



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, September 23, 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. <u>Plans</u> 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 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 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, September 18, 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 September 9, 2015.**C. Consent Calendar.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. There will be a Designation Subcommittee meeting on October 7, 2015 at 1:00 p.m. at 630 Garden Street, in the Director's Conference Room, 2nd floor.****DISCUSSION ITEM****1. AMERICAN INSTITUTE OF ARCHITECTS (ArchitecTours)**

(1:45) Staff: Christopher Mason-Hing (AIA)

(The American Institute of Architects – Santa Barbara Chapter announces the annual ArchitecTours held on October 3, 2015, with the theme 'Architecture with a Story' featuring nine projects with intriguing personal stories of the design obstacles encountered during the processing and building phases.)

DISCUSSION ITEM**2. HISTORY OF TREES**

(1:47) Staff: Amanda Burgess, Parks and Recreation

(Presentation on the history of trees in Santa Barbara's five oldest parks.)

FINAL REVIEW**3. 40 E ANAPAMU ST****C-2 Zone**

(2:02) Assessor's Parcel Number: 039-232-002
 Application Number: MST2011-00428
 Owner: City of Santa Barbara
 Applicant: Irene Macias, Library Director
 Business Name: Central Library
 Landscape Architect: Campbell & Campbell

(Proposal to upgrade both landscape and hardscape areas in the plaza and around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery. The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, and a reduction in total trees from 75 to 56, a new water feature, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. No changes to the buildings are proposed. The Central Library building, constructed in 1917, the Faulkner Gallery, constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Also, the Central Library is listed on the State Historic Resources Inventory.)

(Final approval of details is requested. Project last reviewed on May 20, 2015.)

PROJECT DESIGN REVIEW**4. 103 CHAPALA ST****R-4/SD-3 Zone**

(2:32) Assessor's Parcel Number: 033-073-003
 Application Number: MST2015-00152
 Owner: 103 Chapala, LLC
 Architect: Jeff Gorrell

(This is a revised project description. Proposal for an addition, exterior alterations and an interior remodel to an existing 4,444 net square foot, four-unit, three-story apartment building with a detached 574 square foot four-car garage with an attached 137 square foot storage building on a 6,116 square foot lot. The proposal includes a new second floor wrap around balcony, new exterior stairs, changes to the size and location of windows and doors, removal and replacement of an existing second-story deck on the west side of the property, a 40 square foot entry addition, four new condenser units and site alterations, including new landscaping. No new bedrooms will be added to existing units. The proposal also includes demolition of the existing four-car garage to be replaced with four uncovered parking spaces. The existing 137 square feet of storage building will remain. This project received Staff Hearing Officer approvals for two front setback modifications, an interior setback modification, a rear setback modification, a lot area modification, and an outdoor living space modification. This building is a contributing historic resource to the proposed West Beach Historic District and on the City's List of Potential Historic Resources. This parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 048-15. Project last reviewed on July 1, 2015.)

PROJECT DESIGN REVIEW**5. 340 W CARRILLO ST****C-2 Zone**

(3:02) Assessor's Parcel Number: 039-262-036
 Application Number: MST2012-00295
 Owner: George Dumas, Trustee
 Applicant: Tesoro Refining
 Engineer: A & S Engineering, Inc.
 Architect: LMA Architects
 Business Name: USA Gas

(The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The proposal includes minor exterior changes to the existing building consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution 008-15. Project was last reviewed on September 9, 2015.)

PROJECT DESIGN REVIEW**6. BIRD REFUGE / 00 BLK LOS PLATOS WAY****P-R/SD-3 Zone**

(3:27) 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.)

(Project Design and Final Approval are requested. Project was last reviewed on July 29, 2015.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1424 STATE ST****C-2 Zone**

(3:47) Assessor's Parcel Number: 039-072-020
 Application Number: MST2015-00442
 Owner: 22483 PCH II, LP
 Landscape Architect: Arcadia Studio

(Proposal for changes to landscaping plans at an existing commercial parcel including the removal of 20, ten to 14 inch in diameter, existing Eucalyptus trees and six, 20 inch in diameter, Coral trees to be replaced with 17 Brisbane box trees, three Australian willow trees, four Magnolia trees, and two Mediterranean Fan Palm trees. All other landscaping and hardscaping are to remain. No changes are proposed to the existing commercial building in El Pueblo Viejo.)

(Concept review; comments only. Project requires environmental assessment.)

CONCEPT REVIEW - NEW**8. 36 W GUTIERREZ ST****C-M Zone**

(4:12) Assessor's Parcel Number: 037-211-021
 Application Number: MST2015-00467
 Owner: Mark Vestal
 Applicant: Michelle Lang

(Proposal for a tenant improvement to convert an existing auto service building to an office use. Changes include refinishing the existing masonry walls with stucco, repairing and replacing the existing tile roof, installing new skylights, replacing gutters and downspouts, removing the existing auto service doors to be replaced with bi-fold doors, and replacing the existing windows and exterior door. A new handicap space will be provided for a total of one parking space. One parking space is required. No new non-residential square footage is proposed.)

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

SIGN REVIEW**9. 211 W CARRILLO ST****C-2 Zone**

(4:37) Assessor's Parcel Number: 039-312-015
 Application Number: SGN2015-00094
 Business Name: Jenny Schatzle
 Owner: Drake Properties, LTD
 Applicant: Wasantha Mohottige

(Proposal for one (1) new 3.1 square foot, non-illuminated, wood projecting sign, one (1) new 6.3 square foot, non-illuminated, wood wall sign, and two (2) new 3.1 square foot, non-illuminated, vinyl, digital print window signs on an existing commercial building. Total proposed signage is 15.6 square feet. Total allowable signage at this location is 45 square feet.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS