



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2013-00397

C-ADDN

608 & 614 CHAPALA STREET

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Project Description:

Proposal to infill 5,402 square feet under an existing roof area attached to a 20,859 square foot commercial building and to add a 187 square foot restroom addition to an existing 179 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 26,440 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."

Activities:

7/30/2014 HLC-Project Design Hearing

(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 by HLC on February 26, 2014.)

7/23/2014 HLC-Resubmittal Received

Three sets received for continued PDA hearing. This is the fifth hearing at full board and therefore a \$245 fee is required.

7/16/2014 HLC-Project Design Hearing

(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 by HLC on February 26, 2014.)

FOLLOWING ARE DRAFT MINUTES ONLY:

Actual time: 3:25 p.m.

Present: Heidi Jones, Associate Planner, SEPPS; Kip Bradley, Representing Ownership, Figueroa

Activities:

Investors; and Robin Donaldson, Architect, Shubin + Donaldson Architects

Public comment opened at 3:41 p.m.

Kellam de Forest, local resident, questioned the purpose of the three proposed parking spaces and how the public would access them.

Public comment closed at 3:41 p.m.

Motion: Continued two weeks with comments:

- 1. The applicant was commended for using root barriers in plantings.*
- 2. Study changing the angled parking at the Chapala Street (back-of-sidewalk) to parallel parking on either side of the travel way.*
- 3. Maximize landscape planting by using up acute angles and install sawtooth planters along the north property line.*
- 4. If parallel parking doesn't work, show sawtooth parking at the back of the sidewalk on Chapala Street with wheel stops.*
- 5. Maximize the parkway planting at the back-of-curve along Chapala Street.*
- 6. The proposed site furnishing is not acceptable in El Pueblo Viejo Landmark District and does not follow the guidelines.*
- 7. Any minimization of appearance of the existing fire backflow preventer would be supportable.*

Action: Mahan/Winick, 6/0/0. (Murray/Shallanberger/Sharpe absent.) Motion carried.

7/9/2014

HLC-Resubmittal Received

3/12/2014

HLC-Archaeology Report

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

This item was reviewed out of order.

Time: 2:41 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Michelle Bedard, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations. It is noteworthy, however, that the archaeological survey covered a comparatively small area due to a parking lot and building covering most of the property. Nonetheless, I'm familiar with this property and would not expect anything of archaeological value based on its location and previous disturbances from construction of the buildings and parking lot.

Public comment opened at 2:42 p.m. and, as no one wished to speak, it was closed.

Activities:

Motion: To accept the report with the following amendments:

- 1. Strike paragraph 2 on page 12: "The existing structures at 608-614 Chapala Street are not designated as City Landmarks, Structures of Merit, or Potential Historic Structures. Therefore, no particularly important persons important to the history of Santa Barbara occupied the structure."*
- 2. Include the language replacing paragraph 2 on page 12 to read: "Extensive document research of the site revealed that probably no person of historical importance was identified that would reveal artifacts of potential interest."*

Action: La Voie/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

**** MEETING ADJOURNED AT 5:33 P.M. ****

3/12/2014 HLC-Archaeology Rpt Accepted

3/5/2014 HLC-FYI/Research

From: Michael A. Glassow [mailto:glassow@anth.ucsb.edu]

Sent: Wednesday, March 05, 2014 4:29 PM

To: Bedard, Michelle J.

Cc: DeBusk, Allison L.

Subject: 608-614 Chapala Street

I have reviewed the archaeological report pertaining to the above-mentioned property. I conclude that the archaeological investigation supports the report's conclusions and recommendations. It is noteworthy, however, that the archaeological survey covered a comparatively small area due to a parking lot and building covering most of the property. Nonetheless, I'm familiar with this property and would not expect anything of archaeological value based on its location and previous disturbances from construction of the buildings and parking lot.

*Michael A. Glassow
Professor Emeritus and Research Professor
Department of Anthropology
University of California
Santa Barbara, CA 93106-3210
Cell: 805-705-2842*

2/26/2014 HLC-Concept Review (Continued)

(Continued Concept Review. Project requires Environmental Assessment and Planning Commission review. Project was last reviewed on February 12, 2014.)

Activities:

Actual time: 3:17 p.m.

Present: Kip Bradley, Representing Ownership; John Beauchamp, Architect, elevenModern; Robin Donaldson, Representing Tenant; and Kelly Brodison, Assistant Planner

Commissioner Drury stated that he reviewed the minutes and video of the previous review for the project.

Public comment opened at 3:30 p.m.

Kellam de Forest, local resident, commented on the unsuccessful attempt to "Hispanicize" the structure and requested that the Chapala Street side viewed by the public conform better to El Pueblo Viejo Guidelines. He questioned the type of signage proposed and when it will be addressed.

Staff clarified that because the project is listed on the Potential Historic Resources List for its mid-century modern style, it is permitted to approve projects that retain, restore and compliment the historic style rather than conform to El Pueblo Viejo guidelines.

Public comment closed at 3:32 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

- 1. The applicant has responded successfully to previous Commission comments.*
- 2. The owner keeping the building as one-story is appreciated.*
- 3. The design as proposed is acceptable.*
- 4. The awnings are appropriate to the façade.*
- 5. The windows at the front yard area are acceptable as proposed.*

Action: La Voie/Mahan, 8/0/0. (Winick absent.) Motion carried.

**** MEETING ADJOURNED AT 4:03 P.M. ****

2/12/2014

HLC-Concept Review (Continued)

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

Actual time: 4:10 p.m.

Present: Kip Bradley, Representing Ownership; John Beauchamp, Architect, elevenModern; Robin Donaldson, Representing Tenant; and Kelly Brodison, Assistant Planner

Commissioner Mahan stated that he reviewed the minutes and video of previous reviews for the project.

Public comment opened at 4:23 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with comments that the adaptive reuse of the building is supportable, but the architecture needs to be brought closer to El Pueblo Viejo Guidelines.

Action: La Voie/Orías, 8/0/0. (Drury absent.) Motion carried.

Activities:

The Commission made the following comments:

1. *The applicant has not responded adequately to previous Commission comments.*
2. *This building has not found its "soul" yet. The proposed doors, awning, existing front windows, and existing parking lot windows do not fit El Pueblo Viejo Guidelines.*
3. *There was concern with the "breaking away" from the Hispanic architecture requirements. Traditional solutions should be used for the glass, openness, and proportions to be more appropriate to El Pueblo Viejo Landmark District.*
4. *The proportions of the windows should be studied.*
5. *Although the awning at the street and building corner has been permitted and there for a long time, it was not on the building originally, and is an opportunity for improvement.*
6. *The landscaping in the parking lot needs to be upgraded to City standards.*
7. *The project can proceed to Planning Commission, but should return to the HLC for in-progress review. [Staff note: An in-progress review would be applicable only if the project had received Project Design Approval.]*

2/4/2014 HLC-Resubmittal Received

Susan, check the revisions please. You might want to tweak the project description.

12/4/2013 HLC-Concept Review (New) - PH

(Project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review.)

Actual time: 1:46 p.m.

Present: John Beauchamp, Architect, elevenModern; Kip Bradley, Representing Ownership; and Kelly Brodison, Assistant Planner

Public comment opened at 1:57 p.m.

Kellam de Forest, local resident, commented on the proposed use of the property and whether it can be made to fit into the El Pueblo Viejo Guidelines.

Public comment closed at 1:59 p.m.

Motion: Continued indefinitely to the Planning Commission with positive comments:

1. *Design Review:*
 - a. *The Commission appreciates the adaptive reuse of the building.*
 - b. *Identify the existing tree on the plans.*
 - c. *Add trees to the parking lot.*
 - d. *Explore restoring the corner of the front building at the northwest corner.*
 - e. *Screen the mechanical roof equipment.*

Activities:

- f. Enhance the addition to the small building.
 - g. Look at improvements to the building wholistically.
 - h. Improvements must benefit the site long-term, since changes to the building remain, while the current tenant will not be permanent.
 - i. Use quality windows.
 - j. The awning should not span over the pilasters.
 - k. Consider changing the slope of the awning, eliminating the awning and its configuration.
2. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
- a. The proposed development project's design complies with all City Regulations and the integrity of the existing building is consistent with El Pueblo Viejo Landmark District Guidelines.
 - b. The proposed design is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the proposed development are appropriate for its neighborhood as the heights are not proposed to be increased.
 - d. The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and mitigation measures are adequate to reduce adverse impacts.
 - e. Review for public views of ocean and mountains are not applicable.
 - f. Review for appropriate amount of open space and landscaping are not applicable during conceptual review of the project.
 - g. Carry forward the HLC comments to the Planning Commission.
- Action: Shallenberger/Drury, 7/0/0. (Boucher/La Voie absent.) Motion carried.

11/18/2013 HLC-FYI/Research

Please charge the applicant the amount of \$2,455 and \$125. This is 15.00 more than what is due but I will credit the applicant when they submit for the DART.

11/18/2013 HLC-Resubmittal Received

1st HLC submittal received.

Kelly B. reviewed the plans 11/19/13. SGG

11/18/2013 HLC-Posting Sign Issued**9/20/2013 HLC-FYI/Research**

URBAN HISTORIAN REVIEWED DESIGN SUBMITTED 9-20-13 AND IT IS COMPATIBLE TO THE ORIGINAL DESIGN OFF THE MAIN ELEVATION OF THE BUILDING AND WILL NOT NEGATIVELY IMPACT THE CHARACTER DEFINING FEATURES, SO A HSR IS NOT NECESSARY AT THIS TIME. PROJECT TO GO TO HLC DESIGN REVIEW. IF DESIGN CHANGES, IT MAY

Activities:

REQUIRE AN HSR. NICOLE HERNANDEZ