



# 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, May 4, 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
- DAVID ENG, 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	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 &amp; 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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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.

**PUBLIC HEARING PROCEDURES.** The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street during normal business hours, 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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in 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 before the agenda item begins. 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). 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 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street 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 at which the Commission 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 29, 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. 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 20, 2016.

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

## **PROJECT DESIGN REVIEW**

### **1. 2559 PUESTA DEL SOL**

**E-1 Zone**

**(1:45)**

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. 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 an Addendum Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates. Report concludes that the impacts to the historic resource would be less than significant. Report last reviewed on February 24, 2016.)**

**b) (Project Design Approval is requested. Project must comply with City Council Resolution No. 15-029 adopted on March 24, 2015. Phase I without the right-of-way improvements was last reviewed on February 24, 2016.)**

## **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

### **2. CABRILLO BALL PARK**

**P-R/SD-3 Zone**

**(2:20)**

Assessor's Parcel Number: 017-311-001  
 Application Number: MST2016-00144  
 Owner: City of Santa Barbara  
 Applicant: Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, a new basketball court, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, pedestrian lighting, and a homerun fence. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine (9) trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

**(Conceptual review; comments only. Project requires environmental assessment, a Coastal Development Permit, and Planning Commission review.)**

**CONCEPT REVIEW - CONTINUED****3. 800 SANTA BARBARA ST****C-2 Zone**

**(3:05)** 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.)

**(Fourth 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.)**

**CONCEPT REVIEW - CONTINUED****4. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

**(4:20)** Assessor's Parcel Number: 045-250-011  
Application Number: MST2015-00565  
Owner: City of Santa Barbara

(Proposal for alterations to waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, E. Cabrillo Boulevard, and W. Cabrillo Boulevard to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed are new landscaping in areas where existing kiosks were removed and six new ADA access ramps. Requires Coastal Review.)

**(Action can be taken if sufficient information is provided. Project last reviewed on March 9, 2016.)**

**NEW SIGN PROGRAM - CONTINUED****5. 2559 PUESTA DEL SOL****E-1 Zone****(4:40)**

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 370.6 square feet of signage is proposed throughout the Museum property. Proposed signage consists of identifying, directional, and promotional ground, hanging, wall, projecting, 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.)

**(Exception findings required. Project last reviewed on March 23, 2016.)**

**PROJECT DESIGN REVIEW****6. 518 STATE ST****C-M Zone****(5:10)**

Assessor's Parcel Number: 037-173-046  
 Application Number: MST2013-00140  
 Owner: Charles & Georgetta Craviotto Survivor's Trust  
 Architect: W.M. Howard Wittausch

(Revised proposal to install one freestanding, permanent canvas tent canopy [1,509 square feet] with oval steel pole frame. The original proposal involved three [3] separate canopies and a new 138 square foot storage enclosure. The proposed storage enclosure has been eliminated from the scope of work. This application addresses violations outlined in enforcement case ENF2012-01002.)

**(Action can be taken if sufficient information is provided. Project last reviewed on September 24, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**