



# City of Santa Barbara

## Planning Division

Revised to add Item 11.

### HISTORIC LANDMARKS COMMISSION REVISED AGENDA

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

**Wednesday, March 12, 2014      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**  
 PHILIP SUDING, *Chair*  
 BARRY WINICK, *Vice-Chair*  
 MICHAEL DRURY  
 WILLIAM LA VOIE  
 BILL MAHAN  
 FERMINA MURRAY  
 JUDY ORÍAS  
 CRAIG SHALLANBERGER  
 DONALD SHARPE

**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  
 MICHELLE BEDARD, Planning Technician  
 GABRIELA FELICIANO, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (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 folded plans 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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@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. Public comment submitted prior to the scheduled meeting, can be submitted via email to: [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102. 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 HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). 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, March 7, 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](http://www.SantaBarbaraCA.gov/HLC).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://www.SantabarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable the next business day on computers with high speed internet access by going to [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).

**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 February 26, 2014.

## C. Consent Calendar.

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**PUBLIC HEARING****1. 1105 CHAPALA ST**

C-2 Zone

**(1:45)**

Assessor's Parcel Number: 039-222-024

Application Number: MST2014-00060

Owner: Santa Barbara Club

Staff: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Santa Barbara Club.")

**PUBLIC HEARING****2. 1535 SANTA BARBARA ST**

R-3 Zone

**(1:55)**

Assessor's Parcel Number: 027-241-026 (formerly 027-241-005)

Application Number: MST2014-00062

Owner: Unitarian Society of Santa Barbara

Staff: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Unitarian Church.")

**PUBLIC HEARING****3. 16 E CARRILLO ST**

C-2 Zone

**(2:05)**

Assessor's Parcel Number: 039-322-044  
Application Number: MST2014-00061  
Owner: Masonic Properties Santa Barbara, Inc  
Staff: Nicole Hernández, Urban Historian  
Business Name: Masonic Temple

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "Masonic Temple.")

**ARCHAEOLOGY REPORT****4. 505 E LOS OLIVOS ST**

E-1 Zone

**(2:15)**

Assessor's Parcel Number: 025-150-009  
Application Number: MST2013-00248  
Owner: St. Mary's Retreat House

(Proposal for a new 19'-3" tall cross to be erected in the lawn area. This cross will be relocated from Mount Calvary. This is on the City's List of Potential Historic Resources: "Mission Hill, St. Mary's Retreat House; aka Dial Residence.")

**(Review of Phase II Archaeological Resources Report prepared by David Stone and Ken Victorino of Dudek.)**

**ARCHAEOLOGY REPORT****5. 505 E LOS OLIVOS ST**

E-1 Zone

**(2:20)**

Assessor's Parcel Number: 025-150-009  
Application Number: MST2013-00248  
Owner: St. Mary's Retreat House

(Proposal for a new 19'-3" tall cross to be erected in the lawn area. This cross will be relocated from Mount Calvary. This is on the City's List of Potential Historic Resources: "Mission Hill, St. Mary's Retreat House aka Dial Residence.")

**(Review of Phase III Archaeological Resources proposal prepared by David Stone of Dudek.)**

**FINAL REVIEW****6. 25 E MASON ST****(2:25)**

Assessor's Parcel Number: 033-082-014  
Application Number: MST2014-00029  
Owner: East Mason Santa Barbara, LLC  
Architect: AB Design Studio

(Proposal for tenant improvements to an existing 3-story building for offices and lab facilities, project consists of window and doors changes, new trash enclosure, EV charging, landscape alterations and exterior site improvements and reconfiguration to the parking lot including a new fence. No new square footage is proposed. This structure is on the City's List of Potential Historic Resources and is eligible for listing on the California Register of Historic Properties.)

**(Final Approval of the project is requested. The project was last reviewed on February 26, 2014.)**

**PROJECT DESIGN REVIEW****7. 900 CHANNEL DR**

R-1/SD-3 Zone

**(2:45)**

Assessor's Parcel Number: 017-393-002  
Application Number: MST2011-00246  
Owner: Santa Barbara Cemetery Association  
Applicant: Tricia Knight  
Architect: Sac Wireless

(Proposal for the installation of a new wireless communications facility consisting of nine panel cellular antennas on a new 50 foot tall tower pole structure and new ground-mounted equipment in a 700 square foot walled enclosure. An alternative design would be to conceal the tower inside a monopole. Planning Commission review is requested for a Conditional Use Permit, a Coastal Development Permit, and a zoning modification. This parcel contains a City Landmark: "Charles Caldwell Park Watering Trough and Fountain.")

**(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 016-13. The project was last reviewed by HLC on April 24, 2013.)**

**CONCEPT REVIEW - NEW****8. 2559 PUESTA DEL SOL**

E-1 Zone

**(3:10)**

Assessor's Parcel Number: 023-271-003  
Application Number: MST2014-00083  
Owner: Santa Barbara Museum of Natural History  
Applicant: Trish Allen  
Architect: Dwight Gregory

(This property includes a designated City Structure of Merit: "Museum of Natural History." Proposal to allow the existing temporary 3,127 square foot butterfly exhibit structure to remain through the exhibit season ending in Fall 2016. The use was approved in a 2008 Substantial Conformance Determination with the Museum's Conditional Use Permit.)

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

**CONCEPT REVIEW - NEW****9. 419 STATE ST**

C-M Zone

**(3:30)** Assessor's Parcel Number: 037-211-031  
Application Number: MST2014-00084  
Owner: Peter Lewis  
Architect: Robin Donaldson  
Applicant: Trish Allen

(Proposal for tenant improvements and exterior alterations to an existing, 23,831 square foot, three-story, mixed-use building. The proposal includes a change of use to convert 2,037 square feet of existing residential area (2 units) into non-residential square footage. Exterior alterations include The replacement of entry glazing, replacement of an existing roll up door with a fixed window element, replacement of an existing window (on the third floor) to a single access door, removal of a wall and gate on the third floor, new skylights and new rooftop equipment. Development Plan approval is required for 2,037 square feet of non-residential floor area.)

**(Concept review. Action may be taken if sufficient information is provided. Project requires Development Plan Approval Findings.)**

**IN-PROGRESS REVIEW****10. 35 STATE ST**

HRC-2/SD-3 Zone

**(4:00)** Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Owner: 35 State Street Hotel Partners, LLC  
Applicant: Michael Rosenfeld  
Agent: Ken Marshall  
Architect: DesignARC, Inc.  
Landscape Architect: Suding Design  
Engineer: Penfield & Smith Engineers, Inc.  
Business Name: Entrada De Santa Bárbara

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

**(In-progress review of Areas A and B. A Substantial Conformance Determination was issued by the City Administrator on June 27, 2013. Project requires compliance with City Council Resolution No. 01-103. The project received Project Design Approval and was last reviewed on August 14, 2013.)**

**ARCHAEOLOGY REPORT****11. 608 & 614 CHAPALA ST**

C-M Zone

**(5:00)**

Assessor's Parcel Number: 037-131-020  
Application Number: MST2013-00397  
Owner: Figueroa Investors, Ltd.  
Architect: elevenModern  
Architect: Robin Donaldson

(Proposal to infill 5,121 square feet under an existing roof area attached to a 20,579 square foot commercial building and to add a 187 square foot restroom addition to an existing 459 square foot detached commercial building. No change in use is proposed and no grading is required. This parcel is in the 50% parking Zone of Benefit and the parking requirement is 27 spaces, with 33 proposed. Total development on this 42,972 square foot parcel will be 27,762 square feet. This project requires Planning Commission review for a Development Plan. This building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory: "Former C & H Chevrolet constructed in 1946.")

**(Review of Phase I Archaeological Resources Report prepared by David Stone of Dudek.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**