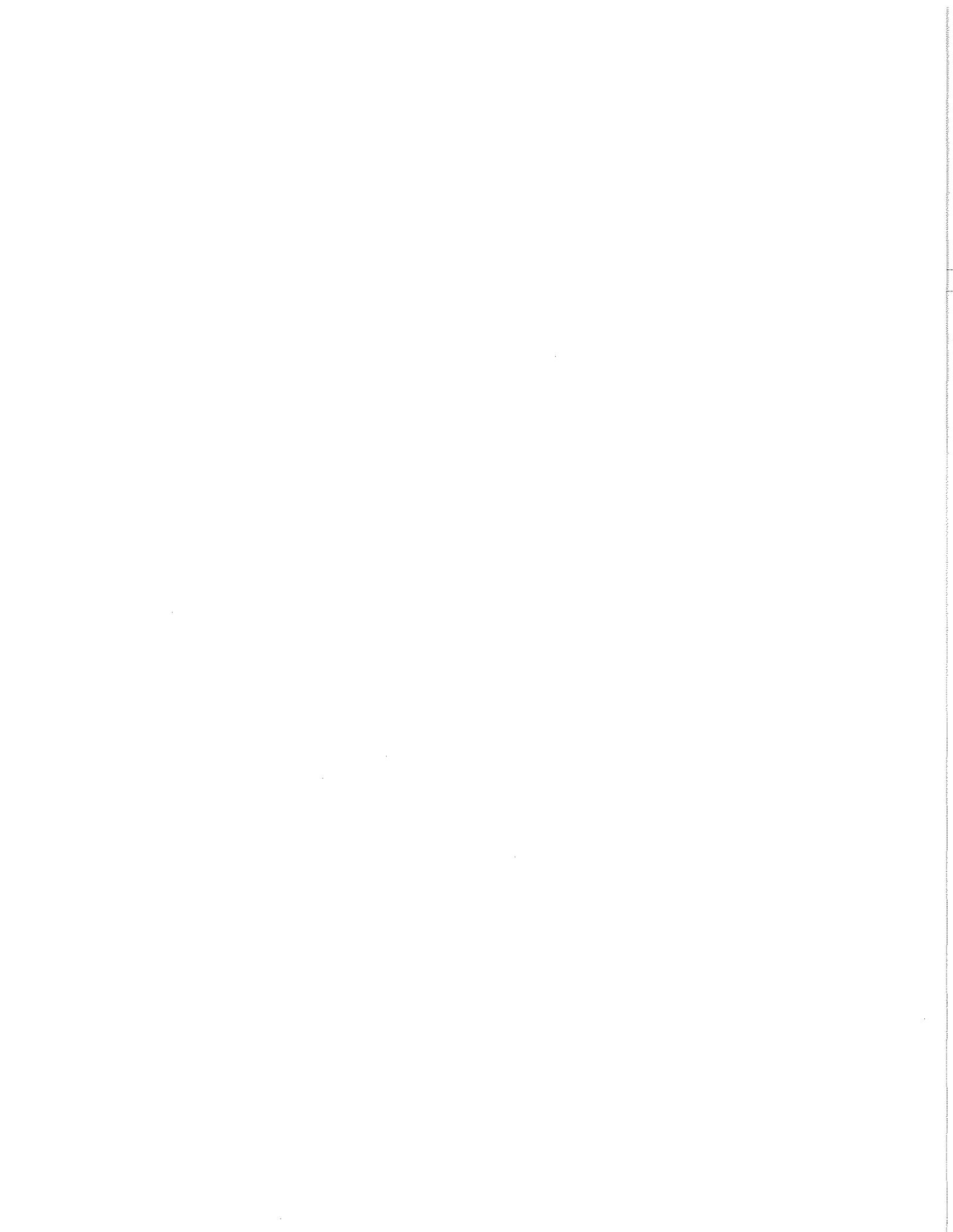


Public Meetings

The project design has evolved through the review and input of the City's Historic Landmarks Commission (HLC), Park and Recreation Commission (PRC), Transportation and Circulation Committee (TCC) and the Santa Barbara Arts and Crafts Show (SBACS).

November 17, 2004	PRC: introduction of basic project concept and a request for comments.
December 1, 2004	HLC: introduction of basic project concept and a request for comments.
April 13, 2005	HLC: review and acceptance of the Conceptual Design guidance Report which served as a preliminary guide for the design direction and constraints.
April 27, 2005	PRC with HLC subcommittee: discussion of divergent priorities related to landscape between the P&RC and HLC. Extensive public noticing via mail occurred prior to the meeting.
March 22, 2006	HLC: no support for any hardscape infill of existing planting areas.
September 5, 2006	Staff presentation at SBACS
September 27, 2006	PRC: positive comments
September 28, 2006	TCC: positive comments
November 29, 2006	HLC: supportive comments with direction for the design to accommodate unloading/loading.
March 13, 2007	Staff presentation at SBACS
March 21, 2007	HLC: Preliminary Approval granted
September 5, 2007	Staff presentation at SBACS
September 19, 2007	HLC: Final Approval granted
November 28, 2007	Staff presentation at SBACS





HISTORIC LANDMARK COMMISSION

□ CASE SUMMARY

MST2004-00806

C-ALTERATIONS

0-800 E CABRILLO BLVD

Project Description:

Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.

DECEMBER 1, 2004

CONCEPT REVIEW – NEW

4. 0-800 E CABRILLO

P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

(2:50)

Marck Aguilar, Agent, present.

Motion: **Continued indefinitely with the following comments:** 1) The Commission supports the gray concrete and the use of an alternate material in the parkway. 2) Landscaping of the parkway with more palm trees and restoration of the geraniums is suggested. 3) Return with a Historic Structures Report. 4) Retain the existing contractor's stamps. 5) Use a minimal amount of street furniture, particularly newspaper stands.

Action: Hsu/Suding, 9/0/0.

APRIL 13, 2005

HISTORIC STRUCTURES REPORT

6. **0-800 E CABRILLO** P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Review of a preliminary Conceptual Design Guidance Report prepared by Post/Hazeltine Associates. Historic Structures/Sites Report will be submitted at a later date.)

(1:55)

Marck Aguilar, City of Santa Barbara Redevelopment Agency; Pamela Post and Tim Hazeltine, Architects, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that Marck Aguilar will be addressing the Historic Landmarks Commission regarding the Preliminary Conceptual Design Guidelines and that a full Historic Structures/Site Report will be submitted at a later date.

Motion: The Commission accepts the Design Guidelines as submitted.
Action: Murray/Suding, 7/0/0.

MARCH 22, 2006

CONCEPT REVIEW - CONTINUED

6. **0-800 E CABRILLO BLVD** P-R/SD-3 Zone

(1:40) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Second Concept Review.)

This item was heard out of order.

Present: Marck Aguilar, Redevelopment Specialist
Santos Escobar, Parks Superintendent

Bob Cunningham and Brian Brodersen, Arcadia Studio

Motion: **Continued indefinitely with the following comments:** 1) Research the availability and provide a copy of the Olmsted plan. 2) The Commission feels that the materials may not be consistent with the Olmsted plan. 3) Study other materials for the parkway strip to be more compatible with the historic plan. 4) More planting should be provided, particularly within the No Parking Zones (NPZ). 5) One Commissioner felt that the paving proposal is an acceptable solution. 6) At least two Commissioners felt the paving should be of a higher quality and more beautiful. 7) Introduce color for plant material. 8) Most Commissioners would prefer grass planting material in the parkway. 9) It may be difficult to make historic findings with a paved pathway.

Action: Boucher/Hausz, 8/0/0.

NOVEMBER 29, 2006

HISTORIC STRUCTURES REPORT

1. 0-800 E CABRILLO BLVD P-R/SD-3 Zone
(1:47) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar
Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Review of Historic Structures/Sites Report prepared by Post/ Hazeltine & Associates.)

Present: Marck Aguilar, Santa Barbara Redevelopment Agency
Pam Post and Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the report being reviewed is a Historic Property Clearance Report which will be forwarded to the State Office of Historic Preservation as the proposed project is located within a state historic district. Mr. Jacobus also stated that the proposed sidewalk is fully reversible.

Public comment opened at 1:59 p.m.

Kellam De Forest, resident, commented that he is in favor of upholding honoring the names of those individuals who helped to improve Cabrillo Boulevard.

Public comment closed at 2:01 p.m.

Motion: **Approval of the Historic Property Clearance Report with the following conditions:**
1) That Appendix B, Paragraph C, shall include the names of those civic leaders who were influential in the developmental of the design and implementation of construction.
2) The words "potentially significant" shall be struck from paragraphs A, D, G, F, and I.

Only the word "eligible" is to be used. 3) In the description of the concrete, both color and texture of the existing concrete are to be matched. 4) The report shall return to Staff for review prior to submittal to the State Office of Historic Preservation.

Action: Pujo/Boucher, 7/0/0. Motion carried. (Murray and Suding absent.)

CONCEPT REVIEW - CONTINUED

2. 0-800 E CABRILLO BLVD P-R/SD-3 Zone
(2:09) Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar
Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

Present: Marck Aguilar, Santa Barbara Redevelopment Agency
Martha Degasis, Arcadia Studio
Pam Post, Post/Hazeltine & Associates
Nancy Rapp, Acting Park & Recreation Director
Judith Cook, Recreation Programs Manager
Santos Escobar, Chase Palm Park Manager
Beebe Longstreet, Park and Recreation Commission

Marck Aguilar provided a recapped brief history of the project area and details of the current proposal.

Nancy Rapp provided a brief background on the use of the site by the Arts & Crafts Fair with regard to issues related to loading and unloading in the no-parking red zone.

Judith Cook provided clarification of the current loading and unloading practice and the issues that will arise from disallowing temporary parking.

Beebe Longstreet summarized the Park and Recreation Commission's review of the proposal. She stated that the Commission wants a defensible, maintainable space that will enhance the area given that it is a highly used area, in addition to the arts and crafts show on Sundays. The Park Commission felt that the current plan is a compromise that can be moved forward in order to have the sidewalks repaired and the area enhanced.

Santos Escobar clarified that there are several reasons turf grass is not being installed in the project area: 1) The site is very narrow, and there are provisions within the City that state recycled water is not to be allowed to enter into gutters. 2) The landscaped edging has not been installed due to risk management concerns that, when maintenance takes place, there is a possibility of breaking concrete and of damaging automobiles. 3) The cost of maintaining the narrow space is prohibitive. 4) The effort to be a sustainable city includes moving away from installing turf. The current plant palette is designed for low

water and low fertilizer usage. Mr. Escobar added that the City's Integrated Pest Program has reduced the amount of pesticide use by over 90%.

Public comment opened at 2:52 p.m.

Vice-Chair LaVoie acknowledged receipt of several letters and e-mails expressing concern about the project design.

Marilyn Loperfido, resident, read for the record her letter expressing concern with the effects of disruption due to past and future construction in the area. Due to the loss of parking in the craft section, there has been a decline in craft show participants from 189 to 129. Ms. Loperfido suggested applying the plan outside of the craft show boundaries and developing a viable plan for resurfacing and replanting which will be viable for show members and visitors.

Susan Smith, resident, stated that 40 to 50 artisans will be lost from the art show if they are unable to locate suitable parking.

Kellam De Forest, resident, stated that the parking strip at the craft faire should contain water permeable landscaping, and suggested that perhaps the craft faire could be moved to another location in order to preserve the landscape.

Public comment closed at 3:07 p.m.

Ms. Rapp asked whether the Commission would be open to Parks and Recreation, Public Works, and the Arts & Crafts Show Advisory Committee developing a proposal that involves approved accommodations for loading, consisting of interspersed hardscape in certain areas that would facilitate loading, unloading, and crossing to the park area.

Straw Vote: How many Commissioners can support additional paved area in front of Chase Palm Park? 5/2/0 (Boucher and Hsu opposed.)

Straw Vote: How many Commissioners are struggling with the design from an aesthetic perspective in terms of break-ups to identify the new and the old? 4/3/0.

Motion: **Continued indefinitely back to the Commission with the following comments:**
1) The design is not working for the users, however, the users and the Commission are attempting to solve the problem. 2) The Commission would entertain an alternative design for the westerly portion of the boulevard to include more loading and unloading zones in a hardscape solution. 3) Study the scoring pattern of the proposed paving to be more compatible with the existing (a module of).

Action: Pujo/Hsu, 7/0/0. Motion carried. (Murray and Suding absent.)

MARCH 21, 2007

HISTORIC STRUCTURES REPORT

3. 800 SANTA BARBARA ST

C-2 Zone

(1:48)

Assessor's Parcel Number: 031-012-028
Application Number: MST2006-00129
Owner: 800 Santa Barbara Street Investment Company
Applicant: Suzanne Elledge Planning and Permitting
Architect: Cearnal Andrulaitis Architects
Landscape Architect: Van Atta & Associates

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

(Review of Addendum Letter to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Present: Alexandra Cole, Architectural Historian

Staff comment: Jake Jacobus, Associate Planner/Urban Historian, stated that this addendum report analyzes the current proposed changes to the massing, scale, proportion, and site layout of the project.

Motion: The Commission accepts the report.

Action: Adams/Pujo, 8/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED

12. 0-800 E CABRILLO BLVD

P-R/SD-3 Zone

(4:30)

Assessor's Parcel Number: 033-120-0RW
Application Number: MST2004-00806
Owner: City of Santa Barbara
Agent: Marck Aguilar
Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

Present: Marck Aguilar, City Redevelopment Department

Public comment opened at 4:45 p.m.

Susan Smith, Crafts Section of Santa Barbara Art Walk, expressed support for the project.

The following members of the public expressed opposition to the project:

1. Al Hannen, Cabrillo Art Show Advisory Committee, expressed concern about safety and commented that the proposed design would contribute to the fact that pedestrians will walk over the landscape and will trip over the bushes.
2. John La Pointe, member of the Arts and Crafts Show, expressed appreciation for the compromise efforts. The landscape in and around the light posts makes a difference to the members. He also commented that any landscape above the minimum is going to create problems for people in the Crafts Show.
3. Deborah Healey, Advisory Committee Chairperson, referred to the memorandum directed to the HLC that was approved by the Advisory Committee. She stated that, historically, the area where the project is proposed is where people access the beach. She considers the problem with the design to be a safety and use issue. She suggested shortening the landscaped area around the light posts.
4. Kevin Healey, member of the Arts and Crafts Show, commented that the Redevelopment staff has stated their goal is to do no harm and not change the use of the area. He considers that essentially the design *would* be changing the use of the area. He mentioned that the proposed project would be causing harm by reducing a three lane highway to a two lane highway, creating a series of bottlenecks along the sidewalk.
5. Marilyn Loperfido expressed concern that the expanded planting will block two of every six cars in the gray area for loading and unloading, creating a dangerous situation. She suggested scaling back the planting by three to four feet on each side. Ms. Loperfido mentioned that there is a red zone in the middle of the show area that really is the heart of the show because it is used to accommodate loading and unloading, and it is also used as a crosswalk into the park. She stated tourists need to be accommodated and more handicap amenities are needed. She commented that the Arts and Crafts Show is a historic resource in the area.

Public comment closed at 4:57 p.m.

Straw vote: How many of the Commissioners would like to see a larger scale paving than what is being proposed? 6/2. (La Voie/Murray opposed.)

Motion: Preliminary approval of the plan as presented and continued indefinitely with the comment that plant materials shall be in swaths.

Action: Boucher/Adams, 8/0/0. Motion carried.

Commission comment: There was a consensus by the Commission that the project reflects a good compromise, and accepts the design.

SEPTEMBER 19, 2007

FINAL REVIEW

6. 0-800 E CABRILLO BLVD

P-R/SD-3 Zone

(4:18)

Assessor's Parcel Number: 033-120-0RW

Application Number: MST2004-00806

Owner: City of Santa Barbara

Agent: Marck Aguilar,

Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Final Approval of the project is requested.)

Present: Marck Aguilar, City Redevelopment Specialist
Nancy Rapp, Parks & Recreation Director
Bob Cunningham, Arcadia Studio

Public comment opened at 4:24 P.M.

Susan Smith, a local artist in the craft show, supports the project.

Laurie Lehman, a member of the arts and craft show, as well as a member of the community, supports the project with certain reservations.

Kevin Healy, a member of arts and craft show, supports the project with certain reservations.

Deborah Healy, chair person for the Santa Barbara Arts and Craft Show Advisory Board community and representing the consensus of 200 members of the show, supports the project with certain reservations.

Marilyn Loperfido, advisory committee member, read a letters on behalf of Randi Hillard and Eileen Garrett, who are handicapped and oppose the project.

John La Pointe, a member of the arts and craft show, opposes the project.

Marilyn Loperfido, advisory committee member, opposes the project but would like to see improvements to the area.

Kellam De Forrest, local resident, supports the project.

Public comment closed at 4:51 P.M.

Motion: Final approval and indefinitely continued to Consent to review a plan on establishment of the landscaping and adjustments as outlined in the proposal summary.

Action: Adams/Boucher, 5/0/2 (Curtis/Murray abstained. La Voie /Hausz absent.) Motion carried.