



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 27, 2016

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
 CRAIG SHALLANBERGER, *Vice-Chair*
 MICHAEL DRURY
 ANTHONY GRUMBINE
 WILLIAM LA VOIE
 BILL MAHAN
 FERMINA MURRAY
 JUDY ORÍAS
 JULIO JUAN 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, 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	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> - 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. 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.

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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, January 22, 2016, 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 January 13, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. 33 EAST SOLA STREET

(1:45) Assessor's Parcel Number: 039-072-007

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a public hearing on February 24, 2016 to consider a recommendation to the City Council for Landmark Designation of the Our Lady of Sorrows Church at 33 East Sola.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

2. 33 EAST MICHELTORENA STREET

(1:50) Assessor's Parcel Number: 027-232-014

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a public hearing on February 24, 2016 to consider a recommendation to the City Council for Landmark Designation of the Notre Dame School at 33 East Micheltorena Street.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

3. 2121 GARDEN STREET

(1:55) Assessor's Parcel Number: 025-252-003

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a public hearing on February 24, 2016 to consider a recommendation to the City Council for Landmark Designation of "The Olives" Residence at 2121 Garden Street.)

ARCHAEOLOGY REPORT**4. 600 BLK W ANAPAMU ST 1906 SEG ID**

(2:00) Assessor's Parcel Number: ROW-001-906
 Application Number: MST2014-00386
 Owner: City of Santa Barbara

(Proposal to remove and replace the Anapamu Street Bridge over Old Mission Creek. The existing single-span bridge is approximately 36 feet wide and 38 feet long and was constructed in 1926. A new single-span bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials [AASHTO].)

(Review of an Archaeological Survey Report and Memorandum prepared by Applied EarthWorks, Inc.)

HISTORIC STRUCTURES REPORT**5. 600 BLK W ANAPAMU ST 1906 SEG ID**

(2:05) Assessor's Parcel Number: ROW-001-906
 Application Number: MST2014-00386
 Owner: City of Santa Barbara

(Proposal to remove and replace the Anapamu Street Bridge over Old Mission Creek. The existing single-span bridge is approximately 36 feet wide and 38 feet long and was constructed in 1926. A new single-span bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials [AASHTO].)

(Review of a Historical Resources Evaluation Report and Memorandum prepared by Applied EarthWorks, Inc. The report concludes that none of the five structures reviewed are historically significant.)

PROJECT DESIGN REVIEW**6. 2559 PUESTA DEL SOL****E-1 Zone**

(2:20) Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00511
 Owner: Santa Barbara Museum of Natural History
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Engineer: Flowers & Associates

(This is a revised project description. Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements. It also includes replacement of the Butterfly Pavilion, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings. The Santa Barbara Museum of Natural History is a designated Structure of Merit.)

a) (Review of a Phase 2 Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates. Report concludes that cumulative impacts to significant historic resources would be less than significant.)

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

FINAL REVIEW**7. 29 E VICTORIA ST****C-2 Zone**

(3:00) Assessor's Parcel Number: 039-133-009
 Application Number: MST2015-00087
 Owner: Tioga Holdings, LP
 Contractor: Total Heating & Air
 Business Name: Ca' Dario

(This is a revised project description. Proposal to address violations of enforcement case ENF2014-01029 and permit five (5) "as-built" heating, ventilation, and air conditioning [HVAC] rooftop units with new equipment screening on an existing commercial building. Additional "as-built" exterior alterations include an on-demand water heater, lot line fence, and additional decorative elements. This building is on the City's List of Potential Historic Resources: Spanish Colonial Revival building designed by Soule, Murray, and Hastings c. 1922.)

(Final Approval is requested. Project was referred to the Full Commission from the January 13, 2016 Consent calendar.)

PROJECT DESIGN REVIEW**8. 523 W FIGUEROA ST****R-3 Zone**

(3:30) Assessor's Parcel Number: 039-250-012
 Application Number: MST2016-00017
 Owner: Meza Celia S
 Agent: Benjamin Lucas
 Applicant: Mark Meza
 Applicant: John Cuykendall

(Proposal for the relocation of two existing potentially historic single-family residences located at the Cancer Center of Santa Barbara project site to an existing 20,306 square foot lot adjacent to Old Mission Creek. The existing 1,000 square foot residence and 1,400 square foot residence will be converted into an attached duplex. Two covered and two uncovered parking spaces are proposed for a total of four parking spaces. Four parking spaces with a minimum of two covered parking spaces are required. A new driveway and covered trash enclosure are also proposed. The existing single-family residence and covered parking are to remain unaltered. The relocation of these potentially historic structures was part of the Conditions of Approval for the Cancer Center of Santa Barbara project [MST2007-00092].)

(Action can be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)

CONCEPT REVIEW - CONTINUED**9. 301 E YANONALI ST****M-1/SP-2/SD-3 Zone****(4:05)**

Assessor's Parcel Number: 017-630-005
Application Number: MST2012-00494
Owner: The Wright Partners
Agent: Suzanne Elledge Planning & Permitting Services, Inc.
Architect: The Cearnal Collective, LLP

(Concept review only. Proposal to construct a new 44,211 square foot two-story commercial building to include a market and retail spaces with 186 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Parking is to be provided in a podium parking structure with the market above. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.)

(Second concept review; comments only. Project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and Development Plan. Project last reviewed on January 16, 2013.)

CONCEPT REVIEW - CONTINUED**10. 700 BLK STATE ST 1776 SEG ID****(4:45)**

Assessor's Parcel Number: ROW-001-776
Application Number: MST2015-00391
Owner: City of Santa Barbara
Applicant: Sharon James
Architect: Frank Carter

(Conceptual review for the proposed installation of new small cell wireless antennas and radios in the right-of-way at six separate site locations in El Pueblo Viejo Landmark District. Project sites include the intersection of State and De La Guerra Streets, the 400 block of State Street, State and Anapamu Streets, Ortega and Anacapa Streets, Anacapa and Carrillo Streets, and the 900 block of Chapala Street. Proposed designs include underground vaults and new antennas on existing streetlights.)

(Second concept review; comments only. Project requires Environmental Assessment and Visual Impact Findings. Project last reviewed on August 26, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS