

RESOLUTION NO. 04-100

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA ADOPTING THE CHAPALA STREET
STREETSCAPE DESIGN GUIDELINES

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

WHEREAS, on April 29, 2003, the City Council authorized the Executive Director of the City of Santa Barbara Redevelopment Agency to execute a contract with Conceptual Motion (formerly known as Lenny Yates VanHoy Associates) for development of the Chapala Street Streetscape Design Guidelines; and

WHEREAS, a Steering Committee consisting of representatives of the Engineering and Transportation Divisions of the Public Works Department and the Planning and Housing and Redevelopment Divisions of the Community Development Department has been assisting Conceptual Motion in development of the Chapala Street Streetscape Design Guidelines; and

WHEREAS, in February 2004, and October 2004, Conceptual Motion held public workshops at the Center Stage Theater to receive input from interested persons and review the Chapala Street Streetscape Design Guidelines; and

WHEREAS, on April 14, 2004, July 7, 2004, and July 21, 2004, the Historic Landmarks Commission held public hearings and reviewed the Chapala Street Streetscape Design Guidelines and on November 10, 2004, approved and recommended to the City Council approval of the to the Chapala Street Streetscape Design; and

WHEREAS, on September 9, 2004, the Planning Commission considered the proposed Chapala Street Streetscape Design Guidelines, conducted a public hearing, and voted to forward the Guidelines with their comments to the Council for their action; and

WHEREAS, the City's Environmental Analyst reviewed the Chapala Street Streetscape Design Guidelines and determined that pursuant to the California Environmental Quality Act Guidelines Section 15302(b) the project is categorically exempt as a project concerning the replacement and reconstruction of existing structures and facilities; and

WHEREAS, on December 14, 2004, the City Council held a public hearing concerning the proposed Chapala Street Streetscape Design Guidelines. The Council considered the Planning Commission's comments, the Staff Report and heard testimony from Staff and members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

1. The Chapala Street Streetscape Design Guidelines, dated as of November 12, 2004, and attached hereto as Exhibit A, are adopted;
2. The Chapala Street Streetscape Design Guidelines shall be applied by the Historic Landmarks Commission, Planning Commission, or City Council on appeal to development applications for which public right-of-way improvements are required by the Public Works Department and are located on Chapala Street in the 300-900 blocks (as depicted on the attached map labeled Exhibit B); and
3. The Chapala Street Streetscape Design Guide adopted herein shall be applied to all development applications for which public right-of-way improvements are required by the Public Works Department that have not received final building permit issuance by the date of City Council adoption.



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 14, 2004

TO: Mayor and Councilmembers

FROM: Housing and Redevelopment Division, Community Development Department

SUBJECT: CHAPALA STREET STREETScape DESIGN GUIDELINES

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Adopting the Chapala Street Streetscape Design Guidelines.

BACKGROUND:

The Redevelopment Agency Board approved a contract with LYVA, now known as Conceptual Motion, on April 29, 2003, to develop the Chapala Street Streetscape Design Guidelines which will apply to Chapala Street between Carrillo Street and the terminus at the 101 Freeway. This section of Chapala Street was selected for the application of the Guidelines due to the large amount of new development activity occurring in this area.

DISCUSSION:

Goals:

- Maintain Chapala Street as an important, vehicular traffic route through downtown Santa Barbara.
- Improve pedestrian safety at intersections and street crossings.
- Preserve the unique character of Chapala Street.
- Provide a unified theme, consistent with the City of Santa Barbara Urban Design Guidelines and the El Pueblo Viejo Design Guidelines, for the future development of Chapala Street.

These Guidelines, similar to the State Street Landscaping Guidelines, will assist local developers, business owners, merchants, and the various design review boards in improving street frontages along this section of Chapala Street. The Guidelines include text and corresponding renderings of the desired design theme for this portion of Chapala Street. They will be available in an electronic format. It should be noted that the Guidelines are not intended to be a City or Redevelopment Agency capital project; the implementation of the Guidelines will be on an incremental basis as private development occurs.

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

Process:

Conceptual Motion was aided in their development of the Guidelines by a Steering Committee comprised of members of City staff representing the Public Works Engineering and Transportation Divisions, as well as representatives from the Community Development Planning Division and Housing and Redevelopment Division.

There was extensive public input into the drafting of the Guidelines. Conceptual Motion obtained information about Chapala Street through interviews with stakeholders, two public workshops and several meetings with design review boards. Conceptual Motion also received input from Metropolitan Transit District (MTD), the City Fire Department, the Downtown Organization, and Paseo Nuevo Shopping Center. Conceptual Motion also presented design options to the Agency Board on December 3, 2003, and the Board gave direction to add curb and sidewalk bulbouts at all intersections and to widen the sidewalks in the 400 block of Chapala Street south of Haley Street, where the traffic counts indicate that significant surplus traffic capacity exists to make such a treatment practical.

The Guidelines have received Final Approval and recommendation from the Historic Landmarks Commission (HLC), the Street Tree Advisory Committee, the Transportation and Circulation Committee, and the Parks Commission. The Guidelines provide a realistic balance to the diverse needs of Chapala Street by automobiles, pedestrians, delivery vehicles, MTD and other users. The Guidelines propose changes to the street and sidewalks which will improve the pedestrian environment without altering the vehicular capacity. Upgrades to the sidewalks will include bulb outs to decrease the distance required to cross the street at crosswalks, mid-block seating areas, and larger landscaped areas with more canopy and palm trees.

The Guidelines were also reviewed by the Planning Commission on September 9, 2004. While the Commission was generally in favor of the Guidelines, they did have three major areas of concern. The Commission would like to see the Guidelines create a more friendly pedestrian experience by widening the sidewalks the full length of the Guidelines area in order to allow for more landscaping and more room for pedestrians. They would also like to see a bicycle lane added, the Guidelines applied to the intersection of Carrillo and Chapala Street, and the Guidelines applied above Carrillo Street.

It should be noted that the Guidelines were a product of extensive traffic and public safety analysis, and the optimal location for sidewalk widening is in the 400 block of Chapala Street. The MTD/Greyhound site is currently under discussion for a new capital project, and the Guidelines could be applied to the intersection of Carrillo and Chapala Street and northward if appropriate.

Chapala Street Development Status:

There are two new development projects which will soon be entering the construction phase. They are the Chapala One project (mixed use development with 46 condominiums) located at 401 Chapala and the Paseo Chapala project (mixed use development with 29 condominiums) located at 721-739 Chapala. These developments have agreed to substantially comply with the Guidelines, based on the draft Guidelines. It may be appropriate for the Agency to consider funding the installation of certain

streetscape improvements adjacent to these two developments that were not made the responsibility of the projects, given that the Guidelines had not been adopted prior to the subdivision process for these developments. Staff will provide a consideration of those improvements in the Agency's upcoming fiscal and capital projects special meeting.

On November 22, 2004, Councilmembers received a memorandum conveying a draft of the Guidelines for information. Conceptual Motion will provide a presentation of the Guidelines for your review.

PREPARED BY: David Gustafson, Housing and Redevelopment
Manager/Assistant Community Development Director/LL

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office