

APPLICATION REVIEW**1. 604 E ORTEGA ST****P-R Zone****(3:15)**

Assessor's Parcel Number: 031-172-002
Application Number: MST2018-00508
Owner: City of Santa Barbara
Applicant: George Thomson

(This is a one-time Pre-Application Consultation: Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, waterslide, basketball court, skate park, bocce ball courts, cornhole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code, Title 30.)

(Comments Only.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Members Cunningham recused himself from hearing this item.

Actual time: 3:08 p.m.

Present: Jeff Ferber, ASLA, Principal Architect, RRM Design Group; George Thomson, Parks Capital Projects Supervisor; and Rich Hanna, Assistant Parks and Recreation Director, Parks and Recreation Department, City of Santa Barbara

Public comment opened at 3:22 p.m.

Jeremy Grey discussed concerns regarding night parking density issues and requested either no over-night parking allowed or instituting evening permit parking in the area of the park in consideration of local neighborhood residents. He was also concerned about homelessness issues of congregating in the area of the park.

Public comment closed at 3:23 p.m.

Board comments:

Board Member Wittausch:

- Appreciated the transformative park planned for the neighborhood.
- Study providing thematic colored and/or textured walkway surfaces.
- Study providing more 90-degree parking spaces to maximize available parking.
- Study re-allocating dedicated space for games and activities, and include areas for passive recreation.

Board Member Moore:

- Study limiting the number of activities to improve the overall experience in the park.
- Integrate smaller activity areas and redistribute space for larger activity sports.
- Add more shade canopy trees in lieu of palms.

Board Member Six:

- Study peak use amounts to determine needed parking and impacts neighborhood parking.
- Study southwest entry.
- Provide high quality fencing throughout the perimeter of the park to adequately provide security and yet feel open during the day.
- Add more shade canopy trees in lieu of palms.
- Study undergrounding all overhead utilities.
- Provide sound mitigation for mechanical pool equipment building.

Board Member Watkins:

- Restudy access areas and realign proportions of activity areas for usability and functionality.
- Study providing more park amenities such as picnic benches, barbeques, used-charcoal refuse bins, etc.
- Provide further shaded spectator areas.
- Study providing more walkways and pathways in proximity to kids' activities.
- Study providing some programming for passive tree grove at southern border.
- Study providing art murals.

Chair Tripp:

- Concurred with most Board Member comments.
- Provide more revitalization and simplification of pathways and materials.
- Study ratio of paved areas to landscaping for more opportunities for decomposed granite (DG) and planting areas rather than concrete.
- Study spacing between activity areas and provide more areas for passive recreation.
- Provide more meandering pathways and shading.
- Study incorporating plantings in conjunction with the proposed fencing for the appearance of openness; see Alice Keck Park Memorial Gardens for reference.
- Study parking circulation at night in the neighborhood.
- Study restricted parking for park visitors during the day.
- Provide sound mitigation for mechanical pool equipment building.

(3:15PM) NEW ITEM: CONCEPT REVIEW**1. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002
Zone: P-R
Application Number: PLN2018-00508
Owner: City of Santa Barbara
Agent: Santos Escobar
Applicant: George Thomson

(Proposal for renovations for Ortega Park. Project entails a new playing field, expanded pool, water slide, basketball court, skatepark, bocce ball courts, cornhole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project received a Pre-Application Consultation on October 22, 2018.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to prior contract work with the City.

Actual time: 3:08 p.m.

Present: George Thomson, Parks Capital Projects Supervisor, City of Santa Barbara; Jeff Ferber, Landscape Architect, RRM Design Group; Elijah Pierce, Architect, RRM Design Group; and Anna Schmitz, RRM Design Group

Staff comments: Mr. Ozilymaz stated that the public comment format has changed. Members of the public are asked to speak at the podium unless they are requested by the Chair or Board members to approach the plans.

Public comment opened at 3:31 p.m.

The following individuals spoke:

1. Jose Arturo Gallegos, in support
2. Aaron Goldschmidt

Written correspondence from Richard Rosenwald was acknowledged.

Public comment closed at 3:36 p.m.

Motion: Continue indefinitely with comments:

1. The Board finds that the project is a huge improvement and appreciates that the Applicant has listened to suggestions from the Board and the community for making this project better.
2. The majority of the Board's access concerns are satisfied, but the soccer field still needs a second or third viable entry.
3. The scale of the proposed structures is acceptable.
4. The style of the architectural structures is acceptable.
5. Detailing throughout the project could be minimized and the architecture simplified.
6. The small details, for instance the doors depicted with classic Santa Barbara style elements is appreciated. The Board would like to see these elements remain.
7. The south access shall be continuous to the center shade structure area, and shall primarily be a pedestrian pathway. Any skateboard park elements shall be secondary.
8. The attention to possible mural locations is appreciated. Study providing more organic and less structured mural locations.
9. Provide lighting studies, particularly for the ball field. Provide photometric studies showing that light levels will be acceptable.
10. Provide lighting specifications and locations for the remainder of the site.
11. Study the possibility of providing a true wrought iron gate at the major entry locations. Transition to a less expensive material around the ball field, etc.
12. Study possible color alternatives to the rubber playground underlayment.
13. Consider more locations for public art, and possibly temporary locations by invitation to surrounding public.
14. Attempt to minimize the standard grey concrete.
15. The Board requests additional input either from the Historic Landmarks Commission Landscape Architect or from an alternative review body.
16. Explore adding arcades and full shade cover at the pool areas and buildings.

Action: Six/Wittausch, 6/0/0. (Cunningham absent.) Motion carried.

Individual comments: Board Member Six stated that he would like to see more real turf used throughout the project rather than synthetic turf.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW**1. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002
Zone: P-R
Application Number: PLN2019-00425
Owner: City of Santa Barbara
Applicant: George Thompson

(Proposal for renovations to Ortega Park. The project consists of the Ortega Park Master Plan, including a new swimming pool, wading pool, water slide, skate park, splash pad, sports courts, shade sails, sports field with synthetic turf, ping pong tables, cornhole, and buildings for restrooms and maintenance. Site improvements such as fencing, parking, landscaping, dumpsters and related enclosures, and walkways are also proposed. The park is considered a Community Park (except the ballfields and related facilities), a Sports Facility (for the ballfields and related facilities only), and a Community Building (the Welcome House) per City Council Resolution 17-074.)

No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Outdoor Lighting Design Guidelines. Project was last reviewed on September 9, 2019 under planning case PLN2018-00508.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Cunningham recused himself from hearing this item due to prior contract work with the City.

Actual time: 3:12 p.m.

Present: Jill Zachary, Parks and Recreation Director, City of Santa Barbara; Anna Schmitz, Associate Designer, RRM Design Group; Elijah Pierce, RRM Design Group; and Jeff Ferber, RRM Design Group

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

The following individual(s) spoke:

1. Rubayi Estes

Written correspondence from Eric Jensen, George Nagai, Mark Moses was acknowledged.

Public comment closed at 3:34 p.m.

Motion: Continue to the Planning Commission with comments:

1. The Board appreciates the design of the project and feels that the project will be a tremendous asset to the community and neighborhood.
2. The general design of the structures and landscape is commendable. The general massing of new structures is acceptable.
3. Study the trellis locations to further detail the purlins versus the major beams.
4. The colored wainscot is not necessary to carry over the doorways.
5. The landscape should be kept simple and low maintenance. Trees will be the most important element in the design to create shade. Palm trees should be used as accents and less frequently.
6. Study a flat roof or parapet roof on portions of the building.
7. Make entryways to the park stronger with a different paving material that signifies an entry point.
8. The project could meet the Project Compatibility Analysis but requires further detailing to receive approval.
9. The Board finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.68.045.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. There are no adjacent Landmarks or other nearby designated historic resources or natural features.
 - e. There are no established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

Action: Moore/Six, 5/0/0. (Watkins and Cunningham absent.) Motion carried.