



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, November 18, 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
 JENNIFER SANCHEZ, Interim 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><u>Master Application & Submittal Fee</u> - (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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></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 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. 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.
- c. Contact City Planning staff at 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. 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:** 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 4572 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, November 13, 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.

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 November 4, 2015.**B. Consent Calendar.****C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****MISCELLANEOUS ACTION ITEM****1. SELECTION OF HLC MEMBER AND SIGN COMMITTEE MEMBER FOR SIGN ORDINANCE REVIEW COMMITTEE**

(1:45) Staff: Ariel Calonne, City Attorney

The new Committee will review the City's sign regulations in order to assure compliance with the First Amendment.

ARCHAEOLOGY REPORT**2. 2217 OAK PARK LN****R-3 Zone**

(2:00) Assessor's Parcel Number: 025-160-009
 Application Number: MST2014-00544
 Owner: Dawn Close Living Trust
 Architect: Native Son Design Studio

(Proposal to construct a new 665 square foot residential unit above a new 1,056 square foot garage/accessory building. The approximately 11,000 square foot parcel is currently developed with two existing one-story residential units [Unit 1 is 1,000 square feet and Unit 2 is 700 square feet], with the existing units to remain unaltered. The project will provide two parking spaces for each unit (three covered, three uncovered) for a total of six spaces. A 62 square foot exterior stair and 341 square foot upper level deck is also proposed. Total development on site will be 3,421 square feet. This project will address violations identified in enforcement case ENF2013-00959.)

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

ARCHAEOLOGY REPORT**3. ROW FROM E CABRILLO TO INDIO MUERTO****C-2/SD-3 Zone****(2:05)**

Assessor's Parcel Number: 017-010-065
Application Number: MST2015-00550
Owner: James & Joan Dixon, Trustees
Owner: City of Santa Barbara Public Works

(Proposal for right-of-way improvements under the Lower Milpas Pedestrian Improvement Project. The proposal includes the installation of 700 linear feet of sidewalk along the east side of S. Milpas Street beginning at E. Cabrillo Boulevard and continuing to the US Highway 101 on-/off-ramp north of the Union Pacific Railroad. The project also includes ten new light poles, a center median island, and curb and gutter improvements. An additional sidewalk infill of 565 linear feet is also proposed along Calle Puerto Vallarta, connecting S. Milpas Street to Dwight Murphy Park and the Santa Barbara Zoo. The project will require the relocation of a private driveway into Tri-County Produce as well as a reconfiguration of its parking lot. Improvements will be made on the following streets: S. Milpas Street, Calle Puerto Vallarta, Por La Mar, and Corona Del Mar. Project requires Coastal Review.)

(Review of a Phase I Archeological Resources Report prepared by Dudek.)

CONCEPT REVIEW - NEW**4. 2559 PUESTA DEL SOL****(2:10)**

Assessor's Parcel Number: 023-271-003
Application Number: SGN2015-00132
Applicant: Heidi Jones, SEPPS
Owner: Santa Barbara Museum of Natural History

(Conceptual review of a wayfinding sign program for the Santa Barbara Museum of Natural History. This location is a Designated Structure of Merit.)

(Conceptual review; comments only.)

FINAL REVIEW**5. 203 CHAPALA ST****R-4/SD-3 Zone****(2:50)**

Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Architect: Cearnal Andrulaitis, LLP
 Owner: Urban Pacific, LLC

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes Avenue. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(Final approval is requested. Project requires compliance with Planning Commission Resolution No. 026-09. Project last reviewed on September 9, 2015.)

CONCEPT REVIEW - CONTINUED**6. 209 STATE ST****HRC-2/SD-3 Zone****(3:15)**

Assessor's Parcel Number: 033-042-012
 Application Number: MST2015-00193
 Owner: City of Santa Barbara
 Applicant: Brian D'Amour, Public Works
 Owner: Ken Oplinger

(On behalf of the Neighborhood Improvement Task Force [NITF], the project proposes to install the brick bench sculpture titled "Crescent Crossing," by Donald Davis, on the west side of the train station in an existing scored concrete sidewalk area. The bench will have a brick crescent-shaped surround with a header course border and herringbone field pattern. This project is adjacent to the designated City Landmark: Southern Pacific Railroad Station.)

(Action can be taken if sufficient information is provided. Project last reviewed on October 21, 2015.)

CONCEPT REVIEW - NEW**7. 100 BLK W GUTIERREZ ST 2035 SEG ID**

(3:50) Assessor's Parcel Number: ROW-002-035
Application Number: MST2013-00312
Owner: City of Santa Barbara
Applicant: Public Works Department
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 62 feet long and 43 feet wide.)

(Conceptual review of proposed bridge railing; comments only.)

CONCEPT REVIEW - CONTINUED**8. 621 E SOLA ST****R-2 Zone**

(4:10) Assessor's Parcel Number: 029-033-016
Application Number: MST2015-00369
Owner: John & Karen Abraham Trust
Architect: Dennis Thompson

(Proposal for a new 830 square foot one-story addition and 406 square foot detached accessory building with loft space on a 7,500 square foot parcel located in the Hillside Design District and the Lower Riviera Special Design District. One new uncovered parking space is proposed, and seven linear feet of a sandstone wall along the front property line and driveway will be removed. The existing 1,045 square foot single-family residence will be increased by more than 50% in floor area with the addition, triggering the need to update the parking to meet the current requirement of two covered parking spaces. The existing one-car garage will need to be enlarged to meet current parking design standards. The total of 2,425 square feet of development on a 7,500 square foot lot is 79% of the maximum guideline floor-to-lot area ratio [FAR]. There will be 25 cubic yards of grading excavation. Staff Hearing Officer Review is requested for a modification to allow one uncovered parking space. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District.)

(Second concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review. Project last reviewed on August 26, 2015.)

CONCEPT REVIEW - CONTINUED**9. 329 E CANON PERDIDO ST****C-2 Zone****(4:50)**

Assessor's Parcel Number: 029-301-048
Application Number: MST2015-00483
Owner: Kenneth Olsen
Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence and the construction of a new three-story, 2,167 square foot single-family residence. No parking spaces exist onsite, and two parking spaces are required. An attached 576 square foot two-car garage is proposed on the ground level to back out into Canon Perdido Street. The total of 2,167 square feet of development is 99% of the maximum guideline floor-to-lot area ratio [FAR]. This project addresses violations in enforcement case ENF2015-00115 and Zoning Information Report ZIR2015-00023. Staff Hearing Officer review is requested for front setback, two interior setbacks, and open yard modifications.)

(Third concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested interior, front setback, and open yard modifications. Project last reviewed on November 4, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS