



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, December 18, 2013 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
 DONALD SHARPE, *Vice-Chair*
 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 <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 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 Thursday, December 13, 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 **December 4, 2013**.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION/ACTION ITEM**1. URBAN FOREST MANAGEMENT PLAN PROJECT**

- (1:45)** Staff: Jill Zachary, Assistant Parks and Recreation Director
 (Review the Urban Forest Management Plan (UFMP) project and make recommendation to the City Council for Adoption of the UFMP.)

DISCUSSION/ACTION ITEM**2. MUNICIPAL CODE AMENDMENTS (SBMC §28.87.170)**

- (2:05)** Staff: Renee Brooke, AICP, Senior Planner, Community Development Department
 (Presentation and discussion of proposed amendments to the Santa Barbara Municipal Code related to Fences, Screens, Walls and Hedges, with direction to staff.)

CONCEPT REVIEW - NEW**3. PLAZA DE VERA CRUZ**

P-R Zone

- (2:50)** Assessor's Parcel Number: 031-201-004
 Application Number: MST2013-00491
 Owner: City of Santa Barbara
 Applicant: Cameron Benson, Creeks Manager

(Proposal to replace the existing impermeable asphalt alley paving with permeable pavers to comply with the City's Storm Water Management Program. The proposed project area is approximately 10,000 square feet. This park is on the City's List of Potential Historic Resources: "Plaza de Vera Cruz, one of the city's original parks.")

(Project was previously reviewed on December 4, 2013 as a Discussion Item. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW**4. 1200 BLK LAGUNA ALLEY**

- (3:10)** Assessor's Parcel Number: ROW-003-167
 Application Number: MST2013-00492
 Owner: City of Santa Barbara
 Applicant: Cameron Benson, Creeks Manager

(Proposal to replace the existing impermeable asphalt alley paving with permeable pavers to comply with the City's Storm Water Management Program. The proposed project area is approximately 5,000 square feet.)

(Project was previously reviewed on December 4, 2013, as a Discussion Item. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW**5. 0 BLK ARLINGTON AVE****(3:30)**

Assessor's Parcel Number: ROW-001-345
Application Number: MST2013-00493
Owner: City of Santa Barbara
Applicant: Cameron Benson, Creeks Manager

(Proposal to replace the existing impermeable asphalt street surface and concrete sidewalks on Arlington Avenue with permeable pavers to comply with the City's Storm Water Management Program. The proposed project area is approximately 23,500 square feet.)

(Project was previously reviewed on December 4, 2013, as a Discussion Item. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 917 LAGUNA ST**

C-2 Zone

(3:50)

Assessor's Parcel Number: 029-301-009
Application Number: MST2013-00497
Owner: Mosel Properties
Designer: Gary Mosel

(Proposal for a minor residential addition and alterations to an approximately 5,800 square foot parcel containing two one-story single-family dwellings. The proposal comprises the demolition of an existing 58 square foot laundry room and construction of two new laundry rooms totaling 137 square feet at the rear of a 795 square foot dwelling unit at 917 Laguna Street. (One of the two new laundry rooms is for use by the 532 square foot rear dwelling unit at 917-1/2 Laguna Street.) Also proposed at the front unit is to replace all windows and entry door, reroof, replace the existing ribbon driveway with concrete, and repave the parking area with permeable pavers. The existing front porch and site walls will be rebuilt, a new fence will be constructed in the front yard, and non-conforming hedges will be reduced in height. An unpermitted laundry shed will be demolished and a new trash enclosure will be constructed in the parking area. Four uncovered parking spaces are proposed. No exterior changes are proposed for the rear dwelling unit. This proposal will address violations outlined in enforcement case ENF2013-01037. Staff Hearing Officer review is requested for a zoning modification. A parking design waiver is requested.)

(Comments only; project requires Environmental Assessment, Staff Hearing Officer review, Parking Design Waiver, and Neighborhood Preservation Ordinance Findings.)

PROJECT DESIGN REVIEW**7. 1100 BLK ANACAPA ST**

C-2 Zone

(4:35)

Assessor's Parcel Number: 039-232-0RW
Application Number: MST2008-00338
Owner: City of Santa Barbara
Architect: Blackbird Architects
Applicant: Santa Barbara Metropolitan Transit District

(This is a revised project description: Proposal for two new Metropolitan Transit District bus stop shelter designs for city sidewalk locations in the 1100 block of Anacapa Street and the 300 block of W. Carrillo Street. A third proposed location at 00 Block of E. Anapamu Street will be reviewed under a separate application in the near future.)

(Request for re-approval of an expired application. This project was granted Preliminary Approval on October 1, 2008 and a Time Extension valid through October 1, 2010. Final Approval was granted at Full Board on September 15, 2010, with Final Approval of Details granted at Consent on December 8, 2010, with condition.)

CONCEPT REVIEW - CONTINUED**8. 34 E PADRE ST**

E-1 Zone

(4:50)

Assessor's Parcel Number: 025-312-044
Application Number: MST2013-00473
Owner: Elizabeth Lepley and Lawrence Gore
Architect: Wade Davis Design

(Proposal for a 471 square foot single-story addition to an existing two-story, 2,446 square foot single-family dwelling with attached 583 square foot two-car garage. The project includes the relocation of a window and the removal of two windows on the second floor, removal of a door on the ground floor, removal of a post and replacement of a beam in the existing garage, and the extension of an existing uncovered patio. This project will result in a total development of 3,500 square feet on a 15,160 square foot parcel, or 0.23 guideline floor-to-lot area ratio (FAR). This Spanish Colonial Revival house was designed by Russel Ray in 1929, retains a high amount of original materials, and conveys significant historic integrity.)

(Second Concept Review. Project was previously reviewed on November 20, 2013. Action may be taken if sufficient information is provided. Requires Neighborhood Preservation Ordinance findings.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 433 E CABRILLO BLVD**

HRC-2/SP-1/SD-3 Zone

(5:20)

Assessor's Parcel Number: 017-680-009

Application Number: MST2013-00371

Owner: American Tradition, LLC

Applicant: Teri Malinowski

(Proposal for the development of two parcels located at 433 E. Cabrillo Blvd. (APN 017-680-009) and 103 S. Calle César Chávez (APN 017-113-020). Currently permitted is a 142,600 net square foot hotel with 150 rooms which received approval under application MST95-00175. The revised proposal comprises approximately 60,000 net square feet configured in two-and three-story buildings, providing 50 to 65 rooms. Back-of-house uses will be provided in a 26,000 square foot, three-story building on the S. Calle César Chávez parcel, with approximately 60 parking spaces. The total lot area of both parcels is 236,095 square feet and the total development on site is proposed to be approximately 86,000 net square feet. An additional 100 parking spaces will be provided at a third site, a segregated portion of the parking lot at the Fess Parker Hotel across S. Calle César Chávez from the proposed site. Planning Commission review is requested for an amended Coastal Development Permit and a Development Agreement.)

(Requires Environmental Assessment, Planning Commission review, and City Council review of a Development Agreement.)

CONSENT CALENDAR – SEE SEPARATE AGENDA