

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
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**RECORD PACKET COPY**

Filed: 1/26/2000
 49th Day: 3/15/2000
 180th Day: 7/24/2000
 Staff: M.H. Capelli
 Staff Report: 2/22/2000
 Hearing Date: 3/14-17/2000
 Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-99-279

APPLICANT: The Harbor Restaurant

PROJECT LOCATION: Stearns Wharf, Santa Barbara, City of Santa Barbara

PROJECT DESCRIPTION: Remodel and expand The Harbor Restaurant, consisting of adding 421 square feet to an existing second floor deck, 484 square feet of new first floor exterior patio, converting 366 square feet of existing interior restaurant space to a storage area, add 252 square feet of office space to the second floor, add 230 square feet of employee lockers and storage space on the first floor, and increase the restaurant seating capacity by 39 seats.

Zoning:	Harbor Commercial/Coastal Overlay
Plan designation:	Harbor Commercial
Project density:	NA
Ht abv fin grade:	30 feet (above deck)

LOCAL APPROVALS RECEIVED: City of Santa Barbara Resolution No. 074-99

SUBSTANTIVE FILE DOCUMENTS: Application 4-99-279

SUMMARY AND STAFF RECOMMENDATION: Staff recommends Denial of the proposed project based on impacts to public pedestrian access, inadequate parking, and public views.

History, and administrative offices to support the Nature Conservancy's Santa Cruz Island Preserve.

The proposed project is located on the north end of Stearns Wharf. The entire project is located within state historic tidelands, which are currently seaward of the mean high tideline, and therefore falls within the area of the Coastal Commission's retained original permit jurisdiction. (See Exhibits 1 and 2.)

2. Project Description

The proposed project consists of remodeling and expanding the existing Harbor Restaurant, which was originally constructed under a previous Coastal Development Permit #305-03.

The project consists of the following elements:

- * First Floor (existing 7,437 square feet, 237 seating capacity): Convert 366 square feet of dining area to storage; add 230 square feet of locker space. Reduce seating by 23 seats (from 237 to 214 seats). These changes will result in a net increase of 230 square feet of floor area from 7,437 to 7,667 square feet).
- * Second Floor (existing 3,393 square feet, 99 seating capacity): Add 252 square feet of office space. This change will result in a net increase of 252 square feet of floor area (from 3,393 to 3,645 square feet).
- * First Floor Deck (existing 0 floor area and 0 seating capacity): Add 484 square feet of deck area, and 32 new seats.
- * Second Floor Deck (existing 1000 square feet, 70 seating capacity): Add 421 square feet of deck area, with 30 new seats.

These changes will result in total net increase in floor and deck area of 1,157 square feet, and a net increase of 39 new restaurant seats. There is no new parking proposed as part of this project. (See Exhibits 3 - 10.)

3. Coastal Issues

a. Public Access

PRC Section 30210 provides, in part, that:

[M]aximum access, which shall be conspicuously posted, and recreational opportunities shall be provide for all people consistent with public safety

the existing footprint, with two minor exceptions totaling approximately 50 square feet, to preserve the open space and perimeter walkway. (See additional discussion below in Section b. Scenic and Visual Resources.) The Commission reiterated its original findings in this Coastal Development Permit that the public open space and access plan for Stearns Wharf were an integral part of the over-all design of Stearn's Wharf and essential to ensuring adequate public access on the Wharf.

A second public access issue raised by the proposed project is the adequacy of the existing parking to service the project. Currently there are 50 valet parking spaces dedicated to the service of The Harbor Restaurant. The City's Municipal Ordinance generally requires that 1 parking space for 3 inside seats be provided for restaurants (SBMC Section 28.90.100). Under this formula, the proposed 39 additional new restaurant seats (30 upper deck, 32 lower patio, minus the 23 removed from the first floor) would require 13 new parking spaces. The project, however, was approved with no new parking spaces, either on-site or off-site.

Regarding the provision of on-site parking on Stearns Wharf, the master Coastal Development Permit #305-03 required 128 public parking spaces be accommodated on the Wharf, principally to serve the two major restaurants originally permitted on the Wharf. In approving this on-site parking, however, the Coastal Commission concurred with the City's intent "to provide an essentially pedestrian environment on the wharf" and required that the City impose a fee-based parking management program to eliminate non-user vehicle circulation on the Wharf. Consequently, neither the City nor the Coastal Commission has approved additional on-site parking on Stearns Wharf to accommodate the several additions (including additional uses such as the Sea Center) to the Wharf which has been built since the master Coastal Development Permit was granted in 1980.

Regarding the provision of off-site parking, the master Coastal Development Permit required the provision of an additional 180 spaces at the corner of Cabrillo Boulevard and Santa Barbara Street to serve the patrons of the waterfront area, including Stearns Wharf. Additionally, a Harbor Master Plan was approved as an amendment to the City's certified Local Coastal Program, which included a Traffic and Parking Study which found that the public parking spaces available in the recently completed Palm Park and Santa Barbara Parking lots provided adequate reserve capacity in the waterfront west of Stearns Wharf to serve existing demand, except for some peak summer week ends. These periodic and short-term parking space deficits are currently beyond the City's ability to effectively address but do not materially effect the general accessibility of the visitor serving amenities within the waterfront or on Stearns Wharf.

As noted above, the Commission has approved the rehabilitation of the Santa Barbara Shellfish Fish Market, including the addition of 26 bar-stools, all within the footprint of the originally approved building. In approving this addition, the Commission found that by limiting the 26 seats to bar stools (with no tables) and limiting the serving menu to

The area where the first floor outside patio dining and second floor deck area extension are proposed is part of the public viewing area and perimeter walkway; the site provides views of the Santa Barbara Harbor, the West Beach and City Shoreline, as well as the Santa Ynez Mountains. As noted above, The Harbor Restaurant, along with the Moby Dick Restaurant were allowed to be constructed without a through walkway on the ocean side of the buildings, but were situated within the over all design of Stearns Wharf to provide public open space areas adjacent to the two structures.

The Commission in a recent permit for the rehabilitation of the Shellfish Fish Market on Stearn's Wharf allowed two minor extensions (approximately 50 square feet) to the building's original building footprint. These two minor additions were permitted to accommodate a publicly accessible restroom and a staircase to access an originally approved office and storage space to serve the existing fish market (Coastal Development Permit #4-98-181).

The proposal to expand The Harbor Restaurant involves a substantial expansion of an existing visitor-serving commercial business (484 square feet) into a public open space affording important scenic views of coastal areas. The applicant's proposal to off-set the loss of approximately 400 square feet of public open space area by removing one existing valet parking space immediately adjacent to the expansion and installing two public benches will require the re-striping of the existing valet parking lot to retain the existing 50 parking spaces. The proposed mitigation therefore does not address the question of the loss of the total amount of open space on Stearns Wharf, or the increased massing of The Harbor Restaurant building. Rather, the net effect of this proposed mitigation is to intensify the over-all development, reduce scenic public views, and incrementally increase the scale of development on Stearns Wharf.

The Commission therefore finds that the proposed project is inconsistent with and inadequate to carry the provisions of PRC Section 30251.

4. CEQA

The proposed site lies within the City of Santa Barbara, but falls within the Commission's area of retained permit jurisdiction because it is located on state tide lands below the mean high tide line. The City's Local Coastal Program (Land Use Plan and Implementation Ordinances) was certified in 1982 and contains policies regarding recreational and visitor serving uses, public access, and the protection of scenic and visual qualities.

Section 13096 of the Commission's Code of Regulations requires the Commission approval of Coastal Development Permits to be supported by findings showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives

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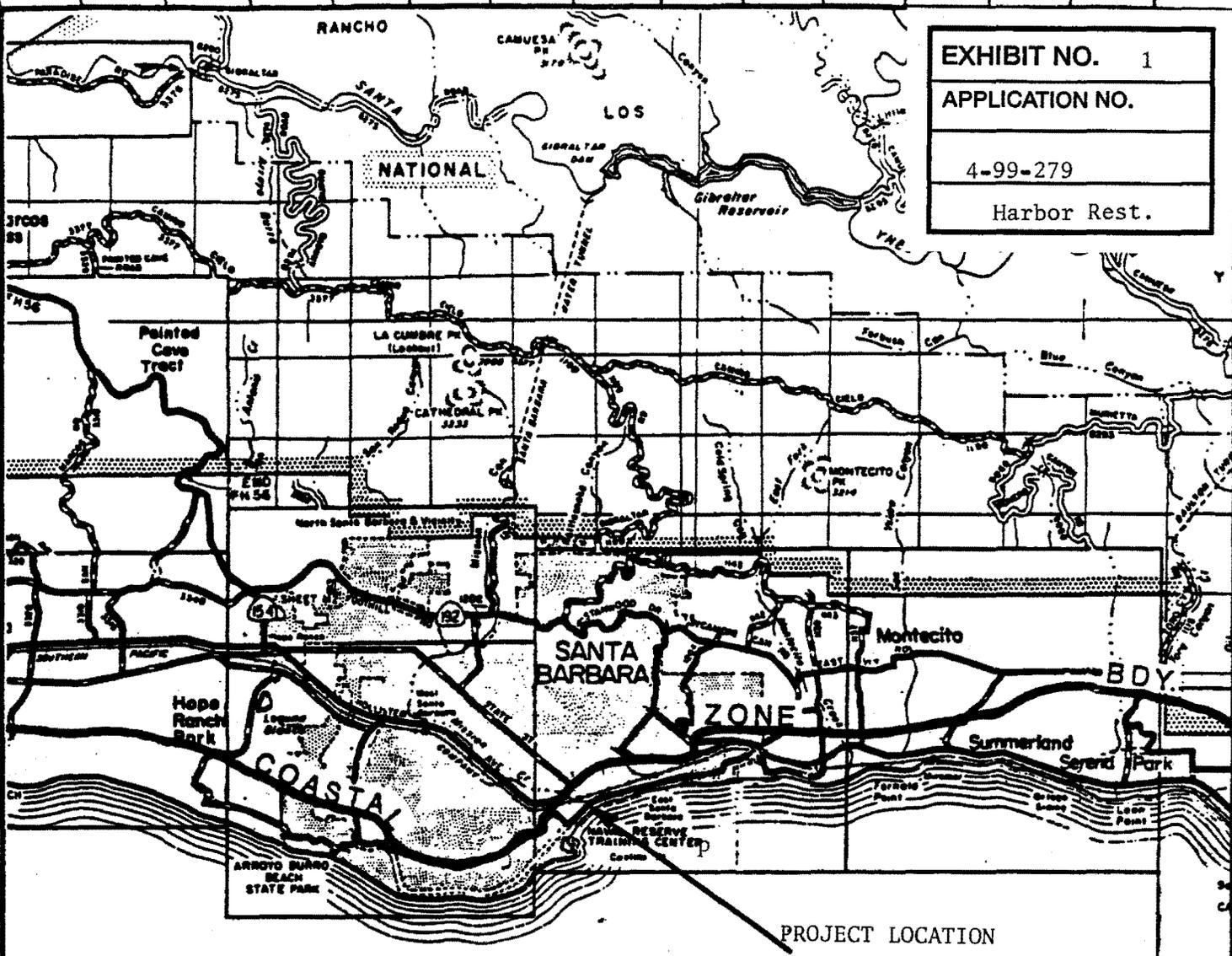
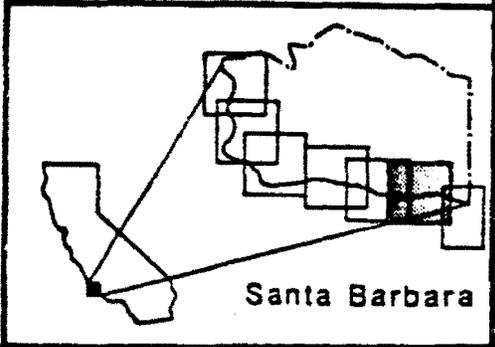


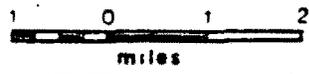
EXHIBIT NO. 1
APPLICATION NO.
4-99-279
Harbor Rest.

PROJECT LOCATION



California Coastal Commission

LOCATION MAP



County of Santa Barbara

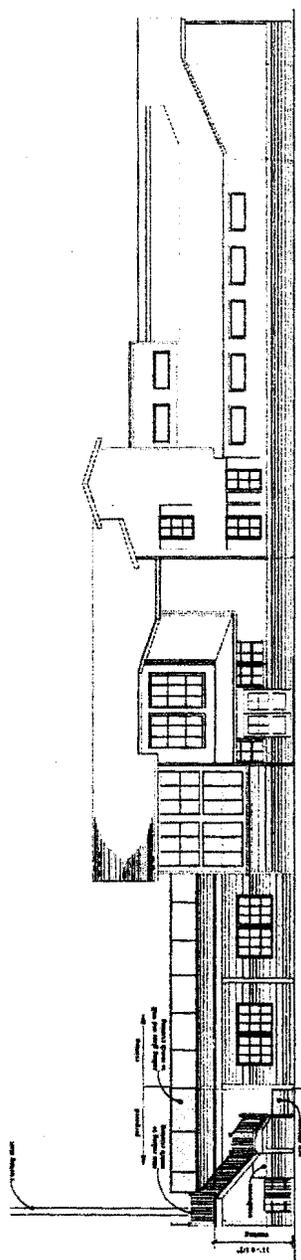
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ZIMMERMAN
ARCHITECTS
16350 MONTECITO STREET
SAN DIEGO, CALIF. 92128

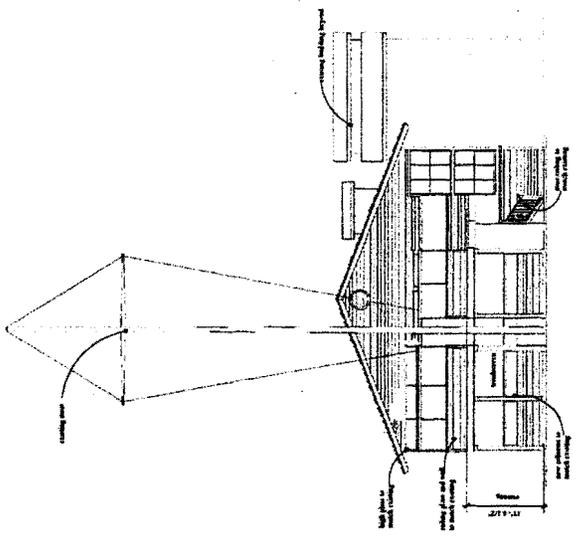
The Harbor
Restaurant
16350 MONTECITO STREET
SAN DIEGO, CALIF. 92128

DRAWN BY: J. HARRIS

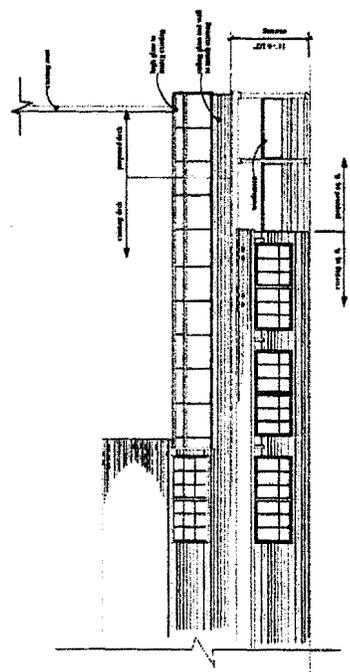
EXHIBIT NO. 3
APPLICATION NO.
4-99-279
Harbor Rest.



East Elevation
SCALE: 1/8" = 1'-0"

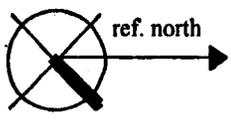
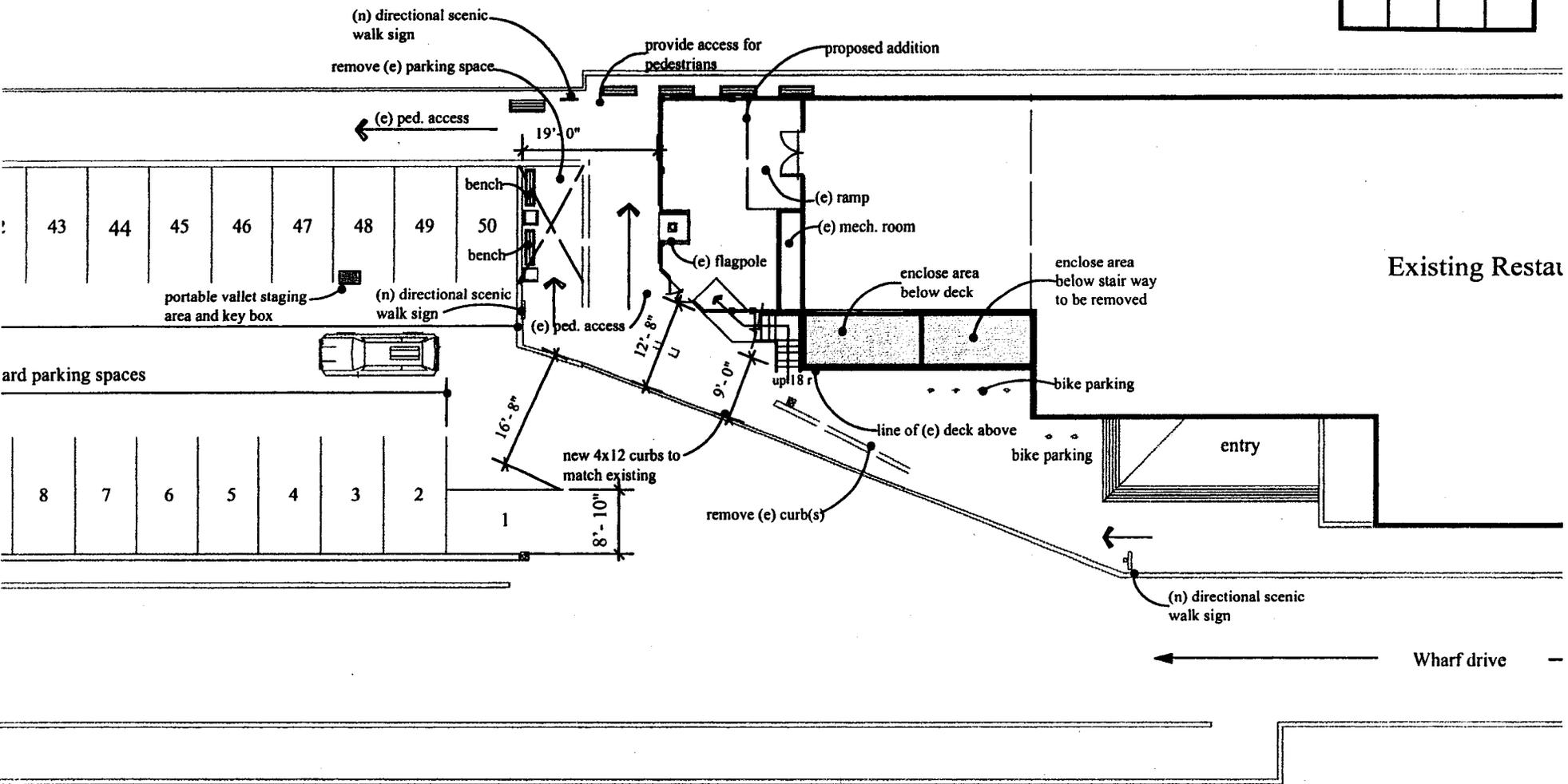


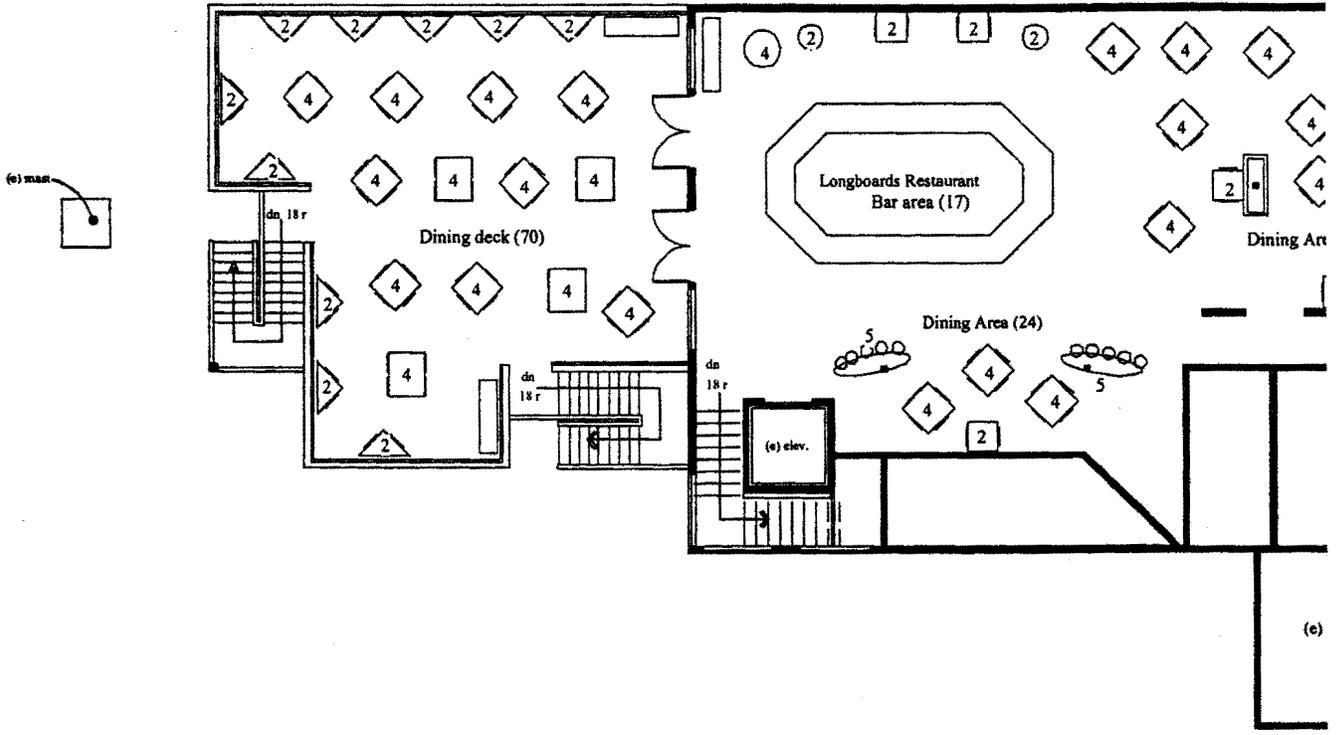
South Elevation
SCALE: 1/8" = 1'-0"



West Elevation
SCALE: 1/8" = 1'-0"

EXHIBIT NO.	5
APPLICATION NO.	4-99-279
Harbor Rest.	

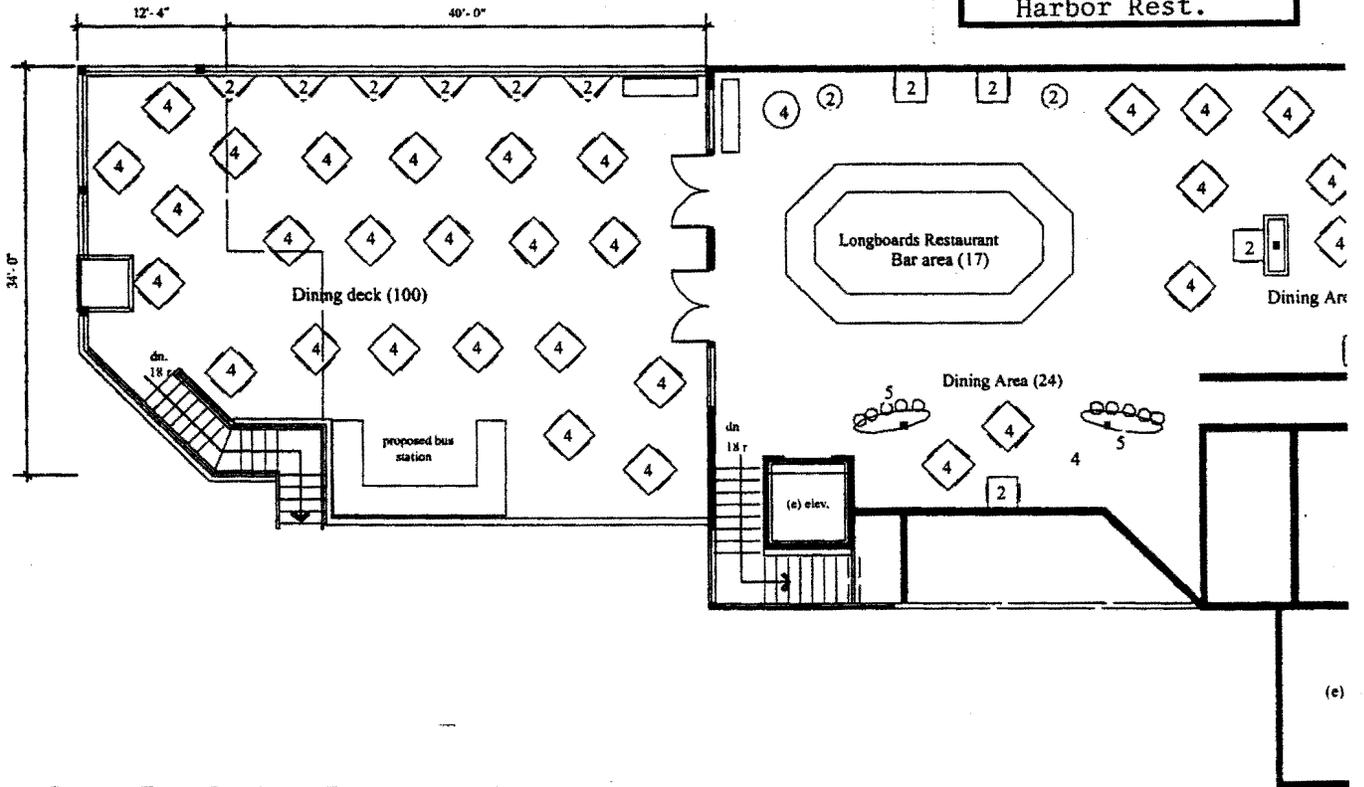




Existing Second Floor Seating - (Total seats 169)

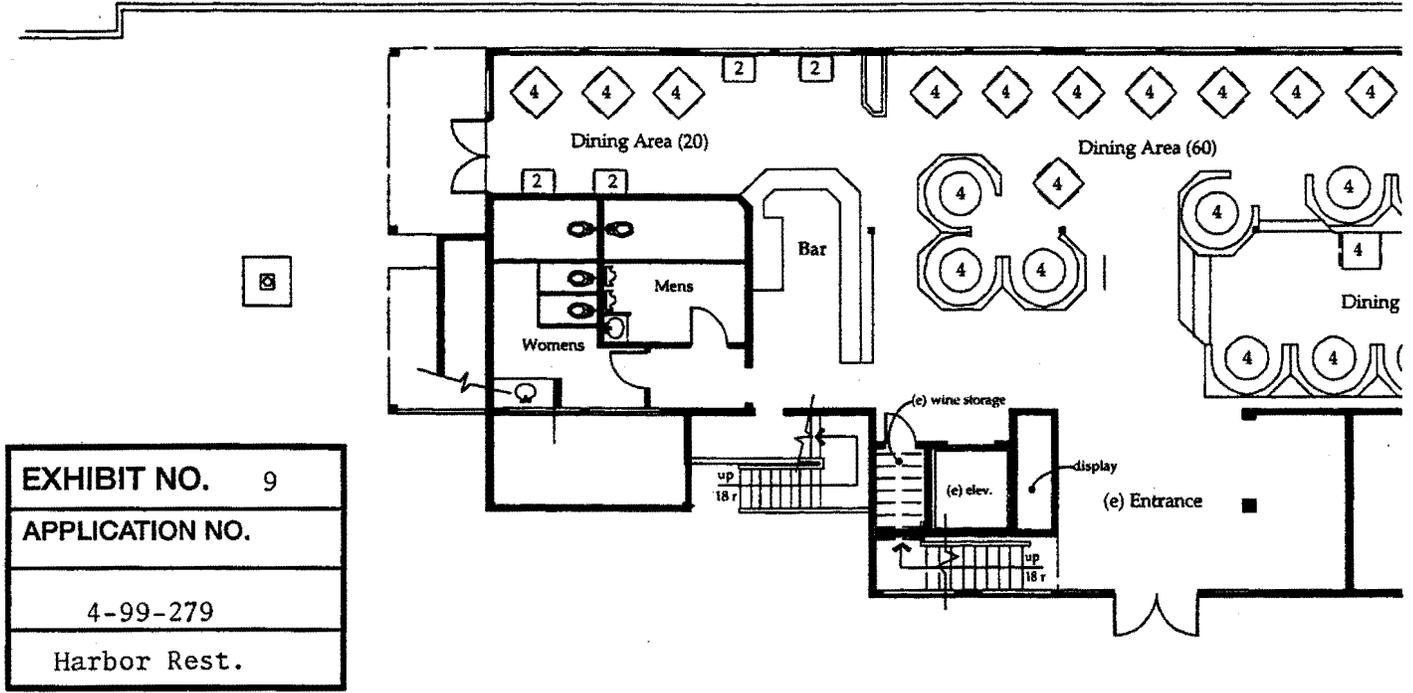
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EXHIBIT NO.	7
APPLICATION NO.	4-99-279
Harbor Rest.	



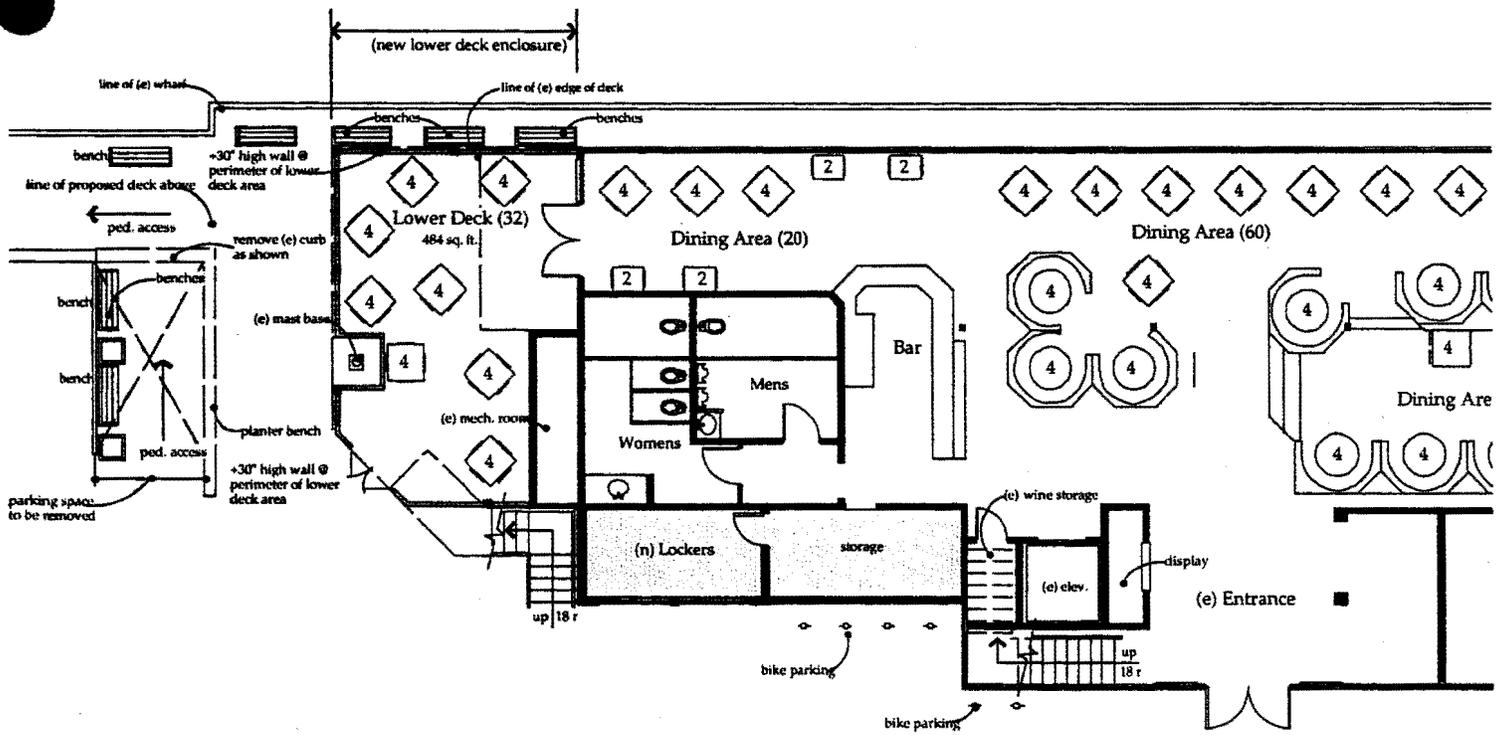
Proposed Second Floor Seating - (Total seats 199)

SCALE: 1/8" = 1'-0"



Existing First Floor Seating - Total seats (237)

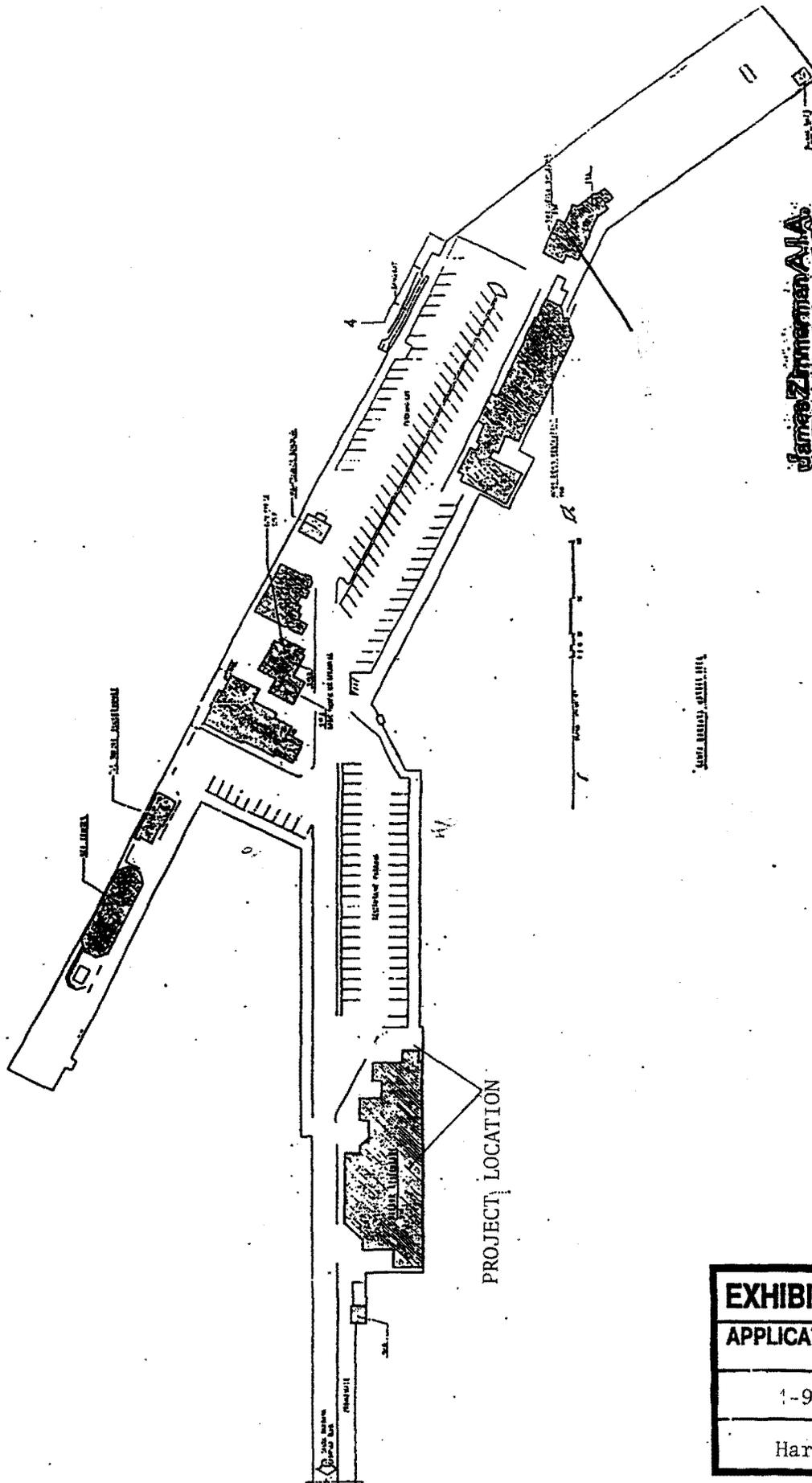
SCALE: 1/8" = 1'-0"



Proposed First Floor Seating - (Total seats 246)

SCALE: 1/8" = 1'-0"

STEARNS WHARF BUILDING LAYOUT



James Zimmerman & Associates
ARCHITECTS
1111 BROADWAY, SUITE 1100, NEW YORK, NY 10019

DATE: 01/11/01

EXHIBIT NO.	11
APPLICATION NO.	
	1-99-279
	Harbor Rest.