



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, September 11, 2013 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
SUSAN GANTZ, Planning Technician
GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p>Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact Susan Gantz, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, ext. 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. **It is suggested that applicants arrive 15 minutes early.** The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)

- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Friday, September 6, 2013, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18, or on your computer, via <http://www.citytv18.com/schedule.htm>. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCa.gov/hlc and then clicking Videos under Explore.

GENERAL BUSINESS:

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 28, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM**1. ITALIAN STONE PINE TREES**

- (1:45)** Staff Member: Tim Downey, City Arborist/Urban Forest Superintendent
(Presentation and update on the health of the Italian Stone Pine trees located along the 300 - 700 block of E. Anapamu Street.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 117 W MASON ST**

- (2:00)** Assessor's Parcel Number: 033-101-003
Staff Member: Nicole Hernández, Urban Historian
(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing at 1:45 p.m. on September 25, 2013, to consider recommending the house at 117 W. Mason Street be designated a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM**3. 220 E PUEBLO ST**

E-1 Zone

- (2:05)** Assessor's Parcel Number: 025-202-002
Application Number: MST2013-00346
Owner: Jane Martindale Living Trust
Architect: Fred Sweeney, Architect

(Proposal for a minor ground floor addition and alterations to an existing one-story 1,381 square foot single-family residence. The project includes the demolition of 16 square feet of bathroom floor area and construction of a new 58 square foot bathroom, and a new additional bathroom of 56 square feet. Also proposed is a new 5'-0" wide porch off one of the bedrooms and a new 12'-0" water heater enclosure. The existing 133 square foot detached shed and attached one-car carport will remain unaltered. There will be approximately eight to ten cubic yards of foundation grading. The floor-to-lot-area ratio (FAR) on this 10,762 square foot parcel will be 0.139, or 39% of the maximum FAR. Staff Hearing Officer review is requested for a zoning modification.)

(Request by Staff to add the building at 220 E. Pueblo Street to the City's List of Potential Historic Resources.)

HISTORIC STRUCTURES REPORT**4. 500 BLK BRINKERHOFF AVE**

ROW Zone

(2:10) Assessor's Parcel Number: ROW-001-959
 Application Number: MST2011-00110
 Applicant: Jessica Grant
 Owner: City of Santa Barbara

(Proposal to change the configuration of Brinkerhoff Avenue from two-way to one-way and change the 35 parallel curbside parking spaces to 41 angled parking spaces. The street is currently in a temporary one-way configuration due to the Haley at De La Vina Streets bridge reconstruction. City Council approval is required to change the street from two-way to one-way. This work is proposed in the Brinkerhoff Historic District.)

(Review of Historic Structures/Sites Report prepared by Applied EarthWorks, Inc. The report found that the proposed changes meet the Secretary of the Interior's Standards and Guidelines and project impacts would be considered less than significant.)

HISTORIC STRUCTURES REPORT**5. 1940 MISSION RIDGE RD**

A-1 Zone

(2:20) Assessor's Parcel Number: 019-083-024
 Application Number: MST2013-00343
 Owner: Parker Family Trust
 Architect: Cearnal Andrulaitis

(Proposal for the installation of multi-light, sidelight windows on either side of an existing pair of French doors on the second floor at the far west end of the south elevation (street façade).)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the wings of the house designed by George Washington Smith and remaining landscape elements are eligible for designation as a City Landmark.)

MISCELLANEOUS ACTION ITEM**6. 1940 MISSION RIDGE RD**

A-1 Zone

(2:30) Assessor's Parcel Number: 019-083-024
 Application Number: MST2013-00343
 Owner: Parker Family Trust
 Architect: Cearnal Andrulaitis

(Proposal for the installation of multi-light, sidelight windows on either side of an existing pair of French doors on the second floor at the far west end of the south elevation (street façade).)

(Request by Staff to add the structure at 1940 Mission Ridge Road to the City's List of Potential Historic Resources.)

CONCEPT REVIEW - NEW**7. 323 E CABRILLO BLVD**

P-R/SD-3 Zone

(2:35)

Assessor's Parcel Number: 017-680-011
 Application Number: MST2013-00362
 Owner: City of Santa Barbara
 Architect: Parks & Recreation Department

(Proposed replacement of the "shipwreck" play structure; installation of a new play structure, and repair and maintenance of other components. Project requires coastal review.)

(Action may be taken if sufficient information is provided.)

DISCUSSION ITEM**8. 500 BLK E SOLA ST****(3:00)**

Assessor's Parcel Number: ROW-000-911
 Application Number: MST2013-00363
 Owner: City of Santa Barbara - Streets Division
 Applicant: Joe Rution

(Discussion about a proposal to install engraved sandstone neighborhood identification markers ("Historic Bungalow Haven") within the roundabout located at E. Sola and Olive Streets (as a demonstration project) and in roundabouts at E. Sola and Alta Vista Streets and at Alta Vista and E. Victoria Streets. City Streets Division will donate sandstone slabs and oversee the exact location and installation within the roundabouts. The Bungalow Haven neighborhood has not yet been formally recognized by City Council as being historic.)

(Comment only; no action to be taken.)

REVIEW AFTER FINAL**9. 33 W VICTORIA ST**

C-2 Zone

(3:30)

Assessor's Parcel Number: 039-181-001
 Application Number: MST2010-00327
 Owner: Unity Shoppe, Inc.
 Architect: PMSM Architects
 Landscape Architect: Arcadia Studio
 Business Name: Victoria Hall Theater

(Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit. This is a *Structure of Merit*: "Former First Baptist Church." The building is *eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.*)

(Review After Final of exterior color selection. Requires Historic Resource findings.)

CONCEPT REVIEW - CONTINUED**10. 40 E ANAPAMU ST**

C-2 Zone

(3:50)

Assessor's Parcel Number: 039-232-002
Application Number: MST2011-00428
Owner: City of Santa Barbara
Applicant: Irene Macias, Library Director
Agent: City of Santa Barbara Planning Division
Business Name: Central Library

(Proposal to upgrade both landscape and hardscape areas around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery (bounded by E. Anapamu and Anacapa Streets, and Library Avenue). The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and the provision of a new fountain, seating, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. Of the 52 existing trees, 19 would be removed (17 of which would be relocated off-site), and two other trees would be relocated on-site. Twenty six new trees would be planted for a total of 59 trees on the library parcel. No changes to the building are proposed, nor will the project obscure or have a negative impact on the City landmarks on this site. The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Also, the Central Library is listed on the State Inventory.)

(Second Concept Review. Project requires Environmental Assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA