



DESIGN REVIEW BOARD

Staff Report

Agenda Item C.1
Meeting Date: May 26, 2020

TO: Goleta Design Review Board
FROM: Mary Chang, Supervising Senior Planner; 805-961-7567

SUBJECT: **8301 Hollister Avenue; APN 79-200-012 and 013**
Ritz Carlton-Bacara Beach House Replacement Project
Case No. 16-002-DRB

BACKGROUND:

On April 9, 2019, the DRB reviewed a project that consisted of two buildings, one for restrooms and one for a snack bar. In response to the comments received at the April 9, 2019, meeting, the project was changed to a single building and a food truck for a snack bar. This design/configuration was reviewed by DRB on October 8, 2019. Comments were generally favorable as indicated in the minutes of that meeting.

On May 11, 2020, the Planning Commission adopted the Final Mitigated Negative Declaration and approved a Development Plan Amendment and Coastal Plan Amendment (in concept) for the Ritz-Carlton Bacara Beach House Replacement Project. Following DRB approval, the project will need Coastal Commission approval before commencing construction.

PROJECT DESCRIPTION:

This is a request for *Design Review* approval. The proposed project will replace current public amenities near the beach. The project will demolish the existing approximately 2,050 SF Bacara Beach House consisting of public restrooms, storage area and snack bar, and replace it with one building for public restrooms and showers. This new building will be a single-story 325 SF structure containing four public restrooms and storage. An outdoor shower will be located on one end of the building and a drinking fountain on the other end. The new structure is proposed to be located approximately 180 feet to the northeast of the existing Beach House. The proposed new location is beyond the anticipated 50-year wave run up area. In order to minimize ground disturbance, the property owner is proposing to replace the existing snack bar with a food truck. The food truck will be parked on the existing paved surface access road. The food truck would be restocked on a daily basis and will be open and available to the public at all reasonable hours. At a minimum, it will be open during all days between Memorial Day and Labor Day, and Holiday weeks such as Christmas and Spring Break, and Holiday weekends. These operating periods are consistent with the requirements of the current approvals by the City and Coastal Commission. The appearance/design of food truck is not under the purview of the DRB but is

included in the overall project description. Additionally, a beach access ramp is included as part the project.

A temporary shoreline protective device was placed via approval of Emergency Permit (16-EMP-002). This existing device will be removed after construction of the new public restroom and removal of the existing Beach House. The demolition area will be restored with a grassy picnic area and restoration planting. Removal of the existing Beach House and temporary sea wall will not occur until after the new restroom building is constructed. The project was filed by agent Ginger Andersen of Stantec, on behalf of Lorcan Drew of CWI RSCB Hotel LLC, property owner.

This replacement project has received approval for a Development Plan Amendment as described in the Background section. The project was filed by agent Ginger Anderson of Stantec, on behalf of Lorcan Drew of CWI RSCB Hotel LLC, property owner.

ATTACHMENTS:

- Findings
- Project Plans
- DRB Minutes of 10/8/19