



# 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, June 18, 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  
 MICHELLE BEDARD, Planning Technician  
 GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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 plans are required at the time of submittal & each time plans are revised. (Refer to the plan requirement section of the Design Review Submittal Packet handout.) <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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@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](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., 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 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 Commission 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 HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). 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, June 13, 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](http://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](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://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](http://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 June 4, 2014.
- C. Consent Calendar.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

### **ARCHAEOLOGY REPORT**

**1. 505 E LOS OLIVOS ST**

E-1 Zone

**(1:45)** Assessor's Parcel Number: 025-150-009  
Application Number: MST2013-00248  
Owner: St. Mary's Retreat House

(Proposal for a new 19'-3" tall cross to be erected in the lawn area. This cross will be relocated from Mount Calvary. This is on the City's List of Potential Historic Resources: "Mission Hill, St. Mary's Retreat House, aka Dial Residence.")

**(Review of Phase 3 Archaeological Resources Report prepared by David Stone of Dudek.)**

### **ARCHAEOLOGY REPORT**

**2. 2559 PUESTA DEL SOL**

E-1 Zone

**(1:50)** Assessor's Parcel Number: 023-271-003  
Application Number: MST2014-00116  
Owner: Santa Barbara Museum of Natural History  
Applicant: Suzanne Elledge Planning & Permitting Services  
Engineer: Flowers & Associates

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

**(Review of Phase 1 Archaeological Resources Report prepared by Ann M. Munns and Leeann G. Haslouer of Applied EarthWorks, Inc.)**

**MISCELLANEOUS ACTION ITEM****3. 22 W PADRE ST**

E-3 Zone

**(1:55)**

Assessor's Parcel Number: 025-241-016  
Application Number: MST2014-00255  
Owner: Peter Becker & Julie Nakagama  
Architect: Peter Becker Architect  
Engineer: Ashley-Vance

(Proposal to construct a new, 452 square foot, second floor addition to an existing, one-story, 1,176 square foot, single-family residence. The proposal includes a new 51 square foot, uncovered balcony. No alterations are proposed to the existing, 302 square foot, legal non-conforming, two-car garage. The proposed total of 1,930 square feet, located on a 5,046 square foot lot, is 79% of the maximum required floor-to-lot area ratio (FAR).)

**(Recommendation to consider adding the vernacular English Cottage house, constructed in 1930, to the City's List of Potential Historic Resources.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 22 W PADRE ST**

E-3 Zone

**(2:05)**

Assessor's Parcel Number: 025-241-016  
Application Number: MST2014-00255  
Owner: Peter Becker & Julie Nakagama  
Architect: Peter Becker Architect  
Engineer: Ashley-Vance

(Proposal to construct a new, 452 square foot, second floor addition to an existing, one-story, 1,176 square foot, single-family residence. The proposal includes a new 51 square foot, uncovered balcony. No alterations are proposed to the existing, 302 square foot, legal non-conforming, two-car garage. The proposed total of 1,930 square feet, located on a 5,046 square foot lot, is 79% of the maximum required floor-to-lot area ratio (FAR). The residence is proposed to be added to the City's Potential Historic Resource List.)

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

**CONCEPT REVIEW - NEW****5. 100 BLK E CAÑÓN PERDIDO ST 1571 SEG ID****(2:35)**

Assessor's Parcel Number: ROW-001-571  
Application Number: MST2014-00282  
Owner: City of Santa Barbara  
Applicant: Peter Brown

(Proposal to revise the street vehicle parking configuration, located within the 100 Block of East Cañón Perdido Street, for the purpose of adding a new bicycle corral to provide 14 new bicycle parking spaces. The bicycle corral will be 39-feet long by 7-feet wide and is proposed in the location of two existing vehicle parking spaces. The proposal involves extending the green painted curb 7.5-feet into the existing red zone, towards Santa Barbara Street, to provide one new automobile parking space (overall net loss of one vehicle parking space).)

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

**PROJECT DESIGN REVIEW****6. 40 E ANAPAMU ST**

C-2 Zone

**(3:05)**

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

(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.)

**(Project Design Approval is requested. The project requires Findings for Tree Removal pursuant to SBMC § 15.24.090. The project was last reviewed on February 12, 2014.)**

**CONCEPT REVIEW - CONTINUED****7. 1130 STATE ST**

C-2 Zone

**(3:45)**

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 7,444 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 64,510 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 and new art receiving facility adding 670 square feet to the building footprint. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The net new square feet of new floor area will result in 71,954 square feet of development. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

**(Fourth Concept Review. Comments only; requires Environmental Assessment and Planning Commission review. The project was last reviewed on June 4, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**