



# 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, January 14, 2015**     **David Gebhard Public Meeting Room: 630 Garden Street**     **1:30 P.M.**

**COMMISSION MEMBERS:**

MICHAEL DRURY  
WILLIAM LA VOIE  
BILL MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
CRAIG SHALLANBERGER  
PHILIP SUDING  
JULIO JUAN VEYNA  
BARRY WINICK

**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](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 <u>folded</u> plans are required <u>at the time of submittal &amp; 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.
<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 Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at [JKaufman@SantaBarbaraCA.gov](mailto: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](mailto: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](mailto: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, January 9, 2015, 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. Election of Chair and Vice-Chair for 2015.
- B. Appointments to Subcommittees.
- C. 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.)

- D. Approval of the minutes of the Historic Landmarks Commission meeting of December 17, 2014.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT****1. 495 S FAIRVIEW AVE**

A-F/SD-3 Zone

**(1:45)** Assessor's Parcel Number: 073-450-003  
Application Number: MST2013-00453  
Owner: City of Santa Barbara  
Applicant: Hazel Johns  
Agent: Christine Eberhard  
Agent: Jim Harris  
Agent: Jonathan Leech

(Master Plan for the Santa Barbara Airport for the next 15-20 years. Major projects include Taxiway H extension, redevelopment of businesses northside of airfield, and construction of a new long term parking lot south of the Airline Terminal.)

**(Review of revised Phase I Historic Structures/Sites Report prepared by Applied Earthworks. Report was last reviewed on December 3, 2014.)**

**HISTORIC STRUCTURES REPORT****2. 121 E MASON ST / 121 SANTA BARBARA ST**

OC/SD-3 Zone

**(1:55)** Assessor's Parcel Number: 033-084-005  
Application Number: MST2014-00115  
Architect: Dan Weber  
Owner: Somo SB, LLC

(Proposal for a new residential and commercial mixed-use development comprising 66 residential apartment units (including ten affordable density bonus units), approximately 28,359 square feet of ocean-oriented commercial building area, 12,154 square feet of industrial/manufacturing building area, and 10,071 square feet of building area for recreation facilities and overnight accommodations on a 1.75 acre site. The project incorporates five existing structures and includes an outdoor gym and rooftop pool.)

**(Review of Phase I Historic Structures/Sites Report prepared by James Sved. The Report determined that the structures at 121 East Mason Street and 121 Santa Barbara Street are not eligible to be designated Santa Barbara City Landmarks or Structures of Merit nor do they qualify to be listed on the State Register of Historic Resources or the National Register of Historic Places.)**

**IN-PROGRESS REVIEW****3. 1130 STATE ST**

C-2 Zone

**(2:05)**

Assessor's Parcel Number: 039-232-020  
 Application Number: MST2013-00237  
 Owner: County of Santa Barbara  
 Applicant: Suzanne Elledge Planning & Permitting Services  
 Architect: Kupiec Architects  
 Landscape Architect: Arcadia Studio  
 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.")

**(In-progress review. Project must comply with Planning Commission Resolution 029-14. Project last reviewed on December 17, 2014.)**

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

C-2 Zone

**(2:50)**

Assessor's Parcel Number: 039-232-019  
 Application Number: MST2014-00593  
 Owners: 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).)

**(Third Concept Review. Action can be taken if sufficient information is available. Project was last reviewed on December 17, 2014.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 424 PLAZA RUBIO**

E-1 Zone

**(3:10)** Assessor's Parcel Number: 025-263-005  
 Application Number: MST2014-00600  
 Owner: Stephen W. Harby Revocable Trust  
 Architect: Peter Becker, AIA

(This is a revised project description. Proposal to construct a new two-story attached 719 square foot, three-car garage with a 735 square foot residential unit above. The proposal includes the addition of a new one-story, 457 square foot master bedroom and a 393 square foot addition 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. Modifications are being requested to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposed site development is 4,012 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. Staff Hearing Officer review for requested zoning modifications is required. This structure is on the City's List of Potential Historic Resources as a potential historic Structure of Merit.)

**(Comments only. Requires Staff Hearing Officer review.)**

**CONCEPT REVIEW - NEW****6. 530 CHAPALA ST**

C-M Zone

**(3:30)** Assessor's Parcel Number: 037-171-001  
 Application Number: MST2015-00006  
 Owner: TPG Chapala, LLC  
 Owner: Post Oak, LLC

(Proposal for a conceptual review for a facade remodel for the buildings at 25 West Cota (APN 037-171-011); and site alterations and demolition of 1,700 square feet of an existing 4,000 square foot building located at 530 Chapala Street (APN: 037-171-001). The proposal includes renovation of the existing parking lot to current code requirements. The proposal involves work on two (2) parcels 530 Chapala (APN 037-171-001) and 25 W Cota (APN 037-171-011). The structure at 530 Chapala Street is on the City's List of Potential Historic Resources: "Dal Pozzo's Tire Corporation Building".)

**(One-time concept review; comments only. Environmental assessment required.)**

**CONCEPT REVIEW - NEW****7. 1324 STATE ST H**

C-2 Zone

**(4:15)** Assessor's Parcel Number: 039-132-015  
 Application Number: MST2014-00631  
 Owner: Arlington Plaza, LLC  
 Designer: Southpaw

(Project is for a new archway to be added onto an existing bench at the corner of the Arlington Plaza Shopping center.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**