



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, February 12, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

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

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 <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 Friday, February 7, 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. 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 January 29, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 1105 CHAPALA ST****(1:45)** Assessor's Parcel Number: 039-222-024

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 1:45 p.m. on March 12, 2014, to consider a recommendation to the City Council for Landmark Designation of the building located at 1105 Chapala Street known as the "Santa Barbara Club.")

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 16 E CARRILLO ST****(1:47)** Assessor's Parcel Number: 039-322-044

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 1:55 p.m. on March 12, 2014, to consider a recommendation to the City Council for Landmark Designation of the building located at 16 E. Carrillo Street known as the "Masonic Temple.")

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 1535 SANTA BARBARA ST****(1:49)** Assessor's Parcel Number: 027-241-005

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 2:05 p.m. on March 12, 2014, to consider a recommendation to the City Council for Landmark Designation of the building located at 1535 Santa Barbara Street known as "Unitarian Church.")

MISCELLANEOUS ACTION ITEM**4. 2024 GRAND AVE**

NA Zone

(1:50) Assessor's Parcel Number: 099-ORD-0ZO

Application Number: MST2013-00175

Owner: City of Santa Barbara

Owner: Richard Warren

(Consideration to add 2024 Grand Avenue as a contributing property to the Potential Plaza Bonita Historic District.)

HISTORIC STRUCTURES REPORT**5. 3626 SAN REMO DR**

E-3/SD-2 Zone

(1:55)

Assessor's Parcel Number: 053-231-011
 Application Number: MST2009-00325
 Owner: Madsen Trust
 Applicant: Lisa Plowman
 Agent: Alexandra Cole

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

(Review of Letter Addendum prepared by Alexandra C. Cole of Preservation Planning Associates. The Letter Addendum found that demolition and reconstruction of the historically significant facade of the house would be consistent with the Secretary of Interior's Standards for Reconstruction and not result in a significant negative historic impact.)

CONCEPT REVIEW – CONTINUED: PUBLIC HEARING**6. 40 E ANAPAMU ST**

C-2 Zone

(2:00)

Assessor's Parcel Number: 039-232-002
 Application Number: MST2011-00428
 Owner: City of Santa Barbara
 Applicant: Irene Macias, Library Director
 Agent: City of Santa Barbara Planning Division
 Landscape Architect: Campbell & Campbell
 Business Name: Central Library

(Proposal to upgrade both landscape and hardscape areas in the plaza and around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery. The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and a reduction in total trees from 75 to 56, a new water feature, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. No changes to the buildings are proposed. The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Also, the Central Library is listed on the State Historic Resources Inventory.)

(Second Concept Review. Project requires Environmental Assessment. Project was last reviewed on November 30, 2011.)

CONCEPT REVIEW - CONTINUED**7. 433 E CABRILLO BLVD**

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

(3:00)

Assessor's Parcel Number: 017-680-009
 Application Number: MST2013-00371
 Owner: American Tradition, LLC
 Applicant: Teri Malinowski
 Architect: Mike Niemann

(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.)

(Second Concept Review. Requires Environmental Assessment, Planning Commission review, and City Council review of a Development Agreement. Project was last reviewed on December 18, 2013.)

CONCEPT REVIEW - CONTINUED**8. 1003 SANTA BARBARA ST A**

C-2 Zone

(3:30)

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 40'-6" 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 total of 969 square feet of outdoor decks and landings is also proposed. 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.)

(Third concept review. Comments only: project requires environmental assessment, Staff Hearing Officer review, and Neighborhood Preservation Ordinance findings. Project was last reviewed on January 29, 2014.)

CONCEPT REVIEW - CONTINUED**9. 608 & 614 CHAPALA ST**

C-M Zone

(3:45) Assessor's Parcel Number: 037-131-020
 Application Number: MST2013-00397
 Owner: Figueroa Investors, Ltd.
 Architect: Eleven Modern

(Proposal to infill 5,121 square feet under an existing roof area attached to a 20,579 square foot commercial building and to add a 187 square foot restroom addition to an existing 459 square foot detached commercial building. No change in use is proposed and no grading is required. This parcel is in the 50% parking Zone of Benefit and the parking requirement is 27 spaces, with 33 proposed. Total development on this 42,972 square foot parcel will be 27,762 square feet. This project requires Planning Commission review for a Development Plan. This building is on the City's List of Potential Historic Resources and is included in the State Historic Resources Inventory: "Former C & H Chevrolet constructed in 1946.")

(Second Concept Review. Project requires Environmental Assessment and Planning Commission review. Project was last reviewed on December 4, 2013.)

CONCEPT REVIEW - NEW**10. 9 W HALEY ST**

C-M Zone

(4:05) Assessor's Parcel Number: 037-211-005
 Application Number: MST2014-00049
 Owner: Donald L. Torgeson Credit Shelter Trust
 Architect: Cearnal Andrulaitis, LLP

(Proposal to stripe a new parking lot on an approximately 8,800 square foot paved vacant lot. There will be 27 parking spaces which will include one ADA accessible space. Landscape planters are also proposed. This parcel is in the 20% parking Zone of Benefit.)

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

FINAL REVIEW**11. 25 E MASON ST**

(4:25) Assessor's Parcel Number: 033-082-014
 Application Number: MST2014-00029
 Owner: East Mason Santa Barbara, 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. This structure is on the City's List of Potential Historic Resources and is eligible for listing on the California Register of Historic Properties.)

(Final Approval of the project is requested. Project was last reviewed on January 29, 2014.)