



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 29, 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
- AMBER FLEMMINGS, 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	<u>Master Application & Submittal Fee</u> - (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.m. 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 St. 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 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. CEQA Guidelines §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 4577, 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, July 24, 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 July 15, 2015.

C. Consent Calendar.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 215 PESETAS LN****C-2/SD-2 Zone****(1:45)**

Assessor's Parcel Number: 057-203-003
 Application Number: MST2014-00543
 Owner: Sansum Clinic
 Applicant: Sansum Clinic
 Architect: Boulder Associates
 Contractor: Dan and Russ Michealsen

(This is a revised project description: Proposal for a minor ground floor addition of 164 square feet and exterior alterations to an existing 61,445 square foot, 3-story medical clinic. The project includes relocating the main entrance from the south side of the building to the north with a new drop-off configuration, adding a new open canopy, and adding a new entry on the south side of the building for the lab. Also proposed is to relocate an existing MRI trailer to the west side of the property and relocate and reconfigure the ADA parking spaces. A new landscape plan proposes to remove 68 trees and protect 50 in place. There will be 347 square feet of replaced or new impermeable surfaces and no grading. The development is located on APNs 057-203-003 and 057-203-005 totaling 6.52 acres.)

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

MISCELLANEOUS ACTION ITEM**2. 2012 ANACAPA ST**

(1:50) Assessor's Parcel Number: 025-321-012
Application Number: MST2015-00089
Owner: Ethan Reece and Hsing-Yi Lin

(Application for Mills Act Contract. The house was designated a City Landmark in August 6, 1991. The house is significant as it was constructed in 1904 in the Craftsman style as the home of the noted Santa Barbara Community Activist, Pearl Chase. The property was purchased in 2013 by Ethan J. Reece and Hsing-Yi Lin who intend to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of Proposed Mills Act Program Ten-Year Rehabilitation Plan and make a recommendation to the City Council to grant an exception to the 1.5 million total assessed property valuation for this property to qualify for the Mills Act Program and recommend to the Community Development Director for approval of the proposed Mills Act Contract.)

MISCELLANEOUS ACTION ITEM**3. 212 W VALERIO ST**

(1:55) Assessor's Parcel Number: 027-091-012
Application Number: MST2015-00292
Owner: Adam Sharkey

(Designation as a Structure of Merit. Constructed c. 1905, the house located at 212 West Valerio Street is an intact and exceptional example of a two-story Craftsman style house.)

(Request by Staff to designate the structure at 212 West Valerio Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**4. 212 W VALERIO ST**

(2:00) Assessor's Parcel Number: 027-091-012
Application Number: MST2015-00292
Owner: Adam Sharkey

(Application for Mills Act Contract. The new property owner bought the house in 2015 and is planning a thorough rehabilitation of the house.)

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

MISCELLANEOUS ACTION ITEM**5. 809 W PEDREGOSA ST**

(2:05) Assessor's Parcel Number: 043-151-007
 Application Number: MST2015-00266
 Owner: Jonathan Mark Hartell

(Designation as a Structure of Merit. Constructed c. 1926, the house located at 809 West Pedregosa Street is an intact and exceptional example of a Craftsman bungalow style house.)

(Request by Staff to designate the structure at 809 West Pedregosa Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**6. 809 W PEDREGOSA ST**

(2:10) Assessor's Parcel Number: 043-151-007
 Application Number: MST2015-00266
 Owner: Jonathan Mark Hartell

(Application for Mills Act Contract. The property owner is planning a necessary rehabilitation of the house.)

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

CONCEPT REVIEW - CONTINUED**7. 1221 STATE ST****C-2 Zone**

(2:15) Assessor's Parcel Number: 039-182-005
 Application Number: MST2015-00086
 Owner: 1221 Victoria Court, LP
 Architect: LMA Architects

(Proposal for alterations and a reduction in non-residential square footage as follows: Proposal to recess an existing commercial storefront resulting in a 346 square foot outdoor dining patio on the State Street elevation. Also proposed is to raise 250 square feet of existing basement area to the ground level and to reduce 250 square feet of the existing mezzanine level in order to extend the trash room. There will be a credit of 596 square feet of Growth Management Plan floor area. Proposed railing in the public right-of-way to be approved under a separate permit. This structure is on the list of Potential Historic Resources and is connected to a designated Structure of Merit: "Upper Hawley block.")

a) (Review of a Phase 2 Historic Structure/Sites Report prepared by Post/Hazeltine Associates. Report concludes that the project's impact to the historic resource is less than significant.)

b) (Concept review; action can taken if sufficient information is provided. Project last reviewed on March 11, 2015.)

CONCEPT REVIEW - NEW**8. 1317 STATE ST****C-2 Zone****(2:30)**

Assessor's Parcel Number: 039-131-007
Application Number: MST2015-00364
Owner: Arlington Theatre Property, LLC
Architect: Richard Redmond

(Proposal to apply a waterproof coating over the existing stucco of the tower on the Arlington Theatre. Existing cracks will be cleaned and repaired. No other exterior alterations are proposed. This structure is a designated City Landmark: Arlington theatre.)

(Concept review; action can be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW**9. 1414 PARK PL****P-R/SD-3 Zone****(2:45)**

Assessor's Parcel Number: 017-381-001
Application Number: MST2015-00349
Owner: City of Santa Barbara
Applicant: Parks and Recreation Department

(Proposal to install a new playground and walking path at the Municipal Tennis Courts. Work will include the construction of a small patio and repair of existing pathways along the tennis courts. Additional site work includes playground fencing, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. Safety improvements will include removing existing block wall partitions at both restrooms, installation of lighting, and new gates. Two sections of the existing parking lot will be demolished to accommodate the new playground and the new patio. The existing parking lot will be restriped and will include a new ADA accessible parking space. The project will result in the loss of one parking space for a total of 72 uncovered spaces. A total of 160 cubic yards of cut and fill will be involved with the proposed scope of work. Requires Planning Commission review of a Coastal Development Permit and Parks and Recreation findings for changes to an existing designated Sports Facility. This is on the City's List of Potential Historic Resources.)

(Concept review; comments only. Project requires environmental assessment and Planning Commission review for changes to an existing designated Sports Facility and Coastal Development Permit.)

PROJECT DESIGN REVIEW**10. 340 E LOS OLIVOS ST****E-1 Zone****(3:15)**

Assessor's Parcel Number: 025-261-004
 Application Number: MST2013-00340
 Owner: Winn Family Trust
 Architect: Mark Shellnut Architects, Inc.
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.

(This property is on the City's List of Potential Historic Resources: "Edwards/Dole House." Proposal for alterations and additions to an existing, three-story, 5,203 square foot, single-family residence, located on a 13,510 square foot parcel. The project includes a request to permit the 139 square foot "as-built" dormer addition, a 142 square foot "as-built" deck constructed on the third floor, and the 362 square foot "as-built" second-story sunroom addition, the replacement of aluminum windows on the "as-built" second-story sunroom with (period-correct) wood windows, and the replacement and installation of new skylights. The proposal also includes additions and alterations to the existing garage including relocating the existing 408 square foot, two-car garage (and 244 s.f. loft above the garage) to comply with required front setback, adding 60 square feet to meet the minimum interior dimensions, and window and door changes. The existing driveway material is to be removed and replaced with a 540 square foot brick driveway including a integrated brick inlayed vehicular turntable. This project will address violations identified within enforcement case ENF2013-00546 including "as-built" window and skylight changes to the existing 267 square foot detached accessory building and the demolition of other unpermitted structures. The proposed site development totals 6,683 square feet. The project is 149% of the required floor-to-lot area ratio (FAR). The application received Planning Commission review and approvals for requested floor area and setback modifications.)

(Project Design and Final Approvals are requested. Project must comply with Planning Commission Resolution No. 012-15 and requires Neighborhood Preservation Ordinance findings.)

CONCEPT REVIEW - NEW**11. BIRD REFUGE / 00 BLK LOS PATOS WY****P-R/SD-3 Zone****(3:35)**

Assessor's Parcel Number: 017-382-001
 Application Number: MST2015-00353
 Owner: City of Santa Barbara
 Applicant: Justin Van Mullem

(Proposal to install small scale outdoor fitness/stretch equipment adjacent to the multi-modal beach way at the Andree Clark Bird Refuge. Four pieces of equipment will be installed including a stretch bar, hip flex, air walker, and an additional stretch structure with informational/instructional signage. The equipment ranges in height from 3 foot 6 inches (stretch structure) to 4 feet, 1 inch (stretch bar, air walker and hip flex). A decomposed granite surface is proposed around all pieces of equipment. The existing nonconforming accessible parking space would be restriped for a van size space with new signage resulting in the loss of one parking space for a total of 15 parking spaces. The total stretch area would be approximately 500 square feet. Instructional signage on the stretch equipment will be permitted under a separate permit. This project is in the Coastal Commission Permit and non-appealable jurisdiction of the Coastal Zone.)

(Concept review; Environmental assessment is required.)

CONCEPT REVIEW - CONTINUED**12. 202 W CABRILLO BLVD****HRC-1/SD-3 Zone****(4:05)**

Assessor's Parcel Number: 033-092-008
 Application Number: MST2015-00258
 Business Name: Hotel Milo
 Owner: HHP Santa Barbara I Association, LLC
 Architect: Cearnal Andrulaitis, LLP
 Contractor: Allen Construction

(Proposal to add new post-lanterns in the patio of building 5 and decorative outdoor LED string lights above four patio areas at buildings 2, 3, 4, and 6, for the existing Hotel Milo. All lighting will be affixed to existing building elements and connected to existing electrical service for each building. There are contributing resources to the Potential West Beach Historic District onsite.)

(Third Concept Review; action can be taken if sufficient information is provided. Project last reviewed on June 17, 2015.)

CONCEPT REVIEW - CONTINUED**13. 719 PASEO NUEVO****C-2 Zone****(4:35)**

Assessor's Parcel Number: 037-400-002
 Application Number: MST2014-00417
 Owner: I & G Direct Real Estate 3, LP
 Business Name: California Pizza Kitchen
 Applicant: Fancher Development
 Architect: Aria Group Architect, Inc.

(This is a revised project description. Proposal for exterior façade alterations to the existing California Pizza Kitchen restaurant located within the Paseo Nuevo Mall. The proposal includes replacement of the existing railing and all awnings with new fabric to match the existing (existing hardware to remain), and new waiting benches. A separate application will be submitted for Sign Committee review to replace existing signage.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project last reviewed on September 24, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS