



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 1, 2015 **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
- JULIO J. VEYNA

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
- JOANNA KAUFMAN, Planning Technician
- AMBER FLEMMINGS, 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> - four sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u> . <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 Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at JKaufman@SantaBarbaraCA.gov. Office hours are 8:30 a.m. 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.

INTERESTED PARTIES. The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden St. to review the most current plans proposed for the development application.

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. CEQA Guidelines §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:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4577, or by email at HLCSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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 26, 2015, 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.

SUBCOMMITTEE MEETING:

There will be an HLC Designation Subcommittee meeting at 1:00 p.m. on Wednesday, July 1, 2015, in the Community Development Director's Conference Room, 630 Garden Street, 2nd Floor.

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 17, 2015.

C. Consent Calendar.

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

E. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 554 ALAN RD****E-3/SD-3 Zone****(1:45)**

Assessor's Parcel Number: 047-063-001
 Application Number: MST2014-00514
 Owner: Ruppert Family Trust
 Architect: DMHA

(Proposal to construct a 434 square foot addition to the rear existing 1,112 square foot, one-story residence with attached two-car garage located on a 10,469 square foot lot. The project requires a Coastal Development Permit. (Arroyo Burro Creek runs through parcel.))

(Review of Phase I Archeological Resources Report prepared by David Stone/Dudek.)

ARCHAEOLOGY REPORT**2. 1308 N SALSIPUEDES ST****R-2 Zone****(1:50)**

Assessor's Parcel Number: 029-092-010
 Application Number: MST2015-00234
 Owner: Sereboff Family Trust
 Applicant: Thompson Naylor Architects

(Proposal for a 188 square foot single-story addition to the rear of an existing 818 square foot one-story single-family residence. A 260 square foot one-car garage will be demolished and replaced with a new 233 square foot one-car garage. Exterior alterations to the residence include new roofing, doors, and windows including an enlarged window opening within the interior setback. Site alterations include the removal and replacement of the existing driveway with a reduced ribbon driveway, new fencing, and a retaining wall. The proposed total of 1,239 square feet of development on a 3,241 square foot lot is 57% of the maximum guideline floor to lot area ratio (FAR). Staff Hearing Officer review is requested for open yard and interior setback modifications. This project addresses violations in Zoning Information Report (ZIR2013-00173). This property is a contributing historic resource to the potential Bungalow Haven Historic District and in the Lower Riviera Special Design District.)

(Review of Phase I Archeological Resources Report and Memorandum prepared by Heather McFarland.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 809 W PEDREGOSA ST****(1:55)** Assessor's Parcel Number: 043-151-007

Staff: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 29, 2015, to consider designating the c. 1915 Craftsman bungalow style house located at 809 West Pedregosa Street a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM- ADDITION TO POTENTIAL HISTORIC RESOURCES LIST**4. 212 W VALERIO ST****(2:00)** Assessor's Parcel Number: 027-091-012

Staff: Nicole Hernández, Urban Historian

(Recommendation to consider adding the c. 1905 two-story Craftsman style house to the City's List of Potential Historic Resources as the front facing elevation retains all of its character defining features and it was found to be eligible as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**5. 212 W VALERIO ST****(2:05)** Assessor's Parcel Number: 027-091-012

Staff: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 29, 2015, to consider designating the c. 1905 two-story Craftsman style house located at 212 West Valerio Street a City of Santa Barbara Structure of Merit.)

CONCEPT REVIEW - NEW**6. 212 W VALERIO ST****R-4 Zone****(2:10)** Assessor's Parcel Number: 027-091-012

Application Number: MST2015-00292

Owner: Adam and Jill Sharkey

(Proposal for a 42 square foot addition to the rear of an existing 2,186 square foot single-family residence, a new 117 square foot trellised rear porch, new wooden windows and doors on the rear and westside elevations. The total of 2,603 square feet of development on a 10,878 square foot lot is 68% of the maximum guideline floor to lot area ratio (FAR). This Craftsmen style residence is a potential Structure of Merit.)

(Concept review; action can be taken if sufficient information is present.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 634 ANACAPA ST****C-M Zone****(2:25)**

Assessor's Parcel Number: 031-151-001
 Application Number: MST2015-00300
 Owner: Craviotto Georgetta Trustee
 Architect: Cearnal Andrulaitis, LLP
 Applicant: Anatega Partners, LLC
 Owner: Craviotto Primo Investments, LLC

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa Street) totaling 20,825 square feet. The new project consists of 6,022 square feet of ground-level commercial space and 25,221 square feet of residential space on the second and third level. Residential space is comprised of 10 studios, five, one-bedroom units, and 15, two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 782 square feet. Planning Commission conceptual review is required.)

(Conceptual review; comments only. Project requires environmental assessment and Planning Commission conceptual review.)

CONCEPT REVIEW - CONTINUED**8. 116 CASTILLO ST****HRC-1/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 033-061-011
 Application Number: MST2014-00388
 Owner: Adi and Santy Kazali Trustees
 Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal requires Planning Commission review of a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

(Second concept review; Comments only. Project requires Planning Commission review for a Coastal Development Permit, Development Plan Approval, and requested Zoning Modifications. Project last reviewed on September 24, 2014.)

CONCEPT REVIEW - CONTINUED**9. 103 CHAPALA ST****R-4/SD-3 Zone**

(4:00) Assessor's Parcel Number: 033-073-003
Application Number: MST2015-00152
Owner: 103 Chapala, LLC
Architect: Jeff Gorrell

(This is a revised project description. Proposal for an addition and an exterior remodel to an existing 4,351 net square foot, four-unit, three-story apartment building on a 6,085 square foot lot. Changes include a new second floor balcony, new exterior stairs, changes to size and location of windows and doors, a 44 square foot addition, enclosure of the covered entry, four new condenser units and additional minor site alterations. The total proposed net floor area is 4,424 square feet. No new bedrooms will be added to existing units. A 550 square foot existing four car garage will be demolished and replaced with four uncovered parking spaces with additional landscaping. The existing 161 square feet of storage space will remain. Staff Hearing Officer review of two front setbacks modifications, interior setback modification, lot area modification, and open yard modification are requested. This building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Second concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested front and interior setback, open yard, and lot area modifications.)

CONCEPT REVIEW - CONTINUED**10. 1220 CHAPALA ST****C-2 Zone**

(4:15) Assessor's Parcel Number: 039-181-019
Application Number: MST2015-00274
Owner: City of Santa Barbara
Landscape Architect: Arcadia Studios
Engineer: Laura Yanez

(Proposal to realign the existing sidewalk, curbs, and gutters to improve the pedestrian right of way and create the future potential for outside dining. New landscaping will be installed in the parkway and Victoria Street will be restriped to accommodate the new right-of-way improvements. The project also includes the following improvements to City Parking Lot 5: replacement of existing landscaping with xeriscaping, removal of six (6) London Plane Trees to be replaced with three (3) Paperbark Trees, four (4) Jerusalem Thorn Trees, and two (2) Queen Palms, and new hoop style bicycle racks. One (1) 15 minute parking space on Victoria Street will be removed.)

(Second conceptual review. Action can be taken if sufficient information is provided. Project requires tier 3 Storm Water Management Program compliance.)

CONCEPT REVIEW - NEW**11. 1117 STATE ST****C-2 Zone****(4:35)**

Assessor's Parcel Number: 039-231-030
Application Number: MST2015-00298
Owner: 1129 State Street
Applicant: Kyle Ashby
Architect: Dan Weber

(Proposal for a 172 square foot addition to an existing 10,227 square foot three-story commercial building on State Street. The ground level front façade will be remodeled to remove existing windows and install bi-fold doors. A new three and a half foot tall wrought iron security gate will be installed at the rear of the parcel. The proposed outdoor dining, improvements in the right-of-way, and signage will be approved under a separate permits.)

(Conceptual review; comments only. Project requires environmental assessment and Public Works permits.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS