



# City of Santa Barbara

## Planning Division

### Special meeting of HISTORIC LANDMARKS COMMISSION AGENDA

**Note: New meeting time of 1:00 p.m.**

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES**

**Wednesday, April 20, 2016      David Gebhard Public Meeting Room: 630 Garden Street      1:00 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](http://www.SantaBarbaraCA.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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</u> plans are required <u>at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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, &amp; 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](http://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](mailto: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](mailto: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](http://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](mailto: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, April 15, 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](http://www.SantaBarbaraCA.gov/HLC).
- B. The three noticed items for the April 20 meeting will not be heard until after 1:30 p.m.
- C. 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](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://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](http://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 April 6, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. There will be an HLC Paseo Nuevo Subcommittee meeting on Thursday, April 21, 2016 at 3:00 p.m. at 630 Garden Street in the Community Development 2<sup>nd</sup> Floor Conference Room.

### **ARCHAEOLOGY REPORT**

#### **1. 320 E CARRILLO ST**

**C-2 Zone**

**(1:15)**

Assessor's Parcel Number: 029-301-004  
 Application Number: MST2015-00438  
 Owner: Pacific Homes Funding, Inc.  
 Architect: Ted Meeder

(Proposal to demolish the existing single-family residence and all existing site improvements and construct a new three-story, three-bedroom, 2,555 square foot single-family residence with an attached 624 square foot two-car garage. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,179 square feet on the 3,600 square foot lot is 145% of the maximum guideline floor-to-lot area ratio [FAR].)

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

### **ARCHAEOLOGY REPORT**

#### **2. 406 N ONTARE RD**

**E-2/SD-2 Zone**

**(1:20)**

Assessor's Parcel Number: 053-151-012  
 Application Number: MST2015-00471  
 Owner: Carolina N. Pizarro  
 Architect: Koffka-Phakos Design

(Proposal to demolish an existing 1,291 square foot, one-story single-family residence with an attached garage and construct a new 3,601 square foot, two-story residence with an attached 567 square foot three-car garage and 534 square feet of habitable space above it. Also proposed are a swimming pool, patios, site walls, landscaping, and a total of 187 cubic yards of cut grading, of which 179 cubic feet will be under the residence and 8 will be under the pool. The proposed total of 4,702 square feet on a 21,524 square foot lot is 100% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Review of a Phase I Archeological Resources Report prepared by Compass Rose Archaeological, Inc.)**

**HISTORIC STRUCTURES REPORT**

**3. 314 W ORTEGA ST**

**R-4 Zone**

**(1:25)** Assessor’s Parcel Number: 037-073-012  
 Application Number: MST2015-00128  
 Owner: KC Young, LLC  
 Agent: Dudek & Associates

(Proposal to demolish an existing 1,070 square foot, two-story single-family dwelling and reconstruct a new 2,526 square foot, two-story single-family dwelling including an attached two-car tandem garage. The building’s façade will be reconstructed per the Secretary of the Interior’s standards. Also proposed are two terraces [one on the ground floor and one of the second floor] totaling approximately 275 square feet, and the replacement of existing concrete hardscape with permeable pavers. Siding and trim from the original structure will be recycled and reused to the extent possible. The proposed development of 2,526 square feet on a 9,533 square foot lot is 71% of the guideline floor-to-lot area ratio [FAR]. The project site is located adjacent to lower Mission Creek, and the residence to be demolished is on the City’s List of Potential Historic Resources as a contributing building to the proposed West Downtown Castillo Historic District.)

**(Review of a Historic Structures/Sites Report prepared by Alexandra Cole. Report concludes that the building is not considered a historic resource according to CEQA standards. Any proposed changes would not constitute a potential adverse effect. A prior project was reviewed on October 7, 2015.)**

**MISCELLANEOUS ACTION ITEM**

**4. REMOVAL FROM CITY’S POTENTIAL HISTORIC STRUCTURES/SITES LIST  
 314 WEST ORTEGA ST**

**(1:35)** Assessor’s Parcel Number: 037-073-012  
 Owner: KC Young, LLC

(Hold a Public Hearing to consider removing from the Potential Historic Resources List as a contributing structure to the proposed West Downtown Castillo Historic District, based on the conclusions of the Historic Structures/Sites Report.

**FINAL REVIEW****5. 1118 E CABRILLO BLVD****R-4 Zone**

**(1:40)** Assessor's Parcel Number: 017-353-001  
 Application Number: MST2014-00248  
 Owner: City of Santa Barbara  
 Applicant: Jill Zachary  
 Architect: Kruger Bensen Ziemer, Inc.

(The project description has been revised. 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, renovation of site landscaping, replacement of outdoor showers, restoration of the stoa [covered walkway], removal of approximately 20 trees, on-site relocation of approximately 33 trees, 24 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure and rooftop equipment with screening. The project was approved by Planning Commission and received a Coastal Development Permit. This is a City Structure of Merit: "Cabrillo Pavilion and Stoa.")

**(Final Approval is requested. Project must comply with Planning Commission Resolution No. 014-15. Project last reviewed on March 23, 2016.)**

**CONCEPT REVIEW - CONTINUED****6. 7 E ANAPAMU ST****C-2 Zone**

**(2:40)** Assessor's Parcel Number: 039-183-041  
 Application Number: MST2016-00066  
 Owner: Sullivan Goss 2009 Family Trust  
 Agent: Ernesto Botello

(Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees, and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed are the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the replacement of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

**(Action can be taken if sufficient information is provided. Project last reviewed on April 6, 2016.)**

**PRE-APPLICATION CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1601 STATE ST****C-2 Zone**

**(3:10)** Assessor's Parcel Number: 027-181-009  
Application Number: MST2015-00524  
Owner: 1601 State Street Hotel Investors, LP  
Architect: The Cernal Collective, LLP

(One-time Pre-Application Review. Proposal for additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites. Demolish the existing 6,399 square foot annex and construct a 38,052 square foot addition to the existing hotel consisting of a new four-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and six hotel rooms, and the second and third floors will house 60 hotel rooms that average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new development area will total 73,707 square feet (this includes a 3,000 square foot small additions credit for each lot). The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights (TEDR) with the former Sandman Hotel site. The El Prado Inn is a Designated Structure of Merit. The designation does not include the annex and grounds.)

**(Comments only. Discussion on historic significance of annex building is requested. Project requires environmental assessment and Planning Commission review.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 320 E CARRILLO ST****C-2 Zone**

**(4:10)** Assessor's Parcel Number: 029-301-004  
Application Number: MST2015-00438  
Owner: Pacific Homes Funding, Inc.  
Architect: Ted Meeder

(Proposal to demolish the existing single-family residence and all existing site improvements and construct a new three-story, three-bedroom, 2,555 square foot single-family residence with an attached 624 square foot two-car garage. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,161 square feet on the 3,600 square foot lot is 144% of the maximum guideline floor-to-lot area ratio [FAR].)

**(Action can be taken if sufficient information is provided.)**

**CONCEPT REVIEW - CONTINUED****9. 800 SANTA BARBARA ST****C-2 Zone**

**(4:55)** Assessor's Parcel Number: 031-012-028  
Application Number: MST2015-00023  
Owner: 800 Santa Barbara, LLC  
Applicant: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,174 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a subterranean parking garage containing 29 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 779 square feet.)

**(Third concept review; comments only. Project requires environmental assessment. Project received Planning Commission Conceptual Review on October 8, 2015. Project last reviewed on August 12, 2015.)**

**PRE-APPLICATION CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****10. 1032 SANTA BARBARA ST****C-2 Zone**

**(5:40)** Assessor's Parcel Number: 029-212-024  
Application Number: MST2016-00071  
Owner: David Myers  
Applicant: Melisa Turner

(One-time Pre-Application Review. The proposal is a mixed-use project using the Average Unit Density [AUD] Program [Priority Housing Overlay] on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A modification is requested for the front balcony/deck to encroach in the five-foot variable setback off Santa Barbara Street.)

**(Comments only. Project requires environmental assessment and Staff Hearing Officer review.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**