



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, January 15, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:
 MICHAEL DRURY
 WILLIAM LA VOIE
 BILL MAHAN
 FERMINA MURRAY
 JUDY ORÍAS
 CRAIG SHALLANBERGER
 DONALD SHARPE
 PHILIP SUDING
 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	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> 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.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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, January 10, 2014, 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. Election of Chair and Vice-Chair for 2014.
- B. Appointments to Subcommittees.
- C. 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.)

- D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 18, 2013**.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 1860 EUCALYPTUS HILL RD**

A-2 Zone

(1:45) Assessor's Parcel Number: 015-161-052
Application Number: MST2013-00432
Owner: Frederick Graham
Architect: Tai Yeh

(Proposal to convert the existing garage into new habitable area to the existing 2,525 square foot two-story, single-family residence, and to construct a new, 484 square foot, detached, two-car garage, with a second story, 394 square foot, accessory building and second story deck. The proposal includes minor exterior alterations to the existing residence. The proposed total of 3,913 square feet, located on a 38,333 square foot lot in the Hillside Design District, is 80% of the guideline floor-to-lot-area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00426.)

(Review of Phase I Archaeological Resources Report prepared by Conejo Archaeological Consultants.)

HISTORIC STRUCTURES REPORT**2. 1930 EMERSON AVE**

R-2 Zone

(1:55) Assessor's Parcel Number: 025-401-015
Application Number: MST2013-00522
Owner: Jonathan V. Leech
Architect: Wade Davis Design

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D.)

(The report found that the residence does not meet any of the City's criteria for historic or architectural significance.)

HISTORIC STRUCTURES REPORT**3. 920 SUMMIT RD**

A-2 Zone

(2:05)

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Applicant: Ty Warner Hotels and Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Architect: David Van Hoy
Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building. Add the following: a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, boccee ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The reduced project scope will require a substantial conformance determination. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of second Addendum to Historic Structures/Sites Report prepared by Post/Hazeltine. An original report was reviewed and accepted by the Historic Landmarks Commission on November 26, 2009, and an Addendum was reviewed and accepted by the Historic Landmarks Commission on February 17, 2010.)

CONCEPT REVIEW - CONTINUED**4. 920 SUMMIT RD**

A-2 Zone

(2:15)

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Applicant: Ty Warner Hotels and Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Architect: David Van Hoy
Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building. Add the following: a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The reduced project scope will require a substantial conformance determination. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Comments only. Concept Review of reduced project scope. Project requires Substantial Conformance Determination and requires compliance with Planning Commission Resolution No. 035-09. Project was last reviewed on December 9, 2013.)

PROJECT DESIGN REVIEW**5. 1318 MORRISON AVE**

R-2 Zone

(3:05) Assessor's Parcel Number: 029-091-021
Application Number: MST2013-00138
Owner: Christian Hill and Hope Firestone
Architect: Bryan Pollard, AIA

(This is a revised project description: Proposal to construct a 137 square foot first floor addition and 358 square foot second story addition to an existing 1,030 square foot one-story residence on a 4,500 square foot parcel in the Lower Riviera Special Design District. The amount of floor area in the existing 395 square foot detached one-car garage with shop space will remain unchanged and a new garage door and window replacements are proposed. Six cubic yards of grading excavation is proposed. A zoning modification is requested for alterations to openings within the interior setback. The guideline floor-to-lot-area ratio (FAR) will be 0.43 or 83% of the maximum FAR. This structure is on the City's List of Potential Historic Resources.)

(Action may be taken if sufficient information is provided. Requires Neighborhood Preservation Ordinance Findings and compliance with Staff Hearing Officer Resolution No. 074-13. Project was last reviewed on October 9, 2013.)

CONCEPT REVIEW - CONTINUED**6. 1200 BLK LAGUNA ALLEY**

(3:30) Assessor's Parcel Number: ROW-003-167
Application Number: MST2013-00492
Owner: City of Santa Barbara
Applicant: Cameron Benson, Creeks Manager

(Proposal to replace the existing impermeable asphalt alley paving with permeable pavers to comply with the City's Storm Water Management Program. The proposed project area is approximately 5,000 square feet.)

(Action may be taken if sufficient information is provided. Project was last reviewed on December 18, 2013.)

HISTORIC STRUCTURES REPORT**7. 107 JORGENSEN LN****(3:50)**

Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Leach Goodstein Family Trust
Architect: Paul Poirier

(Proposal to demolish 616 square feet of an existing 2,148 square foot single-family residence and construct a one-story, 1,096 (616 square foot reconstructed + 480 square foot new addition) square foot addition, which will attach the currently detached 458 square foot two-car garage. An existing 356 square foot accessory structure currently attached to the garage and 753 square feet of existing covered porches will remain unaltered. Total square footage on site will be 3,442 square feet. This is a designated Structure of Merit: "Jorgensen Ranch House.")

(Review of Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the project would be consistent with the Secretary of the Interior's Standards for Rehabilitation of the house and immediate surroundings, which were determined to be eligible for Structure of Merit status in a previous report.)

CONCEPT REVIEW - NEW**8. 107 JORGENSEN LN****(4:00)**

Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Leach Goodstein Family Trust
Architect: Paul Poirier

(Proposal to demolish 616 square feet of an existing 2,148 square foot single-family residence and construct a one-story, 1,096 (616 square foot reconstructed + 480 square foot new addition) square foot addition, which will attach the currently detached 458 square foot two-car garage. An existing 356 square foot accessory structure currently attached to the garage and 753 square feet of existing covered porches will remain unaltered. Total square footage on site will be 3,442 square feet. This is a designated Structure of Merit: "Jorgensen Ranch House.")

FINAL REVIEW**9. 1936 STATE ST**

C-2 Zone

(4:30)

Assessor's Parcel Number: 025-372-001
Application Number: MST2011-00167
Owner: Mobil Oil Corporation
Agent: Lucy Dinneen
Applicant: Cadence Development
Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot, approximate 21 foot tall, one-story, non-residential building on a 22,466 square foot lot. The entry tower portion of the building is proposed at 32 feet. A new parking lot behind the building will provide 17 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

(Final Approval of the project is requested. Action may be taken if sufficient information is provided. Project received Project Design Approval and was last reviewed on August 14, 2013.)

CONSENT CALENDAR – SEE SEPARATE AGENDA