



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, January 29, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
 MICHAEL DRURY
 WILLIAM LA VOIE
 BILL MAHAN
 FERMINA MURRAY
 JUDY ORÍAS
 CRAIG SHALLANBERGER
 DONALD SHARPE
 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	<u>Master Application & Submittal Fee</u> - (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 plans</u> 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. <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 Friday, January 24, 2014, 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. Election of Vice-Chair for 2014.
- B. Appointments to vacant Subcommittee positions.
- C. 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.)
- D. Approval of the minutes of the Historic Landmarks Commission meeting of **January 15, 2014**.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

HISTORIC STRUCTURES REPORT**1. 1930 EMERSON AVE**

R-2 Zone

(1:40) Assessor's Parcel Number: 025-401-015
Application Number: MST2013-00522
Owner: Leech, Jonathan V
Architect: Wade Davis Design
(Historic Structures Report for 1930 Emerson Avenue.)

(Review of addendum to Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D. The original report, accepted by the Commission on Jan 15, 2014, found that the residence does not meet any of the City's criteria for historic or architectural significance. Additional analysis was requested for the existing masonry garage, steps and stone retaining wall.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**2. LOWER RIVIERA**

(1:45) Assessor's Parcel Number: 099-ORD-0ZO
Application Number: MST2013-00175
Staff: Nicole Hernández, City Urban Historian
(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

(Recommended actions: 1) Presentation and acceptance of Lower Riviera Survey Phases 2-3 results for "Area Two, Three, Four, and Five" of the Lower Riviera Historic Resource Survey completed by Post/Hazeltine Associates.; and 2) Consider properties identified as individually eligible as Structures of Merit or City Landmarks through the Lower Riviera Historic Resources Survey in Area 1 (43 Properties as per exhibit), Areas 2-3 (54 properties as per exhibit), Area 4 (18 properties as per exhibit); and Area 5 (44 properties as per exhibit).)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**3. PROPOSED HISTORIC DISTRICTS**

(2:00) Assessor's Parcel Number: 099-ORD-0ZO
Application Number: MST2013-00175
Staff: Nicole Hernández, City Urban Historian
(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

(Recommended actions: 1) Mission Gardens: a) Consider and accept proposed Mission Gardens Historic District and Boundaries; and b) Consider properties identified as contributing structures within the proposed Mission Gardens Historic District, as per exhibit, to be added to the City's List of Potential Historic Resources. 2) Plaza Bonita: a) Consider and accept proposed Plaza Bonita Historic District and Boundaries; and b) Consider properties identified as contributing structures within the proposed Plaza Bonita Historic District, as per exhibit, to be added to the City's List of Potential Historic Resources.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**4. EAST BEACH AND HISTORIC STRUCTURES REPORTS**

(2:15) Assessor's Parcel Number: 099-ORD-0ZO
Application Number: MST2013-00175
Staff: Nicole Hernández, City Urban Historian
(Proposal to update Potential List of Historic Resources.)

(Recommendation to consider adding the following properties to the City's List of Potential Historic Resources: 1) Nine individually significant properties found to meet the criteria as Structures of Merit or City Landmarks in East Beach section identified in the Waterfront Survey (accepted by the Historic Landmark Commission on June 5, 2013, as per exhibit); and 2) Individually significant properties found to be eligible as City Landmarks identified in Historic Structures Reports (previously accepted by the Historic Landmark Commission, as per exhibit).)

CONCEPT REVIEW - CONTINUED**5. 1003 SANTA BARBARA ST A**

C-2 Zone

(2:30) Assessor's Parcel Number: 029-211-013
Application Number: MST2013-00418
Owner: Robert Dibley
Applicant: Vanguard Planning LLC
Architect: Arketype Architects Inc.

(Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 39'-0" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A 398 square foot rooftop deck is also proposed, as well as 536 square feet of balcony and patio space. There will be 124 square feet of permeable paving installed in the driveway. Staff Hearing Officer review is requested for zoning modifications for setback encroachments and open yard area. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption.)

(Second concept review. Project requires environmental assessment, Staff Hearing Officer Review, and environmental finding for a CEQA Guidelines Section 15183 Exemption. The project was last reviewed on November 20, 2013.)

FINAL REVIEW**6. 107 JORGENSEN LN****(3:00)**

Assessor's Parcel Number: 021-110-037
Application Number: MST2013-00515
Owner: Leach-Goodstein Family Trust
Architect: Paul Poirier

(Proposal to demolish 616 square feet of an existing 2,148 square foot single-family residence and construct a one-story, 1,096 (616 square foot reconstructed + 480 square foot new addition) square foot addition, which will attach the currently detached 458 square foot two-car garage. An existing 356 square foot accessory structure currently attached to the garage and 753 square feet of existing covered porches will remain unaltered. Total square footage on site will be 3,442 square feet. This is a designated Structure of Merit: "Jorgensen Ranch House.")

(Final Approval is requested. Project was last reviewed on January 15, 2014.)

CONCEPT REVIEW - NEW**7. 25 E MASON ST****(3:20)**

Assessor's Parcel Number: 033-082-014
Application Number: MST2014-00029
Owner: East Mason SB, LLC
Architect: AB Design Studio

(Proposal for tenant improvements to existing 3-story building for offices and lab facilities, project consists of window and doors changes, new trash enclosure, EV charging, landscape alterations and exterior site improvements and reconfiguration to the parking lot including a new fence. No new square footage is proposed. The structure is on the City's List of Potential Historic Resources.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA