



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, May 6, 2015

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
JULIO J. VEYNA

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 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.

INTERESTED PARTIES. The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's SantaBarbaraCA.gov/MySB where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

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, May 1, 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.
- 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 April 22, 2015.**C. Consent Calendar.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****ARCHAEOLOGY REPORT****1. 116 CASTILLO ST**

HRC-1/SD-3 Zone

(1:45)

Assessor's Parcel Number: 033-061-011
 Application Number: MST2014-00388
 Owner: Adi and Santy Kazali Trustees
 Architect: Cearnal Andrulaitis, LLP

(Concept review proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered parking spaces), located on a 24,956 (gross) square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan Approval, and a requested Zoning Modification.)

(Review of Phase I Archaeological Resources Report prepared by Heather MacFarlane.)

CONCEPT REVIEW - NEW**2. 32 W CARRILLO ST**

C-2 Zone

(1:50)

Assessor's Parcel Number: 039-281-028
 Application Number: MST2015-00206
 Owner: Carrillo Pacific, LLC
 Applicant: Carlos Sanchez
 Business Name: Tesla

(Proposal for a 30-day installation of an 864 square foot pre-fabricated modular building, portable restrooms, and a portable generator for the 30-day "Tesla on Tour" event at 32 & 34 West Carrillo Street. The building will be sited to the rear of the existing building in the northeast corner of the parking lot. The proposal also includes alterations to the existing building including a temporary wrapping of the building with a heavy knit mesh fabric in black or white to cover the building. All temporary improvements will be removed at the conclusion of the event.)

(Action can be taken if sufficient information is provided.)

SIGN PROPOSAL - CONCEPT REVIEW (NEW)**3. 32 W CARRILLO ST****C-2 Zone**

(2:40) Assessor's Parcel Number: 039-281-028
 Application Number: SGN2015-00055
 Owner: Carrillo Pacific, LLC

(Proposal for temporary signage for the thirty-day "Tesla on Tour" event at 32 & 34 West Carrillo Street. Signage consists of two (2) 6.3 square foot, non-illuminated, wood wall sign, two (2) 25.4 square foot, non-illuminated, vinyl wall signs, and one (1) 51.08 square foot, non-illuminated, vinyl wall sign on a temporary modular building totaling 114.48 square feet for Tesla. In addition, the existing building on this lot would have two (2) 8 square foot, non-illuminated, wall signs silkscreened on mesh wrap. Signage will be removed at the end of the thirty-day installation. The total allowable signage at this location is 65 square feet. The project requires an exception for letter heights exceeding ten inches and total signage exceeding the allowable sign area. The project is located in the El Pueblo Viejo Landmark District.)

(Action may be taken if sufficient information is provided. Exception findings required.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING / HISTORIC STRUCTURES REPORT**4. 103 CHAPALA ST****R-4/SD-3 Zone**

(3:05) Assessor's Parcel Number: 033-073-003
 Application Number: MST2015-00152
 Owner: 103 Chapala, LLC
 Architect: Jeff Gorrell

(Proposal for an addition and an exterior remodel to an existing 4,351 net square foot, four-unit, three-story apartment building on a 6,085 square foot lot. Changes include a new second floor balcony, new exterior stairs, changes to size and location of windows and doors, a 44 square foot addition and enclosure of the covered entry, and additional minor site alterations. The total proposed net floor area is 4,424 square feet. No new bedrooms will be added to existing units. The existing four covered parking spaces will remain. Staff Hearing Officer review of front setback, lot area, and open yard modifications are requested. This building is a contributing historic resource to the proposed West Beach Historic District and is on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

- a) **(Review of Phase I Historic Structures/Sites Report prepared by Alex Cole. Report concludes that the building is not considered a historic resource according to CEQA standards.)**
- b) **(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for requested front setback, open yard, and lot area modifications.)**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 924-C GARDEN ST**

C-2 Zone

(3:50) Assessor's Parcel Number: 029-301-031
 Application Number: MST2015-00180
 Owner: Jill Stattler
 Applicant: Mark Morando

(Proposal to permit the "as-built" construction of an 188 square foot ground floor bedroom addition and the "as-built" enclosure of the 147 square foot porch into a study room on a two-story, one bedroom single-family residence. The proposal includes the "as-built" conversion of the 140 square foot garage and 52 square foot storage area into a family room and full bath and an 82 square foot "as-built" shed. No parking is proposed on site. Two parking spaces are required. The proposal involves Staff Hearing Officer review for interior setback and parking reduction modifications. The proposal will address violations identified in ENF2015-00260 and ZIR2014-00517. The "as-built" total of 1,273 square feet of development on a 4,298 square foot lot is 56% of the guideline floor-to-lot area ratio (FAR). This residence is a one of the eight properties in the designated City Landmark: El Caserío.)

(Concept Review; comments only. Project requires environmental assessment and Staff Hearing Officer review for interior setback and parking modifications. Staff has concluded the project does not have a negative impact on the historic significance of the City Landmark.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 800 SANTA BARBARA ST**

C-2 Zone

(4:20) Assessor's Parcel Number: 031-012-028
 Application Number: MST2015-00023
 Owner: SG 800 Santa Barbara, LLC
 Applicant: Jan Hochhauser

(Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 26,059 square foot, four-story mixed-use development on an 18,568 square foot lot. The project consists of 1,500 square feet of commercial floor area and 26 units (comprised of eight studio units, 14 one-bedroom units, and four two-bedroom units) above a 12,682 square foot, subterranean parking garage containing 32 parking spaces, storage, and service areas. This is an Average Unit Density (AUD) Incentive Program Priority Housing development with a proposed 63 dwelling units per acre (du/ac) requiring Planning Commission Conceptual Review with average unit size of 788 square feet. There are eligible Historic Resources onsite.)

(Concept Review; comments only. Project requires environmental assessment and Planning Commission review.)

CONCEPT REVIEW - CONTINUED**7. CITYWIDE NEWS RACKS**

ROW Zone

(5:00) Assessor's Parcel Number: 000-000-0RW
Application Number: MST2014-00599
Owner: City of Santa Barbara

(Proposal to update the city's news rack ordinance in order to provide more effective news rack management and maintenance.)

(Second Concept Review; action can be taken if sufficient information is provided. Project last reviewed on February 11, 2015.)

CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT**8. 713 SANTA BARBARA ST**

C-2 Zone

(5:20) Assessor's Parcel Number: 031-081-007
Application Number: MST2014-00390
Owner: Santa Barbara Historical Society
Architect: Richard Redmond

(This is a revised project description. Proposal to install a new air-conditioning compressor unit on a concrete base adjacent to the northeastern corner of the Historic Adobe at the Santa Barbara Historical Museum. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

- a) **(Historic Structures/Sites Report prepared by Alex Cole. Report concludes the project would have a less than significant impact on the significant historic resource.)**
- b) **(Action can be taken if sufficient information is provided. Project last reviewed on September 10, 2014.)**

PROJECT DESIGN REVIEW**9. 1626 SANTA BARBARA ST**

R-3 Zone

(5:40)

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

(This is a revised project description. Proposal to construct a new two-story attached 719 square foot, three-car garage with a 687 square foot residential unit above. The proposal includes the addition of a new one-story, 457 square foot master bedroom and additions to the first and second floor of the existing single-family residence totaling in 200 square feet. The site is already developed with an existing, 2,301 square foot, two-story residence. The proposal will include a total of three-covered parking spaces. A modification has been granted to allow for a parking reduction of one space for a total of three (3) parking spaces. The proposed site development is 4,405 square feet, located on a 20,900 square foot lot. The proposal includes the relocation of the driveway and a new curb cut. This structure is a potential historic Structure of Merit.)

(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution no. 018-14 and requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project last reviewed April 8, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS