



# 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, December 16, 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  
 JENNIFER SANCHEZ, Interim 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	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - four sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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 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](http://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.
- c. Contact City Planning staff at 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. 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 4572 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, December 11, 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. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within its 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 December 2, 2015.

## C. Consent Calendar.

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

## E. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT****1. 1300 BLK E YANONALI ST 1095 SEG ID****(1:45)**

Assessor's Parcel Number: ROW-001-095  
Application Number: MST2015-00317  
Owner: City of Santa Barbara  
Agent: Craig Drake, Principal Engineer  
Applicant: City of Santa Barbara - Public Works  
Engineer: Matt Burgard

(Proposal for the E. Montecito Street-E. Yanonali Street Bridge and Pedestrian Improvements Project, which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout, and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place, 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street-E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

**(Review of a revised Historic Structures/Sites Report prepared by Applied EarthWorks, Inc. Report last reviewed on December 2, 2015.)**

**PROJECT DESIGN REVIEW****2. 420 E ANAPAMU ST****R-3 Zone**

**(2:10)** Assessor's Parcel Number: 029-173-005  
 Application Number: MST2005-00442  
 Owner: Jeffrey P. Shuman 2009 Trust  
 Agent: Jarrett Gorin  
 Architect: RRM Design Group

(Proposal to demolish an existing 259 square foot one-car garage and construct two new residential condominium units above three new two-car garages. The proposal will result in three residential condominiums: Unit A, an existing 1,382 square foot one-story single-family residence, which will remain unaltered; Unit B, a proposed 1,158 square foot two-story unit; and Unit C, a proposed 1,365 square foot two-story residential unit. The existing residence, Unit A, is listed on the City's Potential Historic Resources List and is eligible for listing as a Structure of Merit; therefore, the project was concurrently reviewed by the Historic Landmarks Commission.)

**(Revised Project Design and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 008-07. Project last reviewed on December 2, 2015.)**

**CONCEPT REVIEW - NEW****3. 2559 PUESTA DEL SOL****E-1 Zone**

**(2:35)** Assessor's Parcel Number: 023-271-003  
 Application Number: MST2015-00613  
 Owner: Santa Barbara Museum of Natural History  
 Applicant: Heidi Jones

(Proposal for a new six to eight foot tall, 120 linear foot sound wall at the Santa Barbara Museum of Natural History. Two [2] oak trees with 3.5 inch and 4.5 inch trunk diameters, three [3] toyon, and one [1] cherry tree will be removed. The Santa Barbara Museum of Natural History is a Designated Structure of Merit.)

**(Project Design Approval is requested. Action can be taken if sufficient information is provided.)**

**MISCELLANEOUS ACTION ITEM****4. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST  
1735 BATH ST****R-4 Zone**

**(3:10)** Assessor's Parcel Number: 027-082-007  
 Owner: Joyce Peneau & Antoine Shabazz

(Hold a Public Hearing to consider adding the Craftsman-style house constructed in 1916 to the City's List of Potential Historic Resources. The structure is eligible as a Structure of Merit.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1735 BATH ST****R-4 Zone**

**(3:15)** Assessor's Parcel Number: 027-082-007  
 Application Number: MST2015-00590  
 Owner: Joyce Peneau & Antoine Shabazz  
 Applicant: Lisa Stidd-Silver  
 Architect: Ed de Vicente

(Proposal for a 493 square foot second-story master bedroom addition and a 48 square foot first-floor addition to an existing 1,273 square foot single-family residence. An existing 170 square foot one-car garage will be demolished and replaced with a new 187 square foot garage for a total of one covered parking space onsite. An "as-built" fence and trellis will be demolished. This project addresses violations in Zoning Inspection Report [ZIR2015-00063]. The total of 2,001 square feet of development on a 5,289 square foot lot is 80% of the maximum guideline floor-to-lot area ratio [FAR]. A front setback modification is requested for allowing an addition resulting in changes to the basic exterior characteristics of an existing non-conforming building. This residence will be added to the City's List of Potential Historic Resources.)

**(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review.)**

**MISCELLANEOUS ACTION ITEM****6. BIKE CORRAL PROGRAM UPDATE  
100 BLK CANON PERDIDO**

**(4:00)** Assessor's Parcel Number: ROW-001-571  
 Owner: City of Santa Barbara

(Request to end the existing bike corral pilot program and make site permanent.)

**CONCEPT REVIEW - NEW****7. 0 BLK E ORTEGA ST 1775 SEG ID**

**(4:15)** Assessor's Parcel Number: ROW-001-775  
 Application Number: MST2015-00604  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara - Public Works

(Proposal for a new hoop rack-style bicycle corral location in the public right-of-way in front of the Press Room bar. The bicycle corral will be located in the existing red striped area but will not impede fire access. Bollards and curb stops to protect the racks are also proposed.)

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

**CONCEPT REVIEW - NEW****8. 0 BLK E DE LA GUERRA ST 1669 SEG ID****(4:30)**

Assessor's Parcel Number: ROW-001-669  
Application Number: MST2015-00605  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara - Public Works

(Proposal for a new hoop rack-style bike corral in the public right-of-way in front of the El Paseo walkway. The bicycle corral will be located in the existing red striped area but will not impede fire access. Bollards and curb stops to protect the racks are also proposed.)

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

**CONCEPT REVIEW - NEW****9. 519 STATE ST****C-M Zone****(4:45)**

Assessor's Parcel Number: 037-172-005  
Application Number: MST2015-00592  
Owner: Bob Maho Trust  
Architect: Sherry & Associates

(Proposal to demolish 350 square feet at the front of an existing commercial building to create a new façade and patio area. Windows and French doors will be removed and replaced. An exterior access door will be relocated in association with the proposed interior remodel. This building was constructed in 1926 as part of the earthquake reconstruction of State Street in the Spanish Colonial style. The storefront has been altered.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**