



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 6, 2013 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

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
SUSAN GANTZ, Planning Technician
GABRIELA FELICIANO, 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> - three sets of folded plans are required at the time of submittal & each time plans are revised. <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. Rough sketches 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 Susan Gantz, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, ext. 3311, or by email at SGantz@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. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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 1, 2013, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards 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 TV Channel 18, or on your computer, via <http://www.citytv18.com/schedule.htm>. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCa.gov/hlc and then clicking Videos under Explore.

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 October 23, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM/TRAINING:**1. AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM**

(1:45) Presenter: Bettie Weiss, City Planner; and Jaime Limón, Design Review Supervisor
(Second of a two-part training on the relationship between Design Review and the Average Unit-Size Density Incentive program. This training will focus on the various new development standards of the AUD program and potential changes to refer some AUD projects to the Planning Commission for review and comments.)

ARCHAEOLOGY REPORT**2. 474 SCENIC DR**

E-3/SD-3 Zone

(2:45) Assessor's Parcel Number: 015-272-003
Application Number: MST2013-00425
Owner: Edward Yates
Architect: Jonathan Villegas

(Proposal for alterations to a one-story five-unit apartment complex. The proposal would relocate an existing front site retaining wall to the front property line, re-grade the driveway entries, replace a wood deck and stairs at the rear of the existing single-family residential unit, replace an existing two-car carport with a two-car garage, and replace an existing three-car carport with a new three-car garage. The existing carports and proposed garages are non-conforming to the interior and rear setbacks. This project will address the violations identified in enforcement case ENF2013-00676 including the as-built installation of vinyl windows. Staff Hearing Officer review is requested for zoning modifications.)

(Review of Phase I Archaeological Resources Report prepared by Conejo Archaeological Consultants.)

ARCHAEOLOGY REPORT**3. 900 CHANNEL DR**

R-1/SD-3 Zone

(2:50) Assessor's Parcel Number: 017-393-002
Application Number: MST2011-00246
Owner: Santa Barbara Cemetery Association
Applicant: Tricia Knight
Architect: Sac Wireless

(Proposal for the installation of a new wireless communications facility consisting of nine panel cellular antennas on a new 50 foot tall tower pole structure and new ground-mounted equipment in a 700 square foot walled enclosure. An alternative design would be to conceal the tower inside a monopole. Planning Commission review is requested for a Conditional Use Permit, a Coastal Development Permit, and a zoning modification. This parcel contains a *City Landmark*: "Charles Caldwell Park Watering Trough and Fountain.")

(Review of Phase I Archaeological Resources Report prepared by Don C. Perez of EBI Consulting.)

PUBLIC HEARING**4. 2112 SANTA BARBARA ST**

E-1 Zone

(2:55) Assessor's Parcel Number: 025-252-007
 Application Number: MST2013-00097
 Owner: SB Restore, LLC
 Architect: Harrison Design Associates

(Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This *parcel is eligible for National Register listing, California Register of Historical Properties listing, and for City Landmark status: "Hodges House."*)

(Consideration to adopt a resolution to recommend to City Council the designation of 2112 Santa Barbara Street a City of Santa Barbara Landmark. The designation includes the entire parcel of the Italian Mediterranean estate constructed in 1921, and excludes the non-contributing elements outlined in Exhibit A of the Staff Report.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3626 SAN REMO DR**

E-3/SD-2 Zone

(3:15) Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00440
 Owner: Nancy and Robert Madsen
 Designer: KSD Enterprises, LLC
 Applicant: Capital Pacific Development Group

(Proposal to demolish an existing two-story, 2,907 square foot single-family dwelling and construct a new two-story, 2,670 square foot single-family dwelling with an attached 443 square foot garage. (The original four-lot subdivision project proposed a restoration of the dwelling at 3626 San Remo Drive. The proposal has been revised to demolish and reconstruct the dwelling in order to comply with structural engineering codes.) The proposed development would be 72% of the recommended maximum floor-to-lot area ratio on a 15,507 square foot lot. The *front facade, which was found to be eligible as a Structure of Merit*, would be reconstructed in accordance with the Secretary of the Interior's Standards for Reconstruction. A Historic Structures/Sites Report prepared by Alexandra C. Cole of Preservation Planning Associates was accepted by the Historic Landmarks Commission in March of 2010 for the subdivision of the property. Planning Commission (PC) review is requested for a Modification of the Solar Access Height Limitation and to change the conditions of approval for the subdivision found in PC Resolution 015-10. This *property is on the City's Potential Historic Resources List.*)

(Revised project requires Environmental Assessment, Planning Commission review, and Neighborhood Preservation Ordinance Findings.)

REVIEW AFTER FINAL**6. 205 CHAPALA ST**

(3:45) Assessor's Parcel Number: ROW-002-070
 Application Number: MST2010-00263
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara
 Architect: Craig Drake
 Agent: Applied Earthworks

(Proposal to replace the Chapala Street - W. Yanonali Street bridge over Mission Creek. The replacement bridge would be a single-span bridge consisting of a combination of precast and cast-in-place concrete slab with asphalt concrete or polyester concrete overlay on the deck for the road surfacing. City standard sidewalks would be added to both sides of the street on the bridge and would tie into the existing sidewalks along Chapala and Yanonali Streets. New combination vehicular/pedestrian railings would be installed on each side of the bridge. Planning Commission approval is requested for a Coastal Development Permit to perform this work in the appealable jurisdiction of the Coastal Zone.)

(Review After Final of plaque per December 19, 2012, HLC motion. Requires compliance with Planning Commission Resolution No. 003-12. Project was last reviewed administratively on October 9, 2013.)

IN-PROGRESS REVIEW**7. 101 STATE ST**

HRC-2/SD-3 Zone

(4:15) Assessor's Parcel Number: 033-075-006
 Application Number: MST2011-00171
 Owner: Romasanta Family Living Trust
 Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Second In-Progress Review of refined exterior elevations and landscape plan. Planning Commission Substantial Conformance Determination approved on August 8, 2013. Requires compliance with Planning Commission Resolution No. 002-13. Project was last reviewed on October 23, 2013.)

CONCEPT REVIEW - NEW**8. 1723 SANTA BARBARA ST**

E-1 Zone

(4:40)

Assessor's Parcel Number: 027-111-003

Application Number: MST2013-00457

Owner: Clifford M. and Stella Y. Fujimoto, Trustees

Architect: Tom Smith

(Proposal to permit as-built improvements in an existing 1,476 square foot, two-story, single-family dwelling. The improvements comprise the conversion of a 290 square foot one-car garage to interior floor area, conversion of an existing 55 square foot covered porch to interior floor area, two new uncovered parking spaces, and 92 lineal feet of 8'-0" tall redwood fencing. An unpermitted trellis and shed are proposed to be removed, and over-height hedges will be trimmed to the required 8'-0". The project will result in 1,820 square feet of enclosed floor area, which is .29 or 67% of the maximum floor-to-lot-area ratio. This application addresses violations identified in enforcement case ENF2013-00956. *This building is on the City's List of Potential Historic Resources.*)

(Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA