



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, July 2, 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

| 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> - four 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><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.</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 Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at 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 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. 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, June 27, 2014, at 4:00 P.M., this Agenda was posted on the outdoor bulletin board 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 City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. For a rebroadcast schedule, visit 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.

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 June 18, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM**1. HISTORIC STRUCTURES/SITE REPORT ACCEPTANCE PROCEDURES**

(1:45) Staff Member: Jaime Limón, Senior Planner; and Nicole Hernandez, Urban Historian
(Discussion on the review and acceptance of Historic Structures/Site Reports.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 1624 BATH STREET**

(2:00) Assessor's Parcel Number: 027-171-026
Staff Member: Nicole Hernández, Urban Historian
(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Stick style house located at 1624 Bath Street a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 612 E VALERIO ST**

(2:03) Assessor's Parcel Number: 027-270-002
Staff Member: Nicole Hernández, Urban Historian
(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Queen Anne Free Classic style house located at 612 E. Valerio Street a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**4. 1925 ANACAPA ST**

(2:05) Assessor's Parcel Number: 025-372-006
Staff Member: Nicole Hernández, Urban Historian
(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing. on July 16, 2014, to consider designating the Craftsman style house located at 1925 Anacapa Street a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**5. 1922 ANACAPA ST**

(2:07) Assessor's Parcel Number: 025-381-018
Staff Member: Nicole Hernández, Urban Historian
(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 16, 2014, to consider designating the Shingle style house located at 1922 Anacapa Street a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM**6. 403 LOMA ALTA DR**

E-1 Zone

(2:10) Assessor's Parcel Number: 035-243-002
Application Number: MST2014-00252
Owner: Britton L. Jewett

(Application for Mills Act Contract. The house was designated a City Landmark in 1995 and is eligible for the California Register of Historic Resources. The house is significant as it was constructed in 1918 as the home of the noted artist Carl Oscar Borg in the Mission-Pueblo style. The property was purchased in 2013 by Britt and Poppy Jewett who intend to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year restoration plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of Proposed Mills Act Program Ten-Year Restoration Plan and make a recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)

HISTORIC STRUCTURES REPORT**7. 107 JORGENSEN LN**

(2:20) Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Goodstein, Leach Family Trust
Architect: Paul Poirier

(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 designated as a Structure of Merit based on the findings in a previous report.)

PROJECT DESIGN REVIEW**8. 107 JORGENSEN LN**

(2:30) Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Leach Goodstein Family Trust
Architect: Paul Poirier

(This is a revised project description. Proposal to construct a 584 sq. ft. first story addition, a 461 sq. ft. basement, to attach the 458 sq. ft. two-car garage to the dwelling and for approximately 75 cubic yards of cut grading to an existing single family dwelling. The existing 356 square foot accessory structure and 753 sq. ft. of covered porches are proposed to remain. The proposed total of 3,632 sq. ft. is 64% of the guidelines floor to lot area ration. This is a designated Structure of Merit: "Jorgensen Ranch House.")

(Requesting a new Project Design Approval of the revised project. Project requires the Neighborhood Preservation Ordinance (NPO) and Historic Resource Findings.)

MISCELLANEOUS ACTION ITEM**9. 107 JORGENSEN LN**

(3:00) Assessor's Parcel Number: 021-110-037
Application Number: MST2014-00304
Owner: Leach Goodstein Family Trust

(Application for Mills Act Contract. The house was designated a Structure of Merit in 2009. The house is significant as it was constructed between 1955 and 1957 of adobe. It was designed by the noted architect John Ward Pitman in a mid-century interpretation of the Hacienda style. The property was purchased in 2011 by Rich Goodstein who intends to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year restoration plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of Proposed Mills Act Program Ten-Year Restoration Plan and make a recommendation to the City Community Development Director for approval of the proposed Mills Act contract.)

CONCEPT REVIEW - NEW**10. 631 GARDEN ST**

(3:10) Assessor's Parcel Number: 031-152-033
Application Number: MST2014-00256
Owner: City of Santa Barbara
Architect: Paul Poirier

(Proposal to request new approvals for a previously approved and subsequently expired project; the original project (MST2007-00089) was approved in 2008. Proposal for minor façade alterations and interior remodel of an existing 3,320 square foot building and an existing 1,443 square foot building, for a new community arts workshop. The proposal includes new doors, windows, and skylights, replacement of existing gates and fencing, revised site parking configuration with a total of 12 vehicle parking spaces and 6 new bicycle spaces, new site paving, new site lighting, revised site landscaping, compliance with ADA accessibility requirements and approximately 50 cubic yards of grading. The proposal also includes minor improvements to accommodate the City Water Department facility. No new non-residential floor area is proposed.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**11. 11 GARDEN ST**

HRC-2/SD-3 Zone

(3:40)

Assessor's Parcel Number: 033-113-017
 Application Number: MST2014-00281
 Owner: City of Santa Barbara
 Applicant: Joe Stennett
 Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new trellis/kiosk display structure located at the Santa Barbara Visitor Center. The trellis/kiosk dimensions are 10-feet 8-inches tall by 22.5-feet in length. The proposal includes relocation of bicycle parking and review by the Staff Hearing Officer for requested zoning modifications. The Visitor Center is a designated Structure of Merit: "Larco Building.")

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

CONCEPT REVIEW - CONTINUED**12. 340 W CARRILLO ST**

C-2 Zone

(4:15)

Assessor's Parcel Number: 039-262-036
 Application Number: MST2012-00295
 Owner: Samuel Dumas, Trustee
 Applicant: Tesoro Refining
 Architect: LMA Architects
 Engineer: A & S Engineering, Inc.
 Business Name: USA Gas

(Proposal to permit the as-built conversion of an existing automobile service station to a mini-mart. The proposal includes revising the existing architectural style of the building, removal of the auto service bays, and increasing landscaping planter areas. Nine parking spaces will be provided and no new floor area is proposed on the 15,600 square foot parcel. Planning Commission review of a Conditional Use Permit is requested.)

(Second Concept Review. Comments only; Project requires environmental assessment and Planning Commission review for a requested Conditional Use Permit (CUP). The project was last reviewed on August 15, 2012.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS