



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, July 16, 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

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 folded plans 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 Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at 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 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 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 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 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, July 11, 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 July 2, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM**1. 1624 BATH ST**

R-4 Zone

(1:45)

Assessor's Parcel Number: 027-171-026

Application Number: MST2014-00153

Owner: Paul H. and Kathy Berghoff

(Designation as a Structure of Merit. Constructed in 1873-74, the house located at 1624 Bath Street is an intact, rare and exceptional example of the Stick style.)

(Request by Staff to designate the structure at 1624 Bath Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**2. 1624 BATH ST**

R-4 Zone

(1:52)

Assessor's Parcel Number: 027-171-026

Application Number: MST2014-00153

Owner: Paul H. and Kathy Berghoff

(Application for Mills Act Contract. Constructed in 1873-74, the house located at 1624 Bath Street is an intact, rare and exceptional example of the Stick style. The new property owner bought the house in 2013 and is planning a thorough rehabilitation of the house.)

(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)

MISCELLANEOUS ACTION ITEM**3. 612 E VALERIO ST**

R-2 Zone

(1:55)

Assessor's Parcel Number: 027-270-002

Application Number: MST2014-00242

Owner: Jake Cryan

(Designation as a Structure of Merit. The structure located at 612 East Valerio Street was built circa 1908 in the Queen Anne Free Classic architectural style, retains almost all its original features and is an exemplary example of its architectural style.)

(Request by Staff to designate the structure at 612 East Valerio Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**4. 612 E VALERIO ST** R-2 Zone

(2:02) Assessor's Parcel Number: 027-270-002
Application Number: MST2014-00242
Owner: Jake Cryan

(Application for Mills Act Contract. The structure located at 612 East Valerio Street was built circa 1908 in the Queen Anne Free Classic architectural style, retains almost all its original features and is an exemplary example of its architectural style. The property owner is planning major maintenance and rehabilitation projects necessary to lengthen the life of the building.)

(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)

MISCELLANEOUS ACTION ITEM**5. 1925 ANACAPA ST** E-1 Zone

(2:05) Assessor's Parcel Number: 025-372-006
Application Number: MST2014-00244
Owner: Jane Fleischman

(Designation as a Structure of Merit. The house located at 1925 Anacapa Street was constructed in 1916 in the Craftsman Style and retains almost all its original features and is an exemplary example of its architectural style.)

(Request by Staff to designate the structure at 1925 Anacapa Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**6. 1925 ANACAPA ST** E-1 Zone

(2:12) Assessor's Parcel Number: 025-372-006
Application Number: MST2014-00244
Owner: Jane Fleischman

(Application for Mills Act Contract. The house located at 1925 Anacapa Street was constructed in 1916 in the Craftsman Style and retains almost all its original features and is an exemplary example of its architectural style. The property owner purchased the property in 2012 and is planning necessary rehabilitation to the property.)

(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)

MISCELLANEOUS ACTION ITEM**7. 1922 ANACAPA ST** E-1 Zone

(2:15) Assessor's Parcel Number: 025-381-018
 Application Number: MST2014-00258
 Owner: Frank A. Koroshec III

(Designation as a Structure of Merit. The structure located at 1922 Anacapa Street was built in 1917 in the shingle style and retains almost all its original exterior features and is an exemplary example of its architectural style.)

(Request by Staff to designate the structure at 1922 Anacapa Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**8. 1922 ANACAPA ST** E-1 Zone

(2:22) Assessor's Parcel Number: 025-381-018
 Application Number: MST2014-00258
 Owner: Frank A. Koroshec III

(Application for Mills Act Contract. The structure located at 1922 Anacapa Street was built in 1917 in the shingle style and retains almost all its original exterior features and is an exemplary example of its architectural style. The property owner recently purchased the property and is planning necessary rehabilitation to the property.)

(Review of a proposed Mills Act Program Ten-Year Restoration Plan and recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.)

CONCEPT REVIEW - CONTINUED**9. 100 BLK E CAÑÓN PERDIDO ST 1571 SEG ID**

(2:25) Assessor's Parcel Number: ROW-001-571
 Application Number: MST2014-00282
 Owner: City of Santa Barbara
 Applicant: Peter Brown, Associate Transportation Planner

(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).)

(Second concept review. The project was last reviewed on June 18, 2014. Action may be taken if sufficient information is provided.)

IN-PROGRESS REVIEW**10. 920 SUMMIT RD**

A-2 Zone

(2:50)

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Applicant: Ty Warner Hotels and Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Architect: Henry Lenny
Business Name: Montecito Country Club

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building; add a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, bocce ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. Proposed development has been reduced by approximately 7,200 square feet from the approved project. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(In-Progress review for building details and review of the proposed glass windscreen element around the pool. The project was last reviewed and was granted Project Design Approval on May 21, 2014.)

PROJECT DESIGN REVIEW**11. 608 & 614 CHAPALA ST**

C-M Zone

(3:10)

Assessor's Parcel Number: 037-131-020
 Application Number: MST2013-00397
 Owner: Figueroa Investors, Ltd.
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Architect: Shubin + Donaldson Architects, Inc.

(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. The project obtained Development Plan Approval by the Planning Commission on May 15, 2014. 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.")

(The project requires compliance with Planning Commission Resolution No. 012-14. The project is requesting design waivers of the Parking and Landscaping Design Standards (SBMC §28.90.050). The project was last reviewed on February 26, 2014.)

CONCEPT REVIEW - NEW**12. 701 CHAPALA ST**

C-2 Zone

(3:40)

Assessor's Parcel Number: 037-082-008
 Application Number: MST2014-00320
 Owner: Nancy Brock Trust
 Architect: Wayne Labrie

(Proposal for site alterations and the construction of a new 182 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposal includes a change of use of Unit E from an existing automotive repair shop to a new commercial retail use. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal of existing asphalt paving, new permeable paving, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers.)

(Concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP).)

SEE SEPARATE AGENDA FOR CONSENT ITEMS