



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, March 23, 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 J. VEYNA

ADVISORY MEMBER: DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
 NICOLE HERNANDEZ, 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.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.
- 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, March 18, 2016, 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 March 9, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT

1. 200 HELENA AVE OC/SD-3 Zone

(1:45) Assessor's Parcel Number: 033-052-018
 Application Number: MST2015-00289
 Owner: Funk Zone Parking, LLC
 Architect: AB Design Studio, Inc.

(Proposal to demolish an existing 1,663 square foot, one-story commercial building [900 square feet permitted and 763 square feet unpermitted] and to construct a new 2,833 square foot, two-story commercial building with a third-story rooftop patio. An existing permitted 147 square foot detached wood storage shed will be demolished. The proposal will include a new parking lot with nine parking spaces, bicycle parking, and landscape improvements, and a valet parking lot. New sidewalk, curb, and utility improvements are also proposed. Requires Staff Hearing Officer Review of a Development Plan and a Coastal Development Permit.)

(Review of Phase I Archeological Resources Report prepared by Brent Leftwich.)

ARCHAEOLOGY REPORT

2. 922 STATE ST C-2 Zone

(1:50) Assessor's Parcel Number: 039-322-023
 Application Number: MST2016-00050
 Owner: Ronald & Nancy Hays, Trustees
 Architect: Sherry & Associates

(Proposal for fire repairs with interior and the following minor exterior alterations to the rear of an existing commercial/office building: a new 192 square foot, second-story rear deck and new 90 square foot detached storage shed. This building is a Designated City Landmark: Nardo Building.)

(Review of Phase I Archeological Resources Report prepared by David Stone and Heather McDaniel.)

FULL BOARD – FINAL REVIEW HEARING**3. 2559 PUESTA DEL SOL****E-1 Zone****(1:55)**

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

(This is a revised project description. Review of a wayfinding sign program for the Santa Barbara Museum of Natural History. A total of 354.7 square feet of signage is proposed throughout the Museum property. Proposed signage consists of identifying, directional, and promotional ground, hanging, wall, pole, and banner signs. All signage is non-illuminated. Exceptions are requested to allow pole signs, banner signs, and to exceed 90 square feet of signage on the Puesta del Sol frontage. This location is a Designated Structure of Merit.)

- a) **(Review of Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates.)**
- b) **(Exception findings required. Project last reviewed on November 11, 2015.)**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 32-36 W CARRILLO ST****C-2 Zone****(2:40)**

Assessor's Parcel Number: 039-281-028
 Application Number: MST2016-00076
 Owner: Carrillo Pacific, LLC
 Architect: The Cearnal Collective, LLP
 Applicant: Laura Benard

(Proposal to demolish an existing 5,917 square foot one-story building [former Greyhound Station] and all associated site development and construct a total of 10,900 square feet of new non-residential buildings, including a two-story 9,972 square foot retail/office building, and a one-story, 928 square foot retail building. The application requires a lot merger and Planning Commission review of a Development Plan. A total of four covered and 11 uncovered on-site parking spaces are provided for the proposed 19,468 net square foot parcel located in the 100% Parking Zone of Benefit. The proposal also includes outdoor patios and revised site landscaping, including the removal of two existing trees.)

(Concept review; comments only. Project requires environmental analysis and Planning Commission review.)

PROJECT DESIGN REVIEW**5. 1118 E CABRILLO BLVD****P-R/SD-3 Zone**

(3:25) Assessor's Parcel Number: 017-353-001
Application Number: MST2014-00248
Owner: City of Santa Barbara
Applicant: Jill Zachary
Architect: Kruger Bensen Ziemer, Inc.

(This is a City Structure of Merit: "Cabrillo Pavilion and Stoa." The proposal includes façade repair/renovation, changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing, and electrical systems. Also proposed are site improvements including: improvements to meet accessibility [ADA] requirements, restoration of the beach-level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa [covered walkway], removal of approximately 16 trees, relocation of approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

a) (Review of Historic Structures/Sites Addendum Letter Report prepared by Alexandra Cole. The report concludes the following meet the Secretary of Interior's Standards and will not have a negative impact on the resource: 1) north elevation revisions at Cabrillo Blvd. entrance; 2) lowering of portico ceiling and addition of patio heaters; 3) addition of promenade gates; 4) addition of electrical transformer; 5a) alteration of roof line at enclosed terrace, 5b) alterations to windows & doors at enclosed & outdoor terraces, 5c) alteration of second-floor roof; 6) promenade wall; and 7) tile roof at trash enclosure.)

b) (Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 014-15. Project last reviewed on October 22, 2014.)

REVIEW AFTER FINAL**6. 530 CHAPALA ST****C-M Zone**

(3:45) Assessor's Parcel Number: 037-171-001
 Application Number: MST2015-00006
 Owner: TPG Chapala, LLC
 Owner: Post Oak, LLC
 Architect: DMHA

(This is a revised project description. Proposal to renovate a historic commercial building for commercial/office use. The project would preserve the existing 3,810 square foot building while adding a 2,565 square foot second story. Four parking spaces are required. The proposal includes reconfiguring the parking lot for 11 spaces and installing new landscaping. A total of 2,565 square feet of nonresidential additions are proposed. The project requires Development Plan findings for the new nonresidential floor area. This building is on the City's List of Potential Historic Resources: Dal Pozzo's Tire Corporation Building.)

a) (Review of Historic Structures/Sites Addendum Letter Report prepared by Alexandra Cole. The report concludes that the change of hardscape to permeable pavers, the removal of the second-floor patio on Cota Street and the change of French doors to windows, and the reduction of the storefront and the addition to a new structural wall on the west elevation meet the Secretary of the Interior's Standards and will not have a negative impact to the resource.)

b) (Review After Final for changing the hardscape to permeable paving, reducing the storefront and adding a structural wall, and changing the second-floor balcony doors to windows. Project last reviewed on November 4, 2015.)

PROJECT DESIGN REVIEW**7. 2559 PUESTA DEL SOL****E-1 Zone**

(4:05) Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00511
 Owner: Santa Barbara Museum of Nat History
 Engineer: Flowers & Associates
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.

(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. The report concludes that the proposed right-of-way improvements have a less than significant impact to the resource.)

b) (Project Design Approval is requested for the Puesta Del Sol right-of-way improvements. Project must comply with City Council Resolution No. 15-029 adopted on March 24, 2015. Right-of-way improvements last reviewed on January 27, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS