

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



W21c, d & e

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original staff report

ADDENDUM

DATE: May 12, 2015
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Agenda Item 21c, d & e, Public Works Plan Amendment No. PWP-4-CSB-14-0005-1 and Notices of Impending Development (NOIDs) CSB-NOID-0003-14 and CSB-NOID-0004-14—Santa Barbara City College (SBCC) Wednesday, May 13, 2015.

The purpose of this addendum is to clarify and correct the project description for the Notice of Impending Development CSB-NOID-0004-14, make minor revisions to Suggested Modification Three (3) and Suggested Modification Five (5) of the Amendment No. PWP-4-CSB-14-0005-1, and revise Special Condition Six (6) of the related Notice of Impending Development CSB-NOID-0003-14 in order to clarify the locations of certain bicycle facility improvements on campus that have been proposed by the College.

Note: Double strikethrough indicates text to be deleted from the April 30, 2015 staff report and double underline indicates text to be added to the staff report.

1. Paragraph number 2 under the “Summary of Staff Recommendation” on page 1 of the staff report shall be modified to revise the project description for Notice of Impending Development CSB-NOID-0004-14 for the Drama/Music Building.

Santa Barbara City College is proposing an amendment to its certified PWP to allow for the development of the West Campus Classroom/Office Building Complex and as-built renovations and expansion of the Drama/Music Building. The proposed amendment is project driven and has been submitted in conjunction with two related Notices of Impending Development for the construction of the West Campus Classroom/Office Building Project (No. CSB-NOID-0003-14), and the after-the-fact authorization of renovations and expansion of the Drama/Music Building (No. CSB-NOID-0004-14), respectively.

2. Suggested Modification Three (3) (entitled “Bicycle Facility Improvements”) on page 10 of the staff report shall be modified to revise the location of the on-campus bicycle shop.

Suggested Modification Three (3). Bicycle Shop Location Clarification.

TDM 3(d) shall be modified as follows:

- d. Construct, operate and maintain an on-campus bicycle shop (approximately 128 sq. ft. shed with associated bicycle racks) adjacent to the East Campus entrance to the Loma Alta Pedestrian Bridge ~~General Classrooms Building~~ that provides bicycle rentals, used bicycle sales, sale of spare bicycle parts, minor bicycle repair, instruction on “do-it-yourself” repairs and training on bicycle handling and maintenance.
3. Suggested Modification Five (5) (entitled “Bicycle Access to Campus Improvements”) on page 11 of the staff report shall be modified to revise the description of the connection provided by the path connecting Rancheria Street above Pershing Park to the fire road leading toward East Campus.

Suggested Modification Five (5). Bicycle Path Connection Clarification.

TDM 5 shall be modified as follows:

The College shall evaluate alternatives for improving bicycle access to campus. An option to be evaluated shall include modifying the path that connects Rancheria Street above Pershing Park to the fire road leading toward East Campus to become a permeable hard surface to facilitate bicycle use between off-campus and East ~~and West~~ Campus.

4. Special Condition Six (6) (entitled “Revised Plans”) on page 19 of the staff report shall be modified to revise the location of the on-campus bicycle shop.

Special Condition Six (6). Bicycle Shop Location Clarification.

Special Condition 6(1) shall be modified as follows:

1. The 128 sq. ft. as-built Campus Bike Shop with associated bicycle racks adjacent to the East Campus entrance to the Loma Alta Pedestrian Bridge ~~General Classrooms Building~~.

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W21c, d & e

Date: April 30, 2015

To: Commissioners and Interested Persons

From: Jack Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Megan Hudson, Coastal Program Analyst

Subject: **Proposed Major Amendment No. PWP-4-CSB-14-0005-1 to the Santa Barbara City College Public Works Plan (PWP) and Notices of Impending Development (NOIDs) CSB-NOID-0003-14 and CSB-NOID-0004-14** for the construction of the new West Campus Classroom/Office Building and the as-built additions/renovations to the Drama/Music Building, for Public Hearing and Commission Action at the May 13, 2015 Commission Meeting in Santa Barbara.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, **approve** Public Works Plan (PWP) Amendment No. PWP-4-CSB-14-0005-1 to the certified Public Works Plan, with ten suggested modifications (as listed on pages 9-13), **approve** Notice of Impending Development No. CSB-NOID-0003-14, as conditioned, and **approve** Notice of Impending Development No. CSB-NOID-0004-14, as submitted. Staff is recommending eleven special conditions for Notice of Impending Development No. CSB-NOID-0003-14 to minimize impacts to visual resources, public access, water quality, and to ensure geological and engineering stability, as listed on pages 14-22.

Santa Barbara City College is proposing an amendment to its certified PWP to allow for the development of the West Campus Classroom/Office Building Complex and as-built renovations and expansion of the Drama/Music Building. The proposed amendment is project driven and has been submitted in conjunction with two related Notices of Impending Development for the construction of the West Campus Classroom/Office Building Project (No. CSB-NOID-0003-14) and the after-the-fact authorization of the Drama/Music Building (No. CSB-NOID-0004-14), respectively.

Specifically, the related Notice of Impending Development (CSB-NOID-0003-14) for the West Campus Classroom/Office Building involves the construction of a complex of two structures totaling 30,054 gross square feet in combined area that will range in height between one and three stories (15 to 45 ft. high) that will include twenty-three classrooms (19,154 sq. ft.), fifteen faculty and staff offices (1,587 sq. ft.), seven restrooms (1,040 sq. ft.), storage and utility areas

Public Works Plan Amendment PWP-4-CSB-14-0005-1 & Notices of Impending Development
CSB-NOID-0003-14 & CSB-NOID-0004-14 (SBCC)

(1,692 sq. ft.), access areas including interior walkways, elevators and stairs (6,581 sq. ft.) and associated landscaping (Exhibits 5-7). In addition, the project also includes 1,250 cu. yds. of grading (830 cu. yds. of cut and 420 cu. yds. of fill), construction of a 128 sq. ft. Campus Bike Shop, two “do-it-yourself” bike repair stations, installation of 206 new bicycle parking spaces/slots, the addition of lighting and a security camera in the existing Motorcycle/Scooter Parking Lot 2A, and the removal of the 10 unpermitted temporary portable swing space classrooms that were previously installed on the project site without the required amendment to the PWP and NOID.

The Notice of Impending Development (CSB-NOID-0004-14) involves the request for after-the-fact approval for the construction of 7,251 sq. ft. of additions and renovation of the existing 40,774 sq. ft. Drama/Music Building to provide for necessary disability, access and technological upgrades to the existing building (Exhibits 8-10). In addition, the height of a small portion of the Garvin Theater (directly above the stage to provide for theater equipment) was increased from 52 to 62 feet (Exhibit 10). Specifically, the project includes the following additions to the Drama/Music Building: additions to the lower lobby (1,403 sq. ft.), control room (210 sq. ft.), Theater Shop stairway (210 sq. ft.), Theory Lab (304 sq. ft.) and existing restroom facility (387 sq. ft.), and installation of a three-story elevator (231 sq. ft.), an interior walkway corridor (498 sq. ft.) and an exterior concrete access way (743 sq. ft.), two dressing rooms (835 sq. ft.), two practice rooms (218 sq. ft.) and an exterior concrete patio (510 sq. ft.), as well as accessibility enhancements to the southwest-facing parking lot (two access ramps and two stairways totaling approximately 900 sq. ft.) and access and seating renovations to existing interior spaces (Exhibit 8). The proposed West Campus Classroom/Office Building would constitute on-campus infill development adjacent to the existing Drama/Music Building on the southwest corner of West Campus (Exhibits 3-5).

One of the primary issues raised by the proposed amendment and NOID relating to the West Campus Classroom/Office Building is the potential for adverse impacts to public access if traffic and parking impacts related to new development on campus are not adequately addressed. Parking studies conducted by the College have demonstrated that vehicle parking occupancy levels during hours of peak use (weekdays between 10:00 a.m. and 1:00 p.m.) range from 89% occupancy to approximately 97% occupancy of available parking spaces. Thus, parking on campus is already significantly constrained. The availability of public parking (including on-street parking) constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways. An inadequate number of on-campus parking spaces may result in students using nearby on-street parking spaces, resulting in potential impacts to public access to nearby beach areas as public parking becomes less available.

In this case, the proposed amendment for the West Campus Classroom/Office Building includes the addition of the West Campus Classroom/Office Building Complex which the Campus has estimated will have the potential to generate the need for up to 353 new parking spaces. However, the College is not currently proposing to add any additional parking spaces or parking facilities. As an alternative to the provision of additional parking, Commission Staff has worked closely with the College to develop a suite of alternative transportation improvements and measures to be incorporated into the PWP and Transportation Demand Management Program

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(TDMP) pursuant to Suggested Modifications 1-10 for the PWP amendment and implemented through Special Conditions 6 - 9 of NOID No. CSB-NOID-0003-14 in order to offset the parking space need generated by the proposed development. These alternative transportation improvements and measures include the addition of 212 new bicycle spaces/slots on campus, construction and maintenance of a student bike shop, improvements to motorcycle/scooter parking, installation of three “do-it-yourself” bicycle repair stations, and several programs to encourage carpooling, the use of electric/hybrid vehicles, and bus ridership. These improvements and measures are necessary to offset the potential increase in parking demand from new development proposed as part of this amendment and related NOIDs in order to avoid adverse impacts to public access to the coast.

For these reasons, staff recommends that the PWP amendment be approved, with suggested modifications, NOID CSB-NOID-0004-14 be approved as submitted , and that NOID CSB-NOID-0003-14, be approved subject to eleven special conditions, as described within the staff report to address project-specific impacts on coastal resources.

The standard of review for the proposed PWP amendment are the policies and provisions of the City of Santa Barbara’s Local Coastal Program. The standard of review for the related NOIDs is the policies of the certified PWP.

Additional Information:

For further information about this amendment or the related notice of impending development, contact Megan Hudson at the South Central Coastal area office, 89 South California Street, Ventura, CA 93101 (805) 585-1800.

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EXHIBITS

Exhibit 1 – Resolution for West Campus Classroom/Office Building Complex
Exhibit 2 – Resolution for Drama/Music Building
Exhibit 3 – Vicinity Map
Exhibit 4 – Project Site Aerial Photo
Exhibit 5 – Site Plan for West Campus Classroom/Office Building Complex
Exhibit 6 – Floor Plan for West Campus Classroom/Office Building Complex
Exhibit 7 – Elevations for West Campus Classroom/Office Building Complex
Exhibit 8 – Site Plan Showing Additions to Drama/Music Building
Exhibit 9 – Floor Plan for Drama/Music Building
Exhibit 10 – Cross Sections for Drama/Music Building
Exhibit 11 – Bicycle Access Map

I. PROCEDURAL REQUIREMENTS

A. STANDARD OF REVIEW—PUBLIC WORKS PLAN AMENDMENT

The standard of review for a Public Works Plan (PWP) amendment submitted after the certification of a Local Coastal Program (LCP) for the jurisdictions affected by the proposed PWP amendment is that the proposed amendment meets the requirements of and is in conformance with the certified LCP. Pursuant to Public Resources Code Section 30605, the Commission shall certify a PWP amendment only if the Commission finds, after full consultation with the affected local governments, that the proposed PWP amendment is in conformity with the certified LCP. In this case, the standard of review for the submitted Public Works Plan (PWP) amendment is the policies of the City of Santa Barbara Local Coastal Program (LCP).

B. STANDARD OF REVIEW—NOTICE OF IMPENDING DEVELOPMENT

Sections 30605 and 30606 of the Coastal Act and Article 14, Section 13359 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified PWP. Section 13354 requires the Executive Director or his designee to review the notice of impending development within five working days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP. The notice is deemed filed when all necessary supporting information has been received. In this case, because the NOID is for a project identified in a pending PWP amendment that the Commission has not yet acted on, there is insufficient supporting information to determine whether the proposed development is consistent with the certified PWP. Therefore, the NOID is deemed incomplete at this time and cannot be filed until the amendment has been approved by the Commission. In the event that suggested modifications to the PWP amendment required by the Commission result in substantial changes to the proposed development, then the Notice of Impending Development shall be deemed inconsistent with the PWP and shall remain incomplete. A revised or new Notice of Impending Development that is consistent with the PWP must be submitted before development can commence.

Pursuant to Section 13359, within thirty working days of filing the Notice of Impending Development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified PWP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified PWP and whether conditions are required to bring the development into conformance with the PWP.

No construction shall commence until after the Commission votes to render the proposed development consistent with the certified PWP.

The standard of review for a Notice of Impending development is the PWP, as amended. Section 30606 of the Coastal Act and Sections 13357 through 13359 of Title 14 of the

California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified Public Works Plan. The Executive Director or his designee must review the notice of impending development (or development announcement) and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified Public Works Plan, as amended. The notice is deemed filed when all necessary supporting information has been received and any necessary PWP Amendment is certified by the Commission.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

A. PWP AMENDMENT NO. PWP-4-CSB-14-0005-1: DENIAL AS SUBMITTED

MOTION I:

I move that the Commission certify Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-14-0005-1, as submitted.

Staff recommends a **NO** vote. Failure of this motion will result in denial of the Public Works Plan amendment as submitted and adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commission.

RESOLUTION I:

The Commission hereby denies certification of the Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-14-0005-1, as submitted, and adopts the findings stated below on the grounds that the Amendment, as submitted, does not conform with the applicable policies of the certified City of Santa Barbara Local Coastal Program. Certification of the Amendment as submitted does not comply with the California Environmental Quality Act as there are feasible mitigation measures and/or alternatives capable of substantially lessening any significant adverse effects that the approval of the Amendment would have on the environment.

B. PWP AMENDMENT NO. PWP-4-CSB-14-0005-1: CERTIFICATION WITH SUGGESTED MODIFICATIONS

MOTION II:

I move that the Commission certify Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-14-0005-1, if modified as suggested in the staff report.

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Public Works Plan Amendment as modified and adoption of the following resolution and findings. The

motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION II:

The Commission hereby certifies the Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-14-0005-1, as modified, and adopts the findings stated below on the grounds that the Amendment, as modified, conforms with the applicable policies of the certified City of Santa Barbara Local Coastal Program. Certification of the Amendment, as modified, complies with the California Environmental Quality Act as there are no feasible mitigation measures and/or alternatives capable of substantially lessening any significant adverse effects that the approval of the Amendment would have on the environment.

C. NOID No. CSB-NOID-0003-14: APPROVAL WITH CONDITIONS

MOTION III:

I move that the Commission determine that the development described in the Notice of Impending Development CSB-NOID-0003-14 (West Campus Classroom/Offices Building), as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan.

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development No. CSB-NOID-0003-14 (West Campus Classroom/Office Building), as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan, as amended, pursuant to PWP Amendment No. PWP-4-CSB-14-0005-1, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION III:

The Commission hereby determines that the development described in the Notice of Impending Development No. CSB-NOID-0003-14, as conditioned, is consistent with the certified Santa Barbara City College Public Works Plan, as amended, pursuant to Public Works Plan Amendment No. PWP-4-CSB-14-0005-1 for the reasons discussed in the findings herein.

D. NOID No. CSB-NOID-0004-14: APPROVAL AS SUBMITTED

MOTION IV:

I move that the Commission determine that the development described in the Notice of Impending Development CSB-NOID-0004-14 (Drama/Music Building Modernization), as submitted, is consistent with the certified Santa Barbara City College Public Works Plan.

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development No. CSB-NOID-0004-14 (Drama/Music Building Modernization), as submitted, is consistent with the certified Santa Barbara City College Public Works Plan, as amended, pursuant to Public Works Plan Amendment No. PWP-4-CSB-14-0005-1, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION IV:

The Commission hereby determines that the development described in the Notice of Impending Development No. CSB-NOID-0004-14, as submitted, is consistent with the certified Santa Barbara City College Public Works Plan, as amended pursuant to Public Works Plan Amendment No. PWP-4-CSB-14-0005-1 for the reasons discussed in the findings herein.

III. SUGGESTED MODIFICATIONS TO PUBLIC WORKS PLAN AMENDMENT NO. PWP-4-CSB-14-0005-1

The staff recommends that the Commission certify the following, with 11 modifications to the certified Public Works Plan (PWP) and the Transportation Demand Management Plan (TDMP), which has been incorporated as part of the certified PWP, as shown below. Language presently contained within the certified PWP is shown in regular type. Language recommended by Commission staff to be deleted in the PWP is shown in ~~strike-out~~. Language proposed by Commission staff to be inserted into the PWP is shown underlined.

1. Carpool Parking Facilities

Transportation Demand Management Policy 1d shall be revised as follows:

Santa Barbara City College shall increase the percentage number of carpooling spaces from approximately to between 19% to a cap of and 25 % percent of the total spaces on campus. The percentage of carpooling spaces shall increase by 1% (approximately 24 spaces) each year to a cap of 25% of the total parking spaces on campus, unless annual parking surveys demonstrate that the use of carpooling spaces does not exceed a maximum of 90% occupancy. based on evaluation of the TDM implementation.

2. Parking Requirements

Transportation Demand Management Policy 1e shall be revised, in relevant part, as follows:

~~The College~~ ~~The District~~ will continue to encourage and promote continued use, maintenance and enhancement of the East and West Campus bus stops to increase transit ridership. The District will work in cooperation with the MTD to develop a plan to maintain a convenient and accessible West Campus bus stop in the same location or within close proximity to the current location adjacent to the Garvin Theater on West Campus with benches, shelter, trash receptacles and night lighting, ~~and to provide up to 60 parking spaces as well.~~

....

In addition, Transportation Demand Management Policy 1m shall be revised as follows:

~~The College~~ ~~The District~~, in its commitment to mitigate the minimal parking impacts of the West Campus Classroom/Office Building Project and SOMA , and to continue to make progress toward a maximum peak-hour demand for parking at 95%, will continue to work in cooperation with the MTD to maintain an effective and accessible MTD bus stop ~~with up to an additional 60 surface parking spaces on the West Campus.~~

3. Bicycle Facility Improvements

The following policy shall be added to the Transportation Demand Management Plan as follows:

TDM 3

As part of the development of the West Campus Classroom/Office Building, the College shall improve and maintain bicycle facilities on campus including the following:

- a. Install 101 bicycle parking slots by converting 70 spaces of unused motorcycle parking in Parking Lot 1A (adjacent to Memorial Plaza and the Student Services Building) and Parking Lot 1B (adjacent to both the gateway and the bike shop).
- b. Install a minimum of 75 secured bicycle parking slots within the vicinity of the new building and a minimum of 36 bicycle parking slots adjacent to the Drama/Music Building (Parking Lot 4E).
- c. Provide on-campus access to shower and locker facilities for use by bicycle commuters.
- d. Construct, operate and maintain an on-campus bicycle shop (approximately 128 sq. ft. shed with associated bicycle racks) adjacent to the General Classrooms Building that provides bicycle rentals, used bicycle sales, sale of spare bicycle parts, minor bicycle repair, instruction on “do-it-yourself” repairs and training on bicycle handling and maintenance.
- e. Install and maintain three “do-it-yourself” bicycle stations on campus (two on East Campus and one on West Campus), for use by students and campus staff, that provide tools for bicycle repair attached to a cable and an air pump affixed to a metal pole.

- f. Provide signage to indicate that bicycle use is permitted for all roads, pathways and parking lots where bicycle use is permitted on campus.

4. Additional Bicycle Parking Improvements

The following policy shall be added to the Transportation Demand Management Plan as follows:

TDM 4

In addition to bicycle parking improvements pursuant to TDM3, the College shall install up to 405 new bicycle parking slots throughout East and West Campus to ensure that on-campus bicycle parking remains adequate to meet demand and does not exceed 90% occupancy. Installation of new bicycle parking slots shall occur and be sited based upon areas of demand assessed from bicycle parking surveys required pursuant to TDM 9(b).

5. Bicycle Access to Campus Improvements

The following policy shall be added to the Transportation Demand Management Plan as follows

TDM 5

The College shall evaluate alternatives for improving bicycle access to campus. An option to be evaluated shall include modifying the path that connects Rancheria Street above Pershing Park to the fire road leading toward East Campus to become a permeable hard surface to facilitate bicycle use between East and West Campus.

6. Alternative Transportation Improvements

The following policy shall be added to the Transportation Demand Management Plan as follows

TDM 6

As part of the development of the West Campus Classroom/Office Building, the College shall maintain and improve programs to discourage Single Occupancy Vehicle (SOV) use through the following:

- a. Implement a carpool match service (such as Traffic Solutions) for students and campus staff and provide easy access to the program through the main campus information dissemination service (“Campus Pipeline”).

- b. Improve the motorcycle and scooter Parking Lot 2A, located on East Campus just south of the intersection of Loma Alta Drive and Cliff Drive, through additional lighting and a motion sensor camera to achieve greater security.
- c. Support alternative transportation (non-SOV) commuting by providing a minimum of 1 electric vehicle, 1 hybrid vehicle, 5 electric bicycles, 6 bicycles and emergency rides home to campus staff during work hours and on an as needed basis.

7. New Alternative Transportation Programs

The following policy shall be added to the Transportation Demand Management Plan as follows

TDM 7

As part of the development of the West Campus Classroom/Office Building, the College shall implement the following pilot programs:

- a. Implement a two-year pilot promotional campaign that provides non-cash incentives to students who commute to campus through either the carpooling program (TDM 6(a)) or riding the bus.
- b. Implement a two-year pilot program that provides cash incentives to employees who commute to campus by choosing alternatives to single occupancy vehicle commuting.
- c. Implement a one-year pilot program that provides shuttle buses to facilitate off-campus parking (“last mile”) at the College Wake Center on Turnpike Road (in the unincorporated Goleta Valley) approximately every hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. and the Garden Street City Parking Lot on the corner of Garden and Cabrillo Streets (in downtown Santa Barbara) approximately every half hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. The shuttle buses shall drop students off at the East Gate Turnaround. Ridership will be documented for two full semesters to determine the effectiveness of the program.

The College shall monitor participation in all three programs and provide a summary of results to the Executive Director on an annual basis. The College shall evaluate continuation of the programs based upon the monitoring results.

8. Electric Vehicle Charging Stations

The following policy shall be added to the Transportation Demand Management Plan as follows

TDM 8

The College shall maintain the existing six electrical car charging stations on campus and add a minimum of two additional charging stations per year, unless parking surveys demonstrate that the average hourly use exceeds 75% and additional charging stations (exceeding the minimum two per year requirement) are required. The College shall conduct separate surveys from those required in TDM 9(a) to monitor usage of the charging stations. The College shall perform hourly counts of charging station usage Monday through Thursday (10 a.m. to 2 p.m.) between the first and fourth weeks of each fall semester.

9. Campus Parking Monitoring Program

The following policy shall be added to the Transportation Demand Management Plan as follows

TDM 9

As part of the West Campus Classroom/Office Building development, the College shall conduct regular monitoring for a period of five years (two days between the 6th and 11th week of each fall semester) of parking on campus through the following:

- a. Regular monitoring of automobile parking for the entire campus, including the hours of peak parking usage. If automobile parking surveys demonstrate peak use parking occupancy to exceed 97% of total on-campus parking spaces over a period of at least one school year (not including summer sessions when use is significantly lower), the College shall submit a Notice of Impending Development and/or Public Works Plan Amendment as applicable, to implement additional alternative transportation demand measures.
- b. Regular monitoring of bicycle parking for the entire campus. If bicycle parking surveys demonstrate the availability of bicycle parking to be insufficient to meet demand at any point, the College shall submit a Notice of Impending Development to install additional bicycle parking slots and/or bicycle sheds.

10. Transportation Demand Management Plan Update

The following policy shall be added to the Transportation Demand Management Plan as follows

TDM 10

Within five years of certification of Public Works Plan Amendment PWP-4-CSB-14-0005-1, the College shall submit for the review and certification by the Commission, as a separate Public Works Plan Amendment, an update to the Traffic Demand Management Plan (TDMP). This update to the TDMP must include performance standards and criteria for evaluating the effectiveness of addressing existing and future parking and traffic demands associated with existing and proposed campus development.

IV. NOTICE OF IMPENDING DEVELOPMENT NO. CSB-NOID-0003-14 SPECIAL CONDITIONS

1. Consistency with the Santa Barbara City College Public Works Plan

PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT, Santa Barbara City College Public Works Plan Amendment No. PWP-4-CSB-14-0005-1 must be effectively certified and deemed legally adequate by the California Coastal Commission.

2. Plans Conforming to Geotechnical Engineer's Recommendations

The College agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage.

3. Final Landscaping Plan

PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT, the College shall submit a final landscaping plan that is in substantial conformance with the "Landscape Irrigation Plan" submitted on December 18, 2014 and prepared by a licensed landscape architect or a qualified resources specialist for review and approval by the Executive Director. The plan shall incorporate the following criteria:

- A. All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction is completed. All landscaping shall consist primarily of drought resistant plants/shrubs and trees. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
- B. Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- C. The irrigation system shall be designed based on hydrozones and utilizing only drip or micro-spray systems for any landscaping requiring water application.

- D. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- E. The College shall undertake development in accordance with the final approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to the Notice of Impending Development unless the Executive Director determines that no amendment is legally required.

4. Interim Erosion Control Plans and Construction Responsibilities

PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT, the College shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan are in conformance with the following requirements:

1. Erosion Control Plan

- a. The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
- b. The plan shall include a narrative report describing all temporary run-off and erosion control measures to be used during construction.
- c. The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.
- d. The plan shall specify that should grading take place during the rainy season (November 1st through March 31st), the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps); temporary drains and swales; sand bag barriers; silt fencing; stabilize any stockpiled fill with geofabric covers or other appropriate cover; install geotextiles or mats on all cut or fill slopes; and close and stabilize open trenches as soon as possible. Basins shall be sized to handle not less than a 10 year, 6 hour duration rainfall intensity event.
- e. The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an

appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.

- f. The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing, temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.
- g. All temporary construction related erosion control materials shall be comprised of biodegradable materials (natural fiber, not photo-degradable plastics) and must be removed when permanent erosion control measures are in place. Bio-degradable erosion control materials may be left in place if they have been incorporated into the permanent landscaping design.

2. Construction Best Management Practices

- a. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- b. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- c. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- d. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- e. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- f. The College shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- g. Debris shall be disposed of at a permitted disposal site or recycled at a permitted recycling facility authorized to receive the debris materials. If the disposal site is located in the coastal zone, the disposal site must have a valid coastal development permit (CDP) or Notice of Impending Development (NOID) as applicable, for the

disposal of fill material. If the proposed disposal site is not authorized to receive fill, a CDP, or NOID as applicable, will be required prior to the disposal of material.

- h. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- i. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- j. The discharge of any hazardous materials into any receiving waters shall be prohibited.
- k. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from receiving waters and storm drain inlets as possible.
- l. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- m. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
- n. The Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the site/development plans approved by the Coastal Commission. Any necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed professional shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new Notice of Impending Development (NOID) unless the Executive Director determines that a new NOID is not legally required.

5. Final Drainage and Polluted Runoff Control Plan

PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT, the College shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume,

velocity and pollutant load of storm water leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure that the plan is in conformance with the geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

1. Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
2. Post-development peak runoff rates and average volumes shall not exceed pre-development conditions.
3. Appropriate structural and non-structural BMPs (site design, source control and treatment control) shall be designed and implemented to minimize water quality impacts to surrounding coastal waters.
4. Impervious surfaces, especially directly connected impervious areas, shall be minimized, and alternative types of pervious pavement shall be used where feasible.
5. Irrigation and the use of fertilizers and other landscaping chemicals, including rodenticides, shall be minimized.
6. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.
7. Runoff shall be conveyed off-site in a non-erosive manner.
8. Energy dissipating measures shall be installed at the terminus of outflow drains.
9. The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30th each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the College shall be responsible for any necessary repairs or enhancement of the eroded area. Should repairs or enhancement become necessary, prior to the commencement of such repair or enhancement work, the applicant shall submit a repair and enhancement plan to the Executive Director to determine if an amendment or new Notice of Impending Development is required to authorize such work.
10. The College shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive

Director. No changes to the approved final plans shall occur without a Commission amendment unless the Executive Director determines that no amendment is legally required.

6. Revised Plans

PRIOR TO COMMENCEMENT OF DEVELOPMENT, Santa Barbara City College shall submit for the review and approval of the Executive Director, two sets of revised project plans (including site plans, floor plans, and elevations as appropriate). All plans must be drawn to scale with dimensions shown. The final revised project plans and project description shall show the following development:

1. The 128 sq. ft. as-built Campus Bike Shop with associated bicycle racks adjacent to the General Classrooms Building.
2. Improvements to the motorcycle and scooter Parking Lot 2A, located on East Campus just south of the intersection of Loma Alta Drive and Cliff Drive, through additional lighting and a motion sensor camera to achieve greater security. All lighting shall be consistent with the provisions of Special Condition 11.
3. The three as-built Bicycle Repair Stations (two on East Campus and one on West Campus)
4. The six as-built electrical car charging stations on campus and provisions for the addition of additional future charging stations consistent with the provisions of Special Condition 8(C).
5. The addition of 36 bicycle parking spaces/slots adjacent to the Drama/Music Building (Parking Lot 4E).

The College shall undertake development in accordance with the final approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without the submittal of a new Notice of Impending Development (NOID), unless the Executive Director determines that no NOID is legally required.

7. Bicycle Facility Improvements

CONCURRENT WITH THE CONSTRUCTION OF THE WEST CAMPUS CLASSROOM/OFFICE BUILDING, Santa Barbara City College shall implement the following bicycle facility improvements:

1. Install 75 new secured bicycle parking slots within the vicinity of the West Campus Classroom/Office Building and 36 bicycle parking slots adjacent to the Drama/Music Building (Parking Lot 4E).
2. Ensure that access to shower/locker facilities is guaranteed free of charge to all students, faculty and staff.
3. Continue operation and maintenance of the as-built on-campus bicycle shop (approximately 128 sq. ft. shed with associated bicycle racks) adjacent to the General Classrooms Building that provides bicycle rentals, used bicycle sales, sale of spare bicycle parts, minor bicycle repair, instruction on “do-it-yourself” repairs and training on bicycle handling and maintenance.
4. Continue to operate and maintain the three “do-it-yourself” bicycle stations on campus (two on East Campus and one on West Campus), for use by students and campus staff, that provide tools for bicycle repair attached to a cable and an air pump affixed to a metal pole.
5. Install signage to indicate that bicycle use is permitted for all roads, pathways and parking lots where bicycle use is permitted on campus, as shown in Exhibit 11 of this Staff Report.

8. Additional Alternative Transportation Measures

CONCURRENT WITH THE CONSTRUCTION OF THE WEST CAMPUS CLASSROOM/OFFICE BUILDING, Santa Barbara City College shall implement the following alternative transportation measures:

- A. Implement and maintain a carpool match service (such as Traffic Solutions™) for students and campus staff and provide easy access to the program through the main campus information dissemination service (“Campus Pipeline”).
- B. Continue to implement and maintain a program to provide a minimum of 1 electric vehicle, 1 hybrid vehicle, 5 electric bicycles, 6 bicycles and emergency rides home for campus faculty and staff during work hours and on an as needed basis.
- C. Maintain the existing six electrical car charging stations on campus and add a minimum of two additional charging stations per year, unless parking surveys demonstrate that the average hourly use exceeds 75% and additional charging stations (exceeding the minimum two per year requirement) are required. The College shall conduct separate surveys from those required in TDM 9(a) to monitor usage of the charging stations. The College shall perform hourly counts of charging station usage Monday through Thursday (10 a.m. to 2 p.m.) between the first and fourth weeks of each fall semester.

- D. Continue to implement and maintain three pilot programs to incentivize alternatives to single occupancy vehicle use and off-campus parking. The College shall monitor participation in all three programs and provide a summary of results to the Executive Director on an annual basis. The College shall evaluate continuation of the programs based upon the monitoring results. The three pilot programs include the following components:
- (i) Implement a two-year pilot promotional campaign that provides non-cash incentives to students who commute to campus through either the carpooling program (TDM 6(a)) or riding the bus.
 - (ii) Implement a two-year pilot program that provides cash incentives to employees who commute to campus by choosing alternatives to SOV commuting.
 - (iii) Implement a one-year pilot program that provides shuttle buses to facilitate off-campus parking (“last mile”) at the College Wake Center on Turnpike Road (in the unincorporated Goleta Valley) approximately every hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. and the Garden Street City Parking Lot on the corner of Garden and Cabrillo Streets (in downtown Santa Barbara) approximately every half hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. The shuttle buses shall drop students off at the East Gate Turnaround. Ridership will be documented for two full semesters to determine the effectiveness of the program.

9. Campus Parking and Monitoring Programs

AFTER CONSTRUCTION OF THE WEST CAMPUS CLASSROOM/OFFICE BUILDING, Santa Barbara City College shall implement a campus-wide parking monitoring program. The parking monitoring program shall consist of a minimum of two days within a one week period between the 6th and 11th week of each fall semester for five years. The program shall provide for the following:

- A. Regular monitoring of automobile parking for the entire campus, including the hours of peak parking usage. If automobile parking surveys demonstrate that peak use parking occupancy exceeds 97% of total on campus parking spaces over a period of at least one school year (not including summer sessions when use is significantly lower), the College shall submit a Notice of Impending Development and/or Public Works Plan Amendment as applicable, to implement additional alternative transportation demand measures.
- B. Regular monitoring of bicycle parking for the entire campus. If bicycle parking surveys demonstrate the availability of bicycle parking to be insufficient to meet demand at any point, the College shall submit a Notice of Impending Development to install additional bicycle parking slots and/or bicycle sheds.

10. Removal of Excavated Material and Demolition Debris

PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material and demolition debris from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of material.

11. Lighting Plan

Prior to commencement of construction, the College shall submit two (2) sets of Final Lighting Plans for review and approval by the Executive Director. The Final Lighting Plan shall incorporate the following requirements:

- (a) Exterior night lighting for all development approved pursuant to this NOID, including but not limited to the improvements to the motorcycle and scooter Parking Lot 2A and the West Campus Classroom/Office Building Complex, shall be designed, installed, and, where applicable, retrofitted to minimize all forms of light pollution, including light trespass, glare, and sky glow consistent with the following:
 - i) Lighting shall be of low glare design.
 - ii) No skyward-casting lights shall be used.
 - iii) Lighting shall use the best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only. Light shielding shall be shielded to direct light downward onto the subject.
 - iv) The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting. Lighting shall use the best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive bird species.
 - v) Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

The lighting plan shall be undertaken concurrent with project construction and fully implemented by such time as the West Campus Classroom/Office Building Complex is completed.

V. FINDINGS FOR THE APPROVAL OF THE PUBLIC WORKS PLAN AMENDMENT, AS MODIFIED AND THE NOTICE OF IMPENDING DEVELOPMENT (NO. CSB-NOID-0003-14), AS CONDITIONED AND THE NOTICE OF IMPENDING DEVELOPMENT (NO. CSB-NOID-0004-14), AS SUBMITTED

The following findings support the Commission's approval of the Public Works Plan Amendment if modified as suggested in Section III above, approval of the Notice of Impending Development No. CSB-NOID-0003-14, as conditioned by Special Conditions 1-11 set forth in Section IV above and Notice of Impending Development No. CSB-NOID-0004-14, as submitted. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION (PWP-4-CSB-14-0005-1)

Santa Barbara City College is proposing an amendment to its certified Public Works Plan (PWP) to allow for the construction of the West Campus Classroom/Office Building Project and the as-built additions and renovation of the existing Drama/Music Building. The proposed amendment is project driven and has been submitted in conjunction with two related Notices of Impending Development for the West Campus Classroom/Office Building (No. CSB-NOID-0003-14) and the Drama/Music Building modernization (No. CSB-NOID-0004-14). The amendment is proposed in order to accommodate the proposed West Campus Classroom/Office Building Complex which includes a 30,054 gross square ft. complex of two structures ranging in height between one and three stories (15 to 45 ft. high). Additionally, the amendment is proposed in order to authorize the as-built modernization of the Drama/Music Building which included disability, access and technological upgrades to the existing building.

The College's proposed language is shown below with certified PWP language shown in straight type and language proposed by the College to be deleted in ~~strikeout~~ and language to be added in underline.

Table 1.1. of the PWP would be modified as follows:

Table 1.1 Summary of Proposed Campus Modifications				
No.	Structure	New Building Area (GSF)	Construction Period (month/year)	Occupancy
1	Life Science/Geology Building Remodel	1,500	9/2000 – 12/2001	January 2002
2	Classrooms/Accessibility Remodel	NA	7/2001 – 8/2002	August 2002
3	School of Media Arts	60,523	Not determined at this time	Not determined at this time

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CSB-NOID-0003-14 & CSB-NOID-0004-14 (SBCC)

4	Humanities Building Modernization	2,070	8/2012 – 11/2013	November 2013
5	Humanities Building Storage Area Addition ¹ ;	755	4 months (est.)	1985
	Existing Structure Renovation	755	6/2013 – 12/2013	January, 2014
6	Humanities Building Outdoor Art Workshop ² ;	2,062	4 months (est.)	1994
	Existing Structure Renovation: a. Shed-style metal roof. b. Darkroom and equipment storage structure.	5,300 381	8/2013 – 1/2014	January, 2014
7	<u>Drama/Music Building Modernization³</u>	<u>7,251</u> (External); <u>2,342</u> (Internal)	<u>9/2009 – 1/2012</u>	<u>January 2012</u>
8	<u>West Campus Classroom and Office Building</u>	<u>30,054</u>	<u>3/2015 – 10/2016</u> (est.)	<u>January 2017</u> (est.)
NA: Not Applicable-remodeling within existing building footprint				

1. [Constructed in 1985 without Coastal Commission Review and Approval]
2. [Constructed in 1994 without Coastal Commission Review and Approval]
3. [Constructed in 2009 without Coastal Commission Review and Approval]

Proposed Amendment to Section 1.3 “Brief Description of LRDP Content & Proposed Development”:

Drama/Music Building Renovations (Remodel - #7 in Table 1.1)

The modernization of the existing Drama/Music Building, including Classrooms and the Garvin Theater, and the modification of the existing parking area and access pathways includes remodeling of 2,342 square feet (s.f.) and external additions totaling 7,251 s.f. to the existing 40,774 s.f. (gross) facility. The primary purpose of the renovations addresses upgrading the quality of the teaching, performance, and support spaces and disabled access in compliance with the Americans with Disabilities Act of 1990.

The existing Drama/Music Building uses and programs do not change as a result of the modernization. Existing classrooms and theaters are upgraded to ensure disabled person accessibility of participants and guests attending performances of the Drama and Music programs, and to enhance the quality of the facilities.

West Campus Classroom and Office Building (New Building - #8 in Table 1.1)

The West Campus Classroom and Office Building Project includes a complex of two structures between one- and three-stories (15- to 45-feet) high, totaling 30,054 s.f. in a footprint previously used for temporary portable swing space classrooms north of the Garvin Theater and adjacent to the West Campus access road passenger drop-off. The structure will provide for 23 Classrooms totaling 19,154 square feet and 15 faculty and staff offices totaling 1,587 square feet. This building will be constructed using guidelines set forth in LEED Green Building Rating System developed by The US Green Building Council (USGBC), with the aim of submitting for LEED Certification and achieving a level of Silver or higher.

Additionally, the College is proposing to remove language within the certified PWP that references the “General Classrooms/Offices and High Technology Building” for which authorization was denied by the Coastal Commission in 2000.

First Paragraph of Section 2.5.1 “Summary of Visual Impacts”:

Because the majority of existing development on East and West Campus is set sufficiently back from steep coastal bluffs, it is not highly visible from Leadbetter Beach and Shoreline Drive. The new SoMA buildings proposed under this amended LRDP for East Campus will not affect the existing viewshed from adjoining public roads and recreational areas because they are located over 700 feet from the existing bluff top ~~(General Classrooms/Offices and High Technology Building)~~. Other proposed LRDP developments on East Campus involve remodels primarily within the existing footprint of the Life Science Building¹ and Gymnasium and will not involve additional visual intrusions into the public viewshed.

B. NOTICE OF IMPENDING DEVELOPMENT (CSB-NOID-0003-14) DESCRIPTION AND BACKGROUND

The Notice of Impending Development (CSB-NOID-0003-14) for the West Campus Classroom/Office Building Complex involves the construction of a 30,054 gross square ft. Building Complex consisting of two separate structures ranging in height between one and three stories (15 to 45 ft. high) that will include 23 classrooms (19,154 sq. ft.), 15 faculty and staff offices (1,587 sq. ft.), 7 restrooms (1,040 sq. ft.), storage and utility areas (1,692 sq. ft.), access areas including interior walkways, elevators and stairs (6,581 sq. ft.) and associated landscaping (11,650 sq. ft.) (Exhibits 5-7). In addition, the project includes 1,250 cu. yds. of grading (830 cu. yds. of cut and 420 cu. yds. of fill), construction of a 128 sq. ft. Campus Bike Shop, two “do-it-yourself” bike repair stations, installation of 206 new bicycle parking spaces/slots, the addition of lighting and a security camera in the existing Motorcycle/Scooter Parking Lot 2A, and the removal of the 10 unpermitted temporary portable swing space classrooms that were previously installed on the project site without the required amendment to the PWP and NOID.

C. NOTICE OF IMPENDING DEVELOPMENT (CSB-NOID-0004-14) DESCRIPTION AND BACKGROUND

The Notice of Impending Development (CSB-NOID-0004-14) involves the request for after-the-fact approval for the construction of 7,251 sq. ft. of additions and renovation of the existing 40,774 sq. ft. Drama/Music Building to provide for necessary disability, access and technological upgrades to the existing building (Exhibits 8-10). In addition, the height of a small portion of Garvin Theater (directly above the stage to provide for theater equipment) would increase from 52 to 62 feet (Exhibit 10). The renovations to the Drama/Music Building include: additions to the lower lobby (1,403 sq. ft.), control room (210 sq. ft.), Theater Shop stairway (210 sq. ft.), Theory Lab (304 sq. ft.) and existing restroom facility (387 sq. ft.), and installation of a three-story elevator (231 sq. ft.), an interior walkway corridor (498 sq. ft.) and an exterior concrete access way (743 sq. ft.), two dressing rooms (835 sq. ft.), two practice rooms (218 sq. ft.) and an exterior concrete patio (510 sq. ft.), as well as accessibility enhancements to the southwest-facing parking lot (two access ramps and two stairways totaling approximately 900 sq. ft.) and access and seating renovations to existing interior spaces (Exhibit 8).

D. CONSISTENCY ANALYSIS

The standard of review for the submitted Public Works Plan (PWP) amendment is the policies of the City of Santa Barbara Local Coastal Program (LCP). The standard of review for the related Notices of Impending Development (NOIDs) is the policies of the certified PWP, as amended. Thus, the NOIDs are not consistent with the certified PWP unless the proposed PWP Amendment (No. PWP-4-CSB-14-0005-1) is approved and certified. **Special Condition One (1)** of the NOID for the West Campus Classroom/Office Building (No. CSB-NOID-0003-14), therefore, stipulates that prior to the commencement of any development, certification of the PWP Amendment (No. PWP-4-CSB-14-0005-1) by the Coastal Commission must be final and effective in accordance with the procedures identified in the California Code of Regulations, Title 14, Division 5.5, Section 13547.

1. Land Use

The City of Santa Barbara's Local Coastal Program (LCP) designates the entire Santa Barbara City College site "Major Public Institutional." All of the physical developments contained in the proposed amendment are located within the bounds of the campus and are consistent with the institutional designation in the City's certified LCP. Further, the site for both the proposed West Campus Classroom/Office Building and the improvements to the existing Drama/Music Building is situated within an existing developed area of west campus and does not require new access roads or extensive site preparation, or infringe upon sensitive coastal resources, consistent with all applicable provisions of the City's LCP as discussed below (Exhibits 3-5).

2. Public Access and Recreation

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The City of Santa Barbara's Local Coastal Program (LCP) contains policies requiring that adequate public coastal access is maintained throughout the City. Certified policies intended to protect this coastal resource are included in the Shoreline Access, Recreation, Visitor Serving and Public Services Sections of the Land Use Plan. Specifically, the LCP contains a number of policies which address the management of traffic along the waterfront, including policies which deal with off-street parking requirements to meet peak demands. While the City's LCP does not contain any access policies which pertain specifically to the College, Policy 2.1 provides, in part, "public access in the coastal bluff area of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights." Additionally, Policy 11.5 of the City's certified LCP provides, in relevant part, "all development in the waterfront area...shall provide adequate off-street parking to fully meet the peak needs." The LCP also contains numerous general policies providing for the implementation of the Coastal Act. Article Two of the Coastal Act's Chapter Three policies addresses public access and provides generally that "development shall not interfere with the public's right of access to the sea."

Santa Barbara City College is proposing an amendment to its certified PWP to allow for the development of the West Campus Classroom/Office Building Complex and as-built renovations and expansion of the Drama/Music Building. One of the primary issues raised by the proposed amendment to the PWP is the potential for adverse impacts to public access if traffic and parking impacts related to new development on campus are not adequately addressed. Policy 11.5 of the City's certified LCP provides, in relevant part, "all development in the waterfront area...shall provide adequate off-street parking to fully meet the peak needs." The availability of public parking (including on-street parking) constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways.

Currently, there are 2,496 campus parking spaces available to faculty, staff and employees of Santa Barbara City College. These spaces are used by over 15,000 students, as well as over 1,000 full-time and part-time faculty and staff. Parking studies conducted by the College have demonstrated that vehicle parking occupancy levels during hours of peak use (weekdays between 10:00 a.m. and 1:00 p.m.) range from 89% occupancy to 97% occupancy of available parking spaces.

Included within the 2,496 existing parking space are 300 parking spaces in the Leadbetter Beach (on the seaward side of Shoreline Drive) parking lots for which the College has a long-standing Joint Use Agreement (since 1984) with the City of Santa Barbara for non-exclusive use by students, faculty and staff. To protect the public's access and use of the Leadbetter Beach lots, there is a 90 minute limit on these spaces and both the College and the City Waterfront Department monitor usage of these parking lots to ensure that campus use continues to have no significant impact on visitor-serving uses and coastal access.

In regard to the portion of the proposed amendment to the PWP allowing for the expansion and renovation of the Drama/Music Building, the Commission finds that the proposed improvements are intended to provide an enhancement to existing facilities for students and faculty and will not result in any increase in the number of students/faculty/staff on campus. Thus, the proposed

additions/renovation of the Drama/Music Building will not result in any increase to parking demand on campus or new potential impacts to public access or recreation.

However, the proposed amendment would also provide for the new West Campus Classroom/Office Building Complex. The College has estimated that the new complex has the potential to generate the demand for up to 353 new parking spaces on campus. Although the new building complex will replace multiple existing portable classrooms that were installed without the required PWP amendment or NOID, the parking demand generated by the unpermitted portable classrooms was never evaluated as part of the required PWP amendment and NOID. The College is now proposing to remove the unpermitted portable classrooms on the project site as part of the impending development project.

In this case, parking studies conducted by the College have demonstrated that vehicle parking occupancy levels during hours of peak use (weekdays between 10:00 a.m. and 1:00 p.m.) range from 89% occupancy to approximately 97% occupancy of available parking spaces. Thus, parking on campus is already significantly constrained. The availability of public parking (including on-street parking) constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways. The Commission finds that provision of an inadequate number of on-campus parking spaces may result in students using nearby on-street parking spaces near the waterfront, resulting in potential impacts to public access to nearby beach areas as public parking becomes less available, inconsistent with the provisions of Policy 11.5.

In order to address parking and traffic issues on campus and to develop and encourage the use of alternative transportation measures, the College was previously required to develop a Transportation Demand Management Program (TDMP) pursuant to a suggested modification required by the Coastal Commission pursuant to its certification of the PWP Amendment 1-00 in 2000 to update the PWP. The TDMP was subsequently incorporated as part of the certified PWP pursuant to the Commission's approval and certification of PWP Amendment 1-06 in 2007. The use of alternative transportation to and from the campus and the off-site education programs have significantly reduced parking demand and traffic generation as called for by the TDMP.

Alternative transportation use by students, faculty and staff includes the Santa Barbara Metropolitan Transit District (MTD) bus, SBCC van pool program from Ojai and Ventura, SBCC shuttle service, bicycle use, and car pools. As an example, the MTD bus ridership by SBCC students, faculty and staff has significantly increased by 32% from 2002 to 2007 now totaling a ridership of 1,757. As part of campus registration, the TDMP provides that all students are required to purchase a MTD bus pass enabling students to ride the MTD on an unlimited basis. There are two MTD bus stops, one on West Campus and one on East Campus, although the West Campus bus stop is proposed to be relocated as part of this PWP amendment in the same area adjacent to Garvin Theater. The campus is served by five MTD bus routes connecting the campus with the Santa Barbara Mesa, La Cumbre area, and downtown and with Isla Vista. The new SBCC/UCSB Express, initiated in Fall 2006 links the campus with both the Westside of Santa Barbara and Isla Vista on a weekly basis. The new Mesa Loop line was implemented in early 2007 to connect residential areas on the nearby mesa area with SBCC. As another example,

since April 2005, about 18.7% (or 328) of all campus parking spaces were dedicated to carpooling vehicles, available to students and staff alike, pursuant to a policy of the TDMP.

In the case of the proposed amendment, the Campus has estimated the West Campus Classroom/Office Building Complex will have the potential to generate the need for up to 353 new parking spaces. However, as originally proposed, the PWP amendment and related NOID did not include any provisions for either additional parking facilities or new alternative transportation measures to offset the increased parking need associated with this project. Thus, as originally proposed, the amendment would not be adequate to ensure consistency with the public access and recreation resources protection policies of the City's LCP including Policy 11.5 of the City's certified LCP which provides, in relevant part, "all development in the waterfront area...shall provide adequate off-street parking to fully meet the peak needs" because the amendment did not include policies or provisions to adequately address the effects of new parking demand generated by the new development.

The College has indicated that there it is infeasible to provide new parking facilities on campus due lack of space to accommodate such facilities. Thus, as an alternative to the provision of new parking facilities on campus, Commission Staff has worked closely with the College to develop a suite of alternative transportation improvements and measures to be incorporated into the Transportation Demand Management Program (TDMP) and PWP to offset the parking demand generated by the West Campus Classroom/Office Building Complex which will be incorporated into the certified PWP, as amended, pursuant to Suggested Modifications 1 through 10. First, in order to encourage the increased use of carpooling and minimize single-occupancy vehicle trips to and from campus, **Suggested Modification One (1)** would revise Transportation Demand Management Policy 1d to require the College to increase the percentage of carpooling spaces on campus from approximately 19% to 25 % of the total spaces on campus. The percentage of carpooling spaces shall increase by 1% (approximately 24 spaces) each year to a cap of 25% of the total parking spaces on campus, unless annual parking surveys demonstrate that the use of carpooling spaces does not exceed a maximum of 90% occupancy.

In addition, in order to encourage increased bicycle use to and from campus as an alternative to automobile use, **Suggested Modification Three (3)** adds Policy 3 to the TDMP requiring that as part of the development of the West Campus Classroom/Office Building, the College shall improve and maintain bicycle facilities on campus including:

- Install a minimum of 75 new secured bicycle parking slots within the vicinity of the new building and a minimum of 36 new bicycle parking slots adjacent to the Drama/Music Building (Parking Lot 4E).
- Provide free access to on-campus shower and locker facilities for use by bicycle commuters.
- Construct, operate and maintain an on-campus bicycle shop (approximately 128 sq. ft. shed with associated bicycle racks) adjacent to the General Classrooms Building that provides bicycle rentals, used bicycle sales, sale of spare bicycle parts, minor bicycle

repair, instruction on “do-it-yourself” repairs and training on bicycle handling and maintenance.

- Install and maintain three “do-it-yourself” bicycle stations on campus (two on East Campus and one on West Campus), for use by students and campus staff, that provide tools for bicycle repair attached to a cable and an air pump affixed to a metal pole.
- Provide signage to indicate that bicycle use is permitted for all roads, pathways and parking lots where bicycle use is permitted on campus (Exhibit 11).
- After-the-fact authorization of the installation of 101 bicycle parking slots by converting 70 spaces of unused motorcycle parking in Parking Lot 1A (adjacent to Memorial Plaza and the Student Services Building) and Parking Lot 1B (adjacent to both the gateway and the bike shop); installation of a minimum of 75 new secured bicycle parking slots within the vicinity of the new building and a minimum of 36 bicycle parking slots adjacent to the Drama/Music Building (Parking Lot 4E);

In addition, to ensure that bicycle facilities on campus continue to be added and improved to meet increased demand in the future, **Suggested Modification Four (4)** provides that a policy shall be added to the Transportation Demand Management Plan providing that in addition to bicycle parking improvements pursuant to Suggested Modification Three (3), the College shall install up to 405 additional new bicycle parking slots throughout East and West Campus to ensure that on-campus bicycle parking remains adequate to meet demand and does not exceed 90% occupancy. Installation of new bicycle parking slots shall occur and be sited based upon areas of demand assessed from bicycle parking surveys required pursuant to TDM 9(b). Further, **Suggested Modification Five (5)** provides that a new policy be added to the TDMP providing the College shall evaluate alternatives for improving bicycle access to campus. An option to be evaluated shall include modifying the path that connects Rancheria Street above Pershing Park to the fire road leading toward East Campus to become a permeable hard surface to facilitate bicycle use between East and West Campus. Further, in order to encourage the increased use of other feasible alternative transportation measures to minimize single-occupancy vehicle trips to and from campus, **Suggested Modification Six (6) and Seven (7)** requires a new policy to be added to the Transportation Demand Management Plan providing that as part of the development of the West Campus Classroom/Office Building, the College shall maintain and improve programs to discourage Single Occupancy Vehicle (SOV) use through the following:

- Implement a carpool match service (such as Traffic Solutions) for students and campus staff and provide easy access to the program through the main campus information dissemination service (“Campus Pipeline”).
- Improve the motorcycle and scooter Parking Lot 2A, located on East Campus just south of the intersection of Loma Alta Drive and Cliff Drive, through additional lighting and a motion sensor camera to achieve greater security.

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- Support alternative transportation (non-SOV) commuting by providing a minimum of 1 electric vehicle, 1 hybrid vehicle, 5 electric bicycles, 6 bicycles and emergency rides home to campus staff during work hours and on an as needed basis.
- Implement a two-year pilot promotional campaign that provides non-cash incentives to students who commute to campus through either the carpooling program (TDM 6(a)) or riding the bus.
- Implement a two-year pilot program that provides cash incentives to employees who commute to campus by choosing alternatives to single occupancy vehicle commuting.
- Implement a one-year pilot program that provides shuttle buses to facilitate off-campus parking (“last mile”) at the College Wake Center on Turnpike Road (in the unincorporated Goleta Valley) approximately every hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. and the Garden Street City Parking Lot on the corner of Garden and Cabrillo Streets (in downtown Santa Barbara) approximately every half hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. The shuttle buses shall drop students off at the East Gate Turnaround. Ridership will be documented for two full semesters to determine the effectiveness of the program.

In addition, in order ensure that the above referenced alternative transportation pilot programs are evaluated to determine their success and potential for continuation, **Suggested Modification Seven (7)** further provides that the College shall monitor participation in all three programs and provide a summary of results to the Executive Director on an annual basis. The College shall evaluate continuation of the programs based upon the monitoring results. Further, in order to encourage the use of alternative fuel source vehicles, Suggested Modification Eight (8) provides tha the TDMP shall be modified to add a policy that provides that the College maintain the existing six electrical car charging stations on campus and add a minimum of two additional charging stations per year, unless parking surveys demonstrate that the average hourly use exceeds 75% and additional charging stations (exceeding the minimum two per year requirement) are required. The College shall conduct separate surveys from those required in TDM 9(a) to monitor usage of the charging stations. The College shall perform hourly counts of charging station usage Monday through Thursday (10 a.m. to 2 p.m.) between the first and fourth weeks of each fall semester.

Further, Suggested Modification Nine (9), requires the regular monitoring of vehicle and bicycle parking occupancy rates on campus. This monitoring will be crucial in determining whether the TDMP measures added through this PWP amendment are effective, and further, what additional measures may be necessary to address parking demand needs in the future. Moreover, **Suggested Modification Ten (10)** provides that the College shall update the TDMP in five years from the date of certification of this amendment, pursuant to an amendment to the certified PWP. The College shall include performance standards and criteria for evaluating the

effectiveness of addressing existing and future parking and traffic demands associated with existing and proposed campus development based, in part, on the regular monitoring required through **Suggested Modification Seven (7)** and **Suggested Modification Nine (9)**

In addition, the West Campus Classroom/Office Building Complex is proposed to be sited within an area that was previously approved (PWP Amendment No. 1-2006 and NOID No. 1-2007) for the addition of 60 parking spaces as part of the SOMA Building development. The College has formally withdrawn the NOID for the SOMA Building and it's proposal to install the related 60 parking spaces; however, **Suggested Modification Two (2)** is necessary to revise the parking provisions of the PWP to reflect that a new parking lot with 60 spaces will not be constructed on the site where the new proposed West Campus Classrooms Complex will be located. Any additional future parking needs associated with the potential development of the SOMA Building will be addressed as part of the new NOID for that project.

Therefore, the submitted amendment, as modified, is in conformity with the City of Santa Barbara's LCP public access and recreation resource protection policies. The suite of alternative transportation measures added through **Suggested Modifications One (1)** through **Ten (10)** will ensure that the additional development allowed by the proposed amendment to the PWP and its anticipated parking needs do not create any significant adverse impacts on public access to the coast.

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Santa Barbara City College's Public Works Plan (PWP) contain specific policies relating to the management of traffic and parking (pursuant to the Transportation Demand Management Plan which is incorporated within the PWP) on campus in order to minimize adverse impacts to public access to the beach. As discussed in detail in the above section regarding the related amendment to the certified PWP for this project, one of the primary issues raised by the proposed construction of the West Campus Classroom/Office Building Complex is the potential for adverse impacts to public access if traffic and parking impacts related to new development on campus are not adequately addressed.

In the case of the proposed development, the Campus has estimated the West Campus Classroom/Office Building Complex will have the potential to generate the need for up to 353 new parking spaces. However, as originally proposed, the NOID and its related PWP amendment did not include any provisions for either additional parking facilities or new alternative transportation measures to offset the increased parking need associated with this project. Thus, as discussed in detail in the preceding section, the related amendment would not have been adequate to ensure consistency with the public access and recreation resources protection policies of the City's LCP because the amendment did not include policies or provisions to adequately address the effects of new parking demand generated by the new development. Commission Staff has worked closely with the College to develop a suite of alternative transportation improvements and measures to be incorporated into the Transportation Demand Management Program (TDMP) and PWP to offset the parking demand generated by the

West Campus Classroom/Office Building Complex which will be incorporated into the certified PWP, as amended, pursuant to Suggested Modifications 1 through 10.

Thus, in order to ensure that the development proposed by the NOID will be adequate to minimize adverse impacts to public access and recreation and adequately implement the provisions of the certified PWP, as amended pursuant to the related PWP Amendment (PWP-4-CDB-14-0005-1) Special Conditions 6-9 are necessary. Specifically, the College has revised their originally proposed NOID to include several new alternative transportation improvements including an as-built Campus Bike Shop, safety improvements to a motorcycle and scooter parking lot, three as-built “do-it-yourself” bicycle repair stations, electrical car charging stations, and additional bicycle parking; however, the College has not yet submitted final project plans for these improvements. Therefore, in order to ensure that the College’s proposed Alternative Transportation improvements are adequately implemented, **Special Condition Six (6)** requires the College submit for the review and approval of the Executive Director, two sets of revised project plans showing the proposed improvements.

In addition, in order to ensure that the development authorized by this NOID will not result in potential adverse impacts to public access from inadequate parking supply and to encourage increased bicycle use to and from campus as an alternative to automobile use consistent with certified PWP, as modified pursuant to Suggested Modification Three (3), the Commission finds that it is necessary to require **Special Condition Seven (7)**. **Special Condition Seven (7)** requires the installation of 75 secured bicycle parking slots and 36 bicycle parking slots within the vicinity of the West Campus Classroom/Office Building. Further, **Special Condition Seven (7)** requires that the College maintain access to shower and locker facilities for all students, faculty and staff such that individuals electing to commute to campus by bicycle have the ability to shower and store their belongings on campus. **Special Condition Seven (7)** also provides for the continued operation and maintenance of the on-campus bicycle repair shop and the “do-it-yourself” bicycle repair stations. Lastly, **Special Condition Seven (7)** requires the College to install signage to indicate where bicycle use is permitted on campus, as shown in Exhibit 11 of this Staff Report.

In addition, to ensure that the development authorized by this NOID will not result in potential adverse impacts to public access from inadequate parking supply and to encourage the use of alternative transportation consistent with certified PWP, as modified pursuant to Suggested Modification Six (6), the Commission finds that it is necessary to impose **Special Condition Eight (8)** which requires the implementation and maintenance of a carpool match service on campus. **Special Condition Eight (8)** will also require the continued provision of electrical vehicles, hybrid vehicles, electric bicycles, bicycles and emergency rides home for campus faculty and staff during work hours and on an as needed basis, as discussed above. Further, **Special Condition Eight (8)** requires the College to maintain the existing six electrical car charging stations on campus and add a minimum of two additional charging stations per year, unless parking surveys demonstrate that the average hourly use exceeds 75% and additional charging stations (exceeding the minimum two per year requirement) are required. The College shall conduct surveys to monitor usage of the charging stations. The College shall perform

hourly counts of charging station usage Monday through Thursday (10 a.m. to 2 p.m.) between the first and fourth weeks of each fall semester. Moreover, **Special Condition Eight (8)** will also require the implementation and maintenance of the three pilot programs to incentivize alternatives to single occupancy vehicle use and off-campus parking including implementation of: a two-year pilot promotional campaign that provides non-cash incentives to students who commute to campus through either the carpooling program or riding the bus; a two-year pilot program that provides cash incentives to employees who commute to campus by choosing alternatives to SOV commuting; and a one-year pilot program that provides shuttle buses to facilitate off-campus parking (“last mile”) at the College Wake Center on Turnpike Road (in the unincorporated Goleta Valley) approximately every hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. and the Garden Street City Parking Lot on the corner of Garden and Cabrillo Streets (in downtown Santa Barbara) approximately every half hour in the mornings between 7:30 a.m. and 11:30 a.m. and in the afternoons between 1:30 p.m. and 5:30 p.m. The shuttle buses shall drop students off at the East Gate Turnaround. Ridership will be documented for two full semesters to determine the effectiveness of the program.

In addition, to ensure that the development authorized by this NOID will not result in potential adverse impacts to public access from inadequate parking supply and will be consistent certified PWP, as modified pursuant to Suggested Modification Nine (9), the Commission finds that it is necessary to impose **Special Condition Nine (9)** which requires the regular monitoring of vehicle and bicycle parking occupancy rates on campus. This monitoring will be crucial in determining whether the TDMP measures added through the related PWP amendment and the other conditions of this NOID are effective, and further, what additional measures may be necessary to address parking demand needs in the future.

The required special conditions are necessary to bring the Notice of Impending Development for the West Campus Classroom/Office Building into conformity with the Public Works Plan, as amended. Thus, the Notice of Impending Development, as conditioned, is consistent with the College’s Public Works Plan, as amended.

3. Visual Resources

The City of Santa Barbara’s Local Coastal Program (LCP) contains various policies aimed at protecting and enhancing public coastal view corridors and vista points. Specifically, Land Use Policy 9.1 requires, in pertinent part, “the existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.” Additionally, Section 30251 of the Coastal Act, which has been incorporated into the certified Public Works Plan (PWP), requires that visual qualities of coastal areas be considered and protected, landform alteration minimized, and where feasible, degraded areas enhanced and restored. This policy requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. This policy also requires that development be sited and designed to be visually compatible with the character of surrounding areas. In addition, “Vis 1” of the PWP provides that the maximum height of bluff top structures be limited to two stories in height.

The College West Campus is located on a bluff top overlooking the Pacific Ocean. Public vistas of the ocean to the south and the Santa Ynez Mountains to the north can be experienced from the view corridors surrounding the Campus. Public views of the proposed site for the West Campus Classroom/Office Building and the existing Drama/Music Building are relatively obscured by surrounding development, landscaping, trees and topography.

Shoreline Drive is a four-lane roadway that runs generally east/west along the base of the coastal bluff on which West Campus is built. Leadbetter Beach, Leadbetter Park and the Leadbetter parking lots are situated along the south side of Shoreline Drive, seaward of the proposed development sites (for the proposed West Campus Classroom/Office Building and the existing Drama/Music Building). Public views from Shoreline Drive and Leadbetter Beach, park and parking lots looking toward the development sites are dominated by the coastal bluff which is approximately 175 to 250 feet high and covered with coastal sage scrub habitat.

Views of the proposed development sites from Leadbetter Beach include the coastal bluff in the foreground and the existing College facilities in the mid-ground. As one continues eastward along the beach, views of the proposed development sites remain obscured by the existing Drama/Music Building massing, the Campanile Business/Communication Building Clock Tower and the Learning Resource Center. As one approaches the Leadbetter Beach parking lot northward from the beach, the background view of the College's existing structures behind the Drama/Music Building are obstructed by the bluff and only a small portion of the Drama/Music Building is visible.

The proposed West Campus Classroom/Office Building Complex (CSB-NOID-0003-14) is proposed to be between one and three stories with a height range between 15 and 45 feet. The Complex will be located within the interior of the campus (more than 350 ft. from the top edge of the coastal bluff), adjacent to and landward of the existing Drama/Music Building. Due to its location in the interior of campus, the West Campus Classroom/Office Building Complex will not be visible from any public viewing areas off campus, including nearby Shoreline Drive and Leadbetter.

In addition, the request for after-the-fact authorization for additions and renovation of the Drama/Music Building (CSB-NOID-0004-14) involves an increase in height of the structure from 52 to 62 feet for a small portion of Garvin Theater (directly above the stage to provide for theater equipment) (Exhibit 10). This increase in height is necessary to accommodate new theater equipment as part of the technological improvements to the theater and will not result in any increase in the number of levels for the structure.

Policy "Vis 1" of the PWP provides that the maximum height of bluff top structures be limited to two stories in height. The intent of this policy is to ensure that new development along bluff top areas of the campus do not result in significant impacts to public views from nearby beaches, public roads, and from the ocean. In this case, the Drama/Music Building is considered a bluff top structure given that it is located on the periphery of campus (between the bluff top and other

developed areas of campus) it is setback from the bluff top by approximately 130 feet. Although the height of the theater ceiling will be increased by 10 ft. to accommodate new equipment, no additional floors or levels will be added to the structure. Thus, as proposed, the project is consistent with Policy Vis 1 of the PWP. Moreover, because the Drama/Music Building is setback from the bluff top by approximately 130 feet, only a small portion of the previously existing theater roof was visible from some public viewing locations including Leadbetter Beach and portions of Shoreline Drive. Although the increase in height of the theater roof will result in a relatively minor increase in the visibility of the structure from these areas, it will not result in any new significant visual impacts.

Therefore, for the above reasons, the development authorized pursuant to the subject amendment and related NOIDs would not result in any new significant adverse impacts to public views. Therefore, the proposed changes to the PWP are consistent with the visual resource protection policies of the City of Santa Barbara's certified LCP and the development proposed in the two related NOIDs are consistent with the visual resource policies of the certified LCP.

4. Environmentally Sensitive Habitat Areas and Water Quality

Public Works Plan Amendment No. PWP-4-CSB-14-0005-1

The Santa Barbara City College campus has three areas of environmentally sensitive habitat that are delineated within the certified Public Works Plan. These three areas consist of the oak woodland on the cliff face above Pershing Park adjacent to the east side of East Campus, oak woodland and riparian habitat on Arroyo Honda in the northern and eastern end of West Campus and coastal bluff scrub habitat on the bluff face on West Campus.

The City of Santa Barbara's certified Local Coastal Program (LCP) does not include any specific policies regarding habitat protection on the Santa Barbara City College campus, but does contain general policies applicable to the protection of upland and creek habitats and the marine environment within the City. Policy 6.1 provides, in pertinent part that "the City through ordinance, resolution, and development controls shall protect, preserve, and where feasible restore the biotic communities." Additionally, Policy 6.2 provides that "the City will support and encourage the enforcement of all laws enacted for the purposes of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health."

The City of Santa Barbara's LCP incorporates Coastal Act Policy 30240, which states, "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas" and, further, "development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas."

The West Campus Classroom/Office Building development is proposed to be sited within an existing developed area that lies approximately 350 feet north of the coastal bluff scrub habitat and approximately 750 feet southwest of the Arroyo Honda habitat. The existing Drama/Music Building is sited directly adjacent to the proposed West Campus Classroom/Office Building. As such, both buildings constitute infill development within an existing disturbed area of campus and are sited far enough from the areas of delineated environmentally sensitive habitat to result in minimal impacts to the habitat areas. The proposed development of the West Campus Classroom/Office Building is significantly (over 300 feet) set back from the bluff and separated from the coastline by the existing Drama/Music Building. As such, it is less likely that flying coastal birds would collide with the building. Additionally, no sensitive biological species, including native specimen trees, are located adjacent to or within the proposed development sites.

CSB-NOID-0003-14 (West Campus Classroom/Office Building)

Santa Barbara City College's Public Works Plan (PWP) includes policies that protect biological resources. Policy "Bio 1" requires that environmentally sensitive campus habitats will be protected against significant disruption of habitat values" and proscribes development within the delineated environmentally significant habitat areas on-campus, listed above. Further, Policy "Bio 1" provides setback requirements from the delineated environmentally sensitive habitat areas on-campus, namely development must be located a minimum of 50 feet from the Arroyo Honda Oak and Riparian Habitat and similarly set back from the coastal bluff scrub.

Accordingly, the proposed West Campus Classroom/Office Building is proposed to be sited approximately 750 feet southwest of the Arroyo Honda habitat and approximately 350 feet north of the coastal bluff scrub habitat.

"Bio 1" of the College's PWP also includes a policy requiring the "diversion of run-off from top structures into drainage systems designed to eliminate sheet or gully erosion on the terrace bluff or Arroyo Honda areas" and the "design [of] drainage systems to maintain the natural drainage patterns of established vegetated areas of these two areas." Section 2.8 of the PWP provides the following applicable water quality policies:

WQ 1 Minimize Introduction of Pollutants

Design and manage development to minimize the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams and lakes) to the maximum extent practicable.

WQ 2 Minimize Increases in Peak Runoff Rate

Design and manage development to minimize increases in peak runoff rate, to avoid detrimental water quality impacts caused by excessive erosion or sedimentation.

WQ 3 Protect Good Water Quality and Restore Impaired Waters

Promote both the protection of good water quality and the restoration of impaired waters.

Site Design and Source Control

WQ 4 Incorporate Effective Site Design and Source Control BMPs

Include effective site design and source control Best Management Practices (BMPs) in all developments, where feasible.

WQ 5 Apply and Maintain Source Control BMPs

Require SBCC or local government, as applicable, to apply and maintain source control BMPs throughout the life of the development.

WQ 6 Preserve Functions of Natural Drainage Systems

Site and design development to preserve the infiltration, purification, and retention functions of natural drainage systems that exist on the site.

WQ 7 Minimize Impervious Surfaces

Minimize impervious surfaces in new development, especially directly connected impervious areas, and where feasible, increase the area of pervious surfaces in redevelopment.

WQ 8 Infiltrate Runoff

Develop and maintain BMPs to retain or infiltrate dry weather runoff and runoff from the design storm on the development site, so that the impacts of new or redeveloped impervious surfaces are avoided or minimized in order to preserve natural hydrologic conditions to the maximum extent practicable. Alternative management practices may be substituted where it can be shown that infiltration BMPs may result in adverse impacts (e.g., significantly increased risk of slope failure or impacts to an unconfined aquifer).

WQ 9 Minimized Polluted Runoff from Construction.

Minimize erosion, sedimentation, and other polluted runoff from development's construction-related activities, to the maximum extent practicable.

WQ 10 Minimize Land Disturbance During Construction.

Minimize development's land disturbance activities during construction (e.g., clearing, grading, and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas, and erosive soils), to avoid detrimental water quality impacts caused by increased erosion or sedimentation. Incorporate soil stabilization BMPs on disturbed areas as soon as feasible.

Treatment Controls

WQ 11 Incorporate Treatment Control BMPs Where Necessary.

Require structural treatment BMPs along with site design and source control measures when the combination of site design and source control BMPs is not sufficient to protect water quality.

WQ12 Size Treatment Controls Appropriately.

Where structural BMPs are required for post-construction treatment of runoff, structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate, or filter the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

WQ 13 Maintain Structural Treatment Control BMPs.

Require the inspection, cleaning, and repair of structural treatment control BMPs as necessary, to ensure proper functioning for the life of the development.

Water Quality Development Standards

WQ1 During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.

WQ2 Concrete, asphalt, and seal coat shall be applied during dry weather to prevent storm water contamination during roadwork or pavement construction. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.

WQ3 Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner that minimizes the potential for storm water contamination.

WQ4 The final drainage plan shall incorporate appropriate BMPs to reduce impervious project surfaces and to minimize associated off-site storm flow such that no increase in stormwater runoff flow velocities relative to existing conditions occur. The drainage plan shall incorporate, at a minimum, the following BMPs to reduce impervious surfaces:

- a. Construct roof runoff to drain into the landscape areas to the maximum extent;*

- b. Design parking and landscaped areas to direct all hardscape runoff across planted areas; and*
- c. Construct the landscaped areas to retain runoff.*

The proposed development site for the West Campus Classroom/Office Building is surrounded by existing campus development and is not adjacent to any water body, riparian area, creek or wetland. Arroyo Honda, which serves as an intermittent drainage corridor, is approximately 750 feet to the northeast and separated from the proposed development site by other campus development (parking lots and academic buildings). To ensure that water quality, drainage and run-off is not negatively impacted by the proposed development of the West Campus Classroom/Office Building, and to prevent further erosion of the terrace bluff located seaward of the proposed development, **Special Conditions Three (3), Four (4) and Five (5)** are required. **Special Condition Three (3)** will ensure that landscaping is planted and maintained for erosion control purposes pursuant to water quality development standard 4, listed above. **Special Condition Four (4)** will require run-off and erosion control measures (including Best Management Practices) to be implemented during construction to avoid any impacts to erosion onsite pursuant to water quality policies 2, 4-5 and 7-10, listed above. Additionally, **Special Condition Five (5)** will require a suite of Best Management Practices to control drainage and runoff onsite once the proposed development is constructed and ensure conformity with water quality policies 1 through 13 and water quality development standards 1 through 4, listed above.

In addition, although the proposed development is located within existing developed areas of campus and will not result in any adverse impacts to environmentally sensitive habitat areas, outdoor lighting associated with new development on campus may still result in adverse impacts to sensitive bird species and shorebirds due to the close proximity of the campus to the shoreline. One such adverse impact is the effect of artificial night lighting on wildlife. In past actions, the Commission has found that night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the proposed project includes new outdoor lighting associated with buildings and parking lots. This impact can be minimized by directing lighting away from sensitive habitat areas. To address the impact of night lighting, the Commission has typically required exterior night lighting to be minimized, shielded and directed down. Pursuant to **Special Condition Eleven (11)**, the Commission requires that exterior night lighting installed on the project site to be of low intensity, low glare design, and be hooded to direct light downward onto the subject parcel(s) to prevent adverse impacts to wildlife and sensitive bird species.

Therefore, the proposed West Campus Classroom/Office Building, as conditioned, is in conformity with the College's PWP policies, as amended, for the protection of biological resources.

CSB-NOID-0004-14 (Drama/Music Building)

The renovations and limited expansions of the existing Drama/Music Building are not expected to impact the existing stormwater drainage infrastructure or result in any substantial increase in

runoff. No changes were made to the existing wastewater disposal or domestic water service. Runoff from the new impervious surfaces added as part of the modernization of the building, is conveyed offsite via existing storm drains that direct water to existing catch basins.

As part of the building's modernization, and to further improve storm water quality, Best Management Practice (BMP) filters were installed in the existing catch basins that surround the existing building. The College proposes to service the filters three times per year—once before the rainy season, once during the rainy season, and once after the rainy season. Additionally, filters would be replaced once per year, prior to the rainy season.

5. Geologic Stability

Public Works Plan Amendment No. PWP-4-CSB-14-0005-1

The City of Santa Barbara's Local Coastal Program (LCP) does not contain any applicable policies specifically related to geologic stability, but the LCP does incorporate Section 30253 of the Coastal Act which requires the design and siting of any new buildings to assure stability and structural integrity such that they do not create erosion, instability, or destruction of the site or surrounding areas. The College has submitted a "Final Mitigated Negative Declaration" (dated June 2014) that analyzes the impacts of the proposed West Campus Classroom/Office Building development upon the geology and soils of the site.

Detailed field excavations did not identify the presence of any fault boundaries at the proposed building site and engineering designs to address seismic shaking have been incorporated into the design of the proposed building. Additionally, the potential for liquefaction and soil expansion onsite resulting from seismic activity is low. The proposed cut and fill operations for the development are minimal (830 cu. yds. of cut and 420 cu. yds. of fill) and the proposed development will be sited approximately 350 feet from the bluff top in order to ensure an adequate geologic setback to ensure structural and geologic stability. Therefore, the proposed development of the West Campus Classroom/Office Building is in conformity with the geologic stability policies of the Coastal Act which has been incorporated by reference into the City's LCP.

CSB-NOID-0004-14 (Drama/Music Building)

The Drama/Music Building renovations, consisting mostly of indoor retrofitting of existing facilities to meet Americans with Disabilities Act standards. The existing structure is located more than 130 ft. from the top edge of the bluff and the new improvements will not result in new potential issues relative to geologic stability of the site. As such, the Drama/Music Building renovations are in conformity with the relevant Coastal Act policies that have been incorporated by reference into the City's LCP.

CSB-NOID-0003-14 (West Campus Classroom/Office Building)

Santa Barbara City College's Public Works Plan (PWP) includes several policies that protect the geologic integrity of campus and the surrounding areas. The PWP states the following, in relevant part:

Geo 1 New development will be designed and sited to minimize risks to life and property, to assure structural integrity, and to avoid erosion, geologic instability or destruction of the site.

Soils:

- a. *Prior to the siting and structural design of any facility on either East or West Campus, soils analysis, including boring samples will be undertaken by a qualified soils engineer. Based upon the results of the analyses, the soils engineer will prepare a report with recommendations for designing building foundations and minimizing soil erosion both during and after construction.*

If construction is to occur over the rainy season, the report shall also identify temporary erosion control measures such as berms and appropriate locating and covering of stockpiled soils to minimize erosion of and from the site.

Incorporate silt traps in all new drainage system grates. Develop a maintenance plan to regularly clean these traps. Ensure that no vegetation cuttings or cleaning chemicals are placed in the drains.

Post-construction maintenance will include the provision of positive drainage systems following, to the extent possible, the natural drainage patterns of the Campus.

The recommendations of the soils engineering report will be incorporated into the design, construction and post-construction site maintenance of projects.

Revegetation for Erosion Control:

- b. *Revegetation (landscaping) of the project site will be accomplished according to a landscape plan relying on drought tolerant vegetation to hold soils in place. The plan will be prepared by a licensed landscape architect with professional experience in drought-tolerant material landscaping... The proposed Plan will be reviewed by a qualified botanist. The Plan will be prepared and approved concurrently with the construction drawings and its implementation will begin at the earliest practical point of project construction.*

Geologic Stability:

- c. *Projects will be designed to sustain impacts and minimize damage to life and property from the maximum credible earthquake which could impact the building*

site. Complete a fault investigation in association with the possible unnamed fault identified in the west end of the West Campus bluff to determine whether the fault is active, potentially active, or inactive; or whether no fault actually exists. If a fault is identified, set back the structure a sufficient distance to minimize potential surface fault rupture to less than significant.

- d. Projects will be sited a sufficient distance from the edge of the seaward bluff to provide a minimum of 75 years structural integrity from bluff retreat without resorting to bluff stabilization devices.*

2.2.7.1 Development Standards

Geo 1 The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issue by the California Regional Water Quality Control Board.

Geo 2 Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures shall include but not be limited to the use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Drainage channel inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures, or landscaping.

Geo 3 Stabilized project site construction entrances shall be installed to prevent sediment from being tracked off of the construction site. Stabilizing measures shall include but not be limited to the use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are deposited, without the use of water washing.

Geo 4 All graded areas outside of proposed structural footprints shall be vegetated within two (2) weeks of grading completion in those areas, unless it is demonstrated that landscaping would preclude access to adjacent construction activities.

The College has submitted a “Final Mitigated Negative Declaration” (dated June 2014) that analyzes the impacts of the proposed West Campus Classroom/Office Building development upon the geology and soils of the site. Detailed field excavations did not identify the presence of any fault boundaries at the proposed building site and engineering designs to address seismic shaking have been incorporated into the design of the proposed building. Additionally, the potential for liquefaction and soil expansion onsite resulting from seismic activity is low. The proposed cut and fill operations for the development are minimal (830 cu. yds. of cut and 420 cu.

yds. of fill) and the proposed development will be sited approximately 350 feet from the bluff top. To ensure the West Campus Classroom/Office Building is in conformity with the above listed policies of the PWP, **Special Conditions Two (2) through Five (5)** are required. **Special Condition Two (2)** will ensure that all plans for the proposed development are in conformity with the Geotechnical Engineer's recommendations and the requirements of "Geo 1" (a), (c) and (d) listed above. **Special Condition Three (3)** requires a Final Landscaping Plan to be prepared and submitted for Coastal Commission review that will maintain soil placement on the site and prevent erosion from occurring once development is completed. **Special Condition Three (3)** will also ensure conformity with "Geo 1(b)" and "Geo 4" under the "Development Standards" section. Further, **Special Condition Four (4)** will prevent the erosive impacts of the development as construction is taking place and **Special Condition Five (5)** will protect the soil placement on the site and preserve, to the extent feasible, the natural drainage onsite. **Special Conditions Four (4) and Five (5)** will also ensure conformity with "Geo 1" and "Geo 1" through "Geo 4" (within the Development Standards Section) listed above. Lastly, to ensure that excess excavated materials and demolition debris are moved off site so as not to contribute to unnecessary landform alteration, the Commission finds it necessary to require the applicant to dispose of the material at an appropriate disposal site or to a site that has been approved to accept the material, as specified in **Special Condition Ten (10)**.

Therefore, the proposed development of the West Campus Classroom/Office Building, as conditioned, is in conformity with the geologic stability policies of the College's PWP, as amended.

VI. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Public Works Plans (PWP) and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying PWPs qualifies for certification under Section 21080.5 of CEQA.

Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Section 21080.5(d)(I) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a PWP, "...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment." For the reasons discussed in this report, the proposed PWP Amendment is consistent with the policies and provisions of the City of Santa Barbara Local Coastal Program and no feasible alternatives or

Public Works Plan Amendment No. PWP-4-CSB-14-0005-1 & Notices of Impending
Development CSB-NOID-0003-14 & CSB-NOID-0004-14 (SBCC)

mitigation measures are available which would substantially lessen any significant adverse effects which the approval would have on the environment.

The Commission has imposed conditions upon the Notice of Impending Development to include such feasible measures as will reduce environmental impacts of new development. Feasible mitigation measures which will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activities may have on the environment. Therefore, the Commission finds that the Notices of Impending Development, as conditioned herein, are consistent with CEQA, the certified City of Santa Barbara Local Coastal Program, and the applicable provisions of the Santa Barbara City College Public Works Plan.

APPENDIX A

Santa Barbara City College 1985 Public Works Plan; Final Mitigated Negative Declaration dated June 2014 and prepared by Santa Barbara City College and Dudek; New West Campus Classroom and Office Building Drainage Report dated August 25, 2014 and prepared by Penfield & Smith; Preliminary Geotechnical Investigation for the Proposed West Campus Classroom and Office Building dated January 9, 2013 and prepared by Pacific Materials Laboratory; Preliminary Geologic Investigation for the General Classroom/Office Building Project dated January 30, 2013 and prepared by Rick Hoffman and Associates; Annual Santa Barbara City College Vehicle Count, Parking Demand Surveys and Bus Ridership Results dated February 27, 2009 and prepared by Associated Transportation Engineers; Santa Barbara City College PWPA 1-2006 Staff Report dated April 19, 2007 and prepared by California Coastal Commission Staff; Geologic Hazards Evaluation of the Proposed Remodel of the Garvin Theater Building dated December 16, 2008 and prepared by Campbell Geo, Inc.; Second Engineering Geology and Seismology Review for the Drama/Music Modernization dated December 23, 2008 and prepared by the Department of Conservation

RESOLUTION
OF THE GOVERNING BOARD OF THE
SANTA BARBARA COMMUNITY COLLEGE DISTRICT

RE: SANTA BARBARA CITY COLLEGE LONG RANGE DEVELOPMENT PLAN

WHEREAS, the Santa Barbara Community College District Board of Trustees reviewed the Amendment to the College Long Range Development Plan (LRDP); development of the West Campus Classroom & Office Building Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees authorize the Vice President of Business Services to submit the above document to the California Coastal Commission for approval.

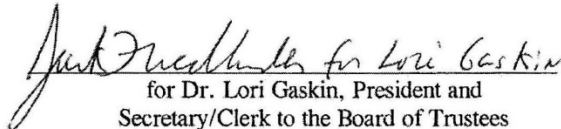
PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 26th day of June, 2014 by the following vote:

Ayes: Trustee Haslund, Trustee Gallardo, Trustee Croninger, Trustee Macker,
Trustee Kugler, Trustee Blum, Trustee Nielsen

Noes: None

Absent: None

Concur: Student Trustee Steil


for Dr. Lori Gaskin, President and
Secretary/Clerk to the Board of Trustees

Item 6.2-f
6/26/14

Exhibit 1
Resolution for West Campus
Classroom/Office Building Complex
PWP-4-CSB-14-0005-1 & CSB-
NOID-0003-14

RESOLUTION
OF THE GOVERNING BOARD OF THE
SANTA BARBARA COMMUNITY COLLEGE DISTRICT

RE: SANTA BARBARA CITY COLLEGE LONG RANGE DEVELOPMENT PLAN

WHEREAS, the Santa Barbara Community College District Board of Trustees reviewed Amendments to the College's Long Range Development Plan; development of the Drama / Music Building Modernization Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees authorize the Vice President of Business Services to submit the above document to the California Coastal Commission for approval.

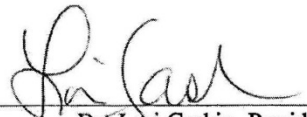
PASSED AND ADOPTED by the Board of Trustees of the Santa Barbara Community College District this 22nd day of August, 2013 by the following vote:

Ayes: Trustee Blum, Trustee Kugler, Trustee Haslund, Trustee Nielsen, Trustee Croninger, Trustee Gallardo

Noes: None

Absent: Trustee Macker, Student Trustee Palencia

Concur: None



Dr. Lori Gaskin, President and
Secretary/Clerk to the Board of Trustees

Item 6.2-b
8/22/13

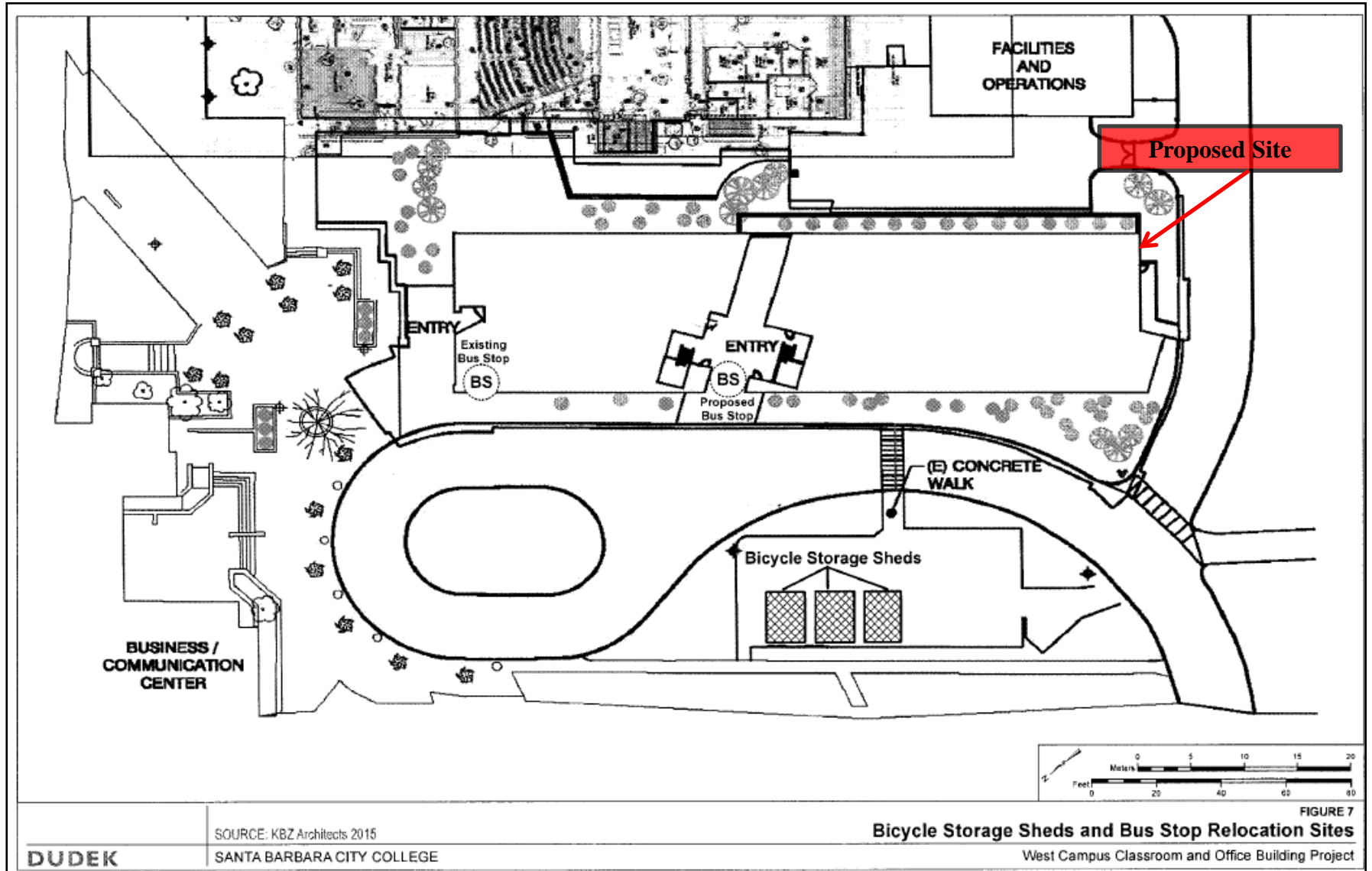
Exhibit 2
Resolution for Drama/Music Building
PWP-4-CSB-14-0005-1 & CSB-
NOID-0004-14



Exhibit 3
Vicinity Map
PWP-4-CSB-14-0005-1 & CSB-
NOID-0003-14 & CSB-NOID-
0004-14



Exhibit 4
Project Site Aerial Photo
PWP-4-CSB-14-0005-1 & CSB-
NOID-0003-14 & CSB-NOID-0004-14



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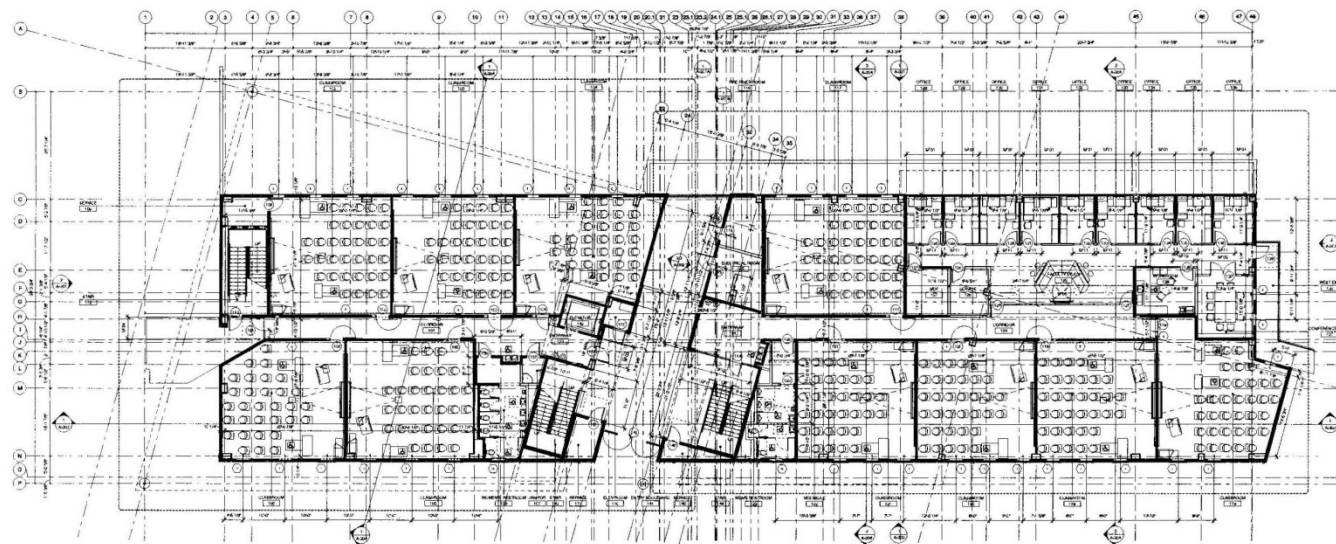
SOURCE: KBZ Architects 2015

SANTA BARBARA CITY COLLEGE

FIGURE 7
Bicycle Storage Sheds and Bus Stop Relocation Sites

West Campus Classroom and Office Building Project

Exhibit 5
Site Plan for West Campus Classroom/Office
Building Complex
PWP-4-CSB-14-0005-1 & CSB-NOID-0003-14











1 Level 1 Floor Plan



Floor Plan General Notes

1. ALL DIMENSIONS ARE TO CENTERLINE OF MP, UNLESS INDICATED OTHERWISE SINCE
2. FURNISHING SHOWING HALF THICKNESS OF CONCRETE (NOT IN CONTRACT AND)
3. REFER TO ENLARGED PLANS FOR WALL, PIER, LOCATION
4. REFER TO ENLARGED PLANS FOR REMOVAL
5. REFER TO SHOT-A-WEY FOR CURTAIN WALL, STAIR AND SHOT-A-WEY STORAGE/ST/SP DIMENSIONS

Floor Plan Legend

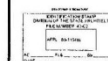
- | | |
|---|---|
|  | ONE-VALUE PER SITE: PERIODIC (ON-BT & TQ) |
|  | PHI REGULATION |
|  | PRE-CUT CONIC CRYSTAL LENSES PROJECTAL PERIOD AND QUANTUM |
|  | CENTRAL AREA PER SITE AND QUANTUM |
|  | REGULATED RELAY PER QUANTUM |
|  | SPINNING RESISTANCE: CRITICAL POINT |
|  | ALUMINUM LAYER OF THE LAYER |
|  | STUCK CAPACITANCE OF THE LAYER |

SANTA BARBARA CITY COLLEGE
WEST CAMPUS
NEW CLASSROOM & OFFICE BUILDING
351 E. LUTHER BLVD., SANTA BARBARA, CA 93101



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ARCHITECTS, INC.**
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THERRY CASSAN, AIA



REVISION DESCRIPTION	DATE
DRAWN JC	
CHECKED SAC	
DATE 18/05/01	
JOB NO. 1267	

SHEET
TITLE

ALIGNMENT

SHEET
A-201

Exhibit 6
Floor Plan for West Campus
Classroom/Office Building Complex
PWP-4-CSB-14-0005-1 & CSB-NOID-0003-14

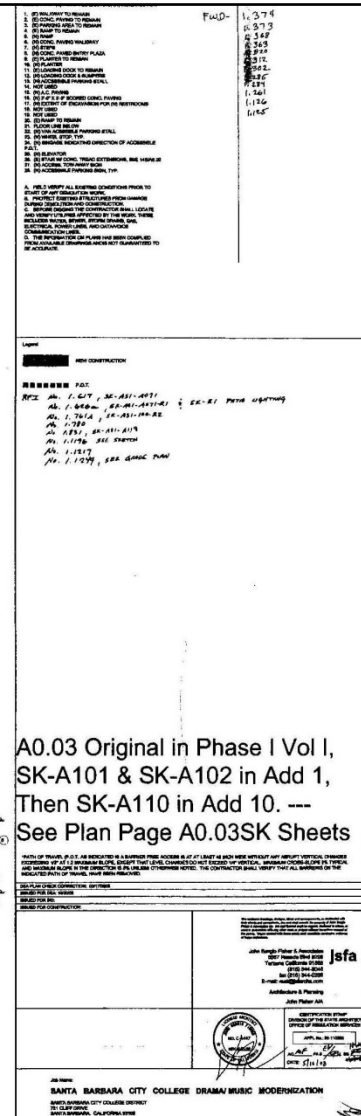


Exhibit 8
Site Plan Showing Additions to Drama/Music
Building
PWP-4-CSB-14-0005-1 & CSB-NOID-0004-14



Exhibit 10
Cross Sections for Drama/Music
Building
PWP-4-CSB-14-0005-1 & CSB-NOID-
0004-14

