



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 17, 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
 JOANNA KAUFMAN, 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> - four 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 Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at JKaufman@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. Public comment submitted prior to the scheduled meeting, can be submitted via email to: HLCSecretary@SantaBarbaraCA.gov or by mail to: City of Santa Barbara, Community Development Department/Planning Division, 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.

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 SBMC 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:** 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 3310, or by email at 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, December 12, 2014, at 4:00 P.M., this Agenda was posted on the outdoor bulletin board 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 City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. For a rebroadcast schedule, visit 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.

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 3, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
 - Selection of new HLC Consent Agenda reviewer.

MISCELLANEOUS ACTION ITEM**1. 316 W FIGUEROA ST**

R-4 Zone

(1:45) Assessor's Parcel Number: 039-212-024
Application Number: MST2014-00565
Owner: Darrel Leclair
Architect: Pujo & Associates, Inc.

(Recommendation to consider adding the c. 1905, Queen Anne Free Classic house to the City's List of Potential Historic Resources as it was found to be eligible as a Structure of Merit in the Historic Structures/Sites Report that was accepted by the Historic Landmarks Commission on December 3, 2014.)

ARCHAEOLOGY REPORT**2. 1118 E CABRILLO BLVD**

P-R/SD-3 Zone

(1:50) Assessor's Parcel Number: 017-353-001
Application Number: MST2014-00248
Owner: City of Santa Barbara
Applicant: Jill Zachary
Architect: Kruger Bensen Ziemer, Inc.

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), removal of approximately 16 trees, relocating approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

(Review of Phase I Archeological Resources Report prepared by David Stone/Dudek.)

CONCEPT REVIEW - CONTINUED**3. CITYWIDE**

P-R Zone

(1:55) Assessor's Parcel Number: 015-060-017
 Application Number: MST2014-00485
 Owner: City of Santa Barbara
 Engineer: Ashleigh Shue

(Proposal to modify five (5) existing pedestrian crosswalks locations with new enhanced pedestrian crossing safety features. Enhancements vary by site but include curb extensions, new and replaced sidewalk and paving, median refuge islands, new and replaced street lighting poles, and pedestrian crossing, push-button, dual-sided rectangular rapid flashing beacons. The intersections locations include (1) Cabrillo Boulevard at Anacapa Street, (2) Cabrillo Boulevard at Corona Del Mar, (3) State Street at Islay Street, (4) State Street at Pedregosa Street, and (5) State Street at Calle Palo Colorado Streets. The first four intersections are within the Historic Landmarks Commission (HLC) jurisdiction, and location number five is within the Architectural Board of Review (ABR) jurisdiction.)

(Action may be taken if sufficient information is provided. Project last reviewed October 8, 2014.)

CONCEPT REVIEW - CONTINUED**4. 1125 ANACAPA ST**

C-2 Zone

(2:15) Assessor's Parcel Number: 039-232-019
 Application Number: MST2014-00593
 Museum Owner: County of Santa Barbara
 Library Owner: City of Santa Barbara

(Proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library. Additional work includes realignment of existing walkway, new planting, add a new decorative fence to screen the transformer, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

(Action can be taken if sufficient information is available. Project was last reviewed on December 3, 2014.)

PROJECT DESIGN REVIEW**5. 1130 STATE ST**

C-2 Zone

(2:30)

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Request for Project Design Approval. Project must comply with Planning Commission Resolution No. 029-14. The project was last reviewed on June 18, 2014.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1320 OLIVE ST**

R-3 Zone

(3:00)

Assessor's Parcel Number: 029-091-034
 Application Number: MST2014-00569
 Owner: Brian McInerney
 Agent: Paul Zink

(Proposal for a new Average Unit Density (AUD) project involving the construction of a new 2,205 square foot, two-story duplex building, composed of a 730 square foot unit and a 675 square foot unit, with two attached, two-car garages (400 square feet each), located on an 8,123 square-foot parcel. The existing lot is developed with an existing, 1,785 square foot, one-story duplex, comprised of a 1,250 square foot unit and a 535 square foot unit. The proposal will result in a total of four residential units and will provide a total of four covered parking spaces and four covered bicycle parking spaces. Under base density a maximum of three (3) units are allowed, however under the Average Unit Density (AUD) Incentive Program the project proposes a total of four (4) units. The maximum allowed average unit size is 1,040 square feet; the proposed project average unit size is 797 square feet. The project proposes to demolish an existing two-car garage and shed, includes the removal of a 24" diameter bottle brush tree and an 8" diameter ornamental pear tree. The existing, 1,785 square-foot, one-story, duplex, located at the front of the parcel, will remain with no alterations. It is a contributing historic resource to the potential Bungalow Haven Historic District. This project addresses violations identified in Zoning Information Report ZIR2014-00356.)

(Comments only; requires environmental assessment.)

CONCEPT REVIEW - CONTINUED**7. 1626 SANTA BARBARA ST**

R-3 Zone

(3:40)

Assessor's Parcel Number: 027-192-024
Application Number: MST2014-00469
Owner: Fulmer Family Trust
Architect: Amy Von Protz

(Proposal to construct a new two-story attached 658 square foot, three-car garage with a 658 square foot residential unit above. The proposal includes the addition of a new one-story, 452 square foot master bedroom and an 88 square foot dining room to an existing single-family residence. The site is already developed with an existing, 2,156 square foot, two-story residence. The proposal will include a total of three-covered parking spaces. The proposed site development is 4,012 square feet, located on a 20,900 square foot lot. Modifications are being requested to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposal includes the relocation of the driveway and a new curb cut. This structure is a potential historic Structure of Merit.)

(Second Concept Review. Comments only; environmental assessment and Staff Hearing Officer modifications are requested. Project last reviewed November 5, 2014.)

PROJECT DESIGN REVIEW**8. 715 CHAPALA ST**

C-2 Zone

(4:10)

Assessor's Parcel Number: 037-082-008
Application Number: MST2014-00510
Owner: Nancy Brock Trust
Applicant: Don and Ra Disraeli, Kanaloa Seafood
Architect: Michael Holliday

(Proposal for Phase 2 tenant improvement including a change of use for the existing 1,956 square foot building from automotive to restaurant use for Kanaloa Seafood. The proposal includes 28 outdoor dining seats, 7 tables and umbrellas. Signage will be submitted under separate permit. Phase 1 site and parking improvements are being reviewed under a separate application (MST2014-00320).)

(Project Design Approval is requested. Project was last reviewed on October 22, 2014.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS