



# 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, June 17, 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](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	<u>Master Application &amp; 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 &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. <u>Plans</u> 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.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](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.

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](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, June 12, 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).

#### **SUBCOMMITTEE MEETING:**

There will be an HLC Designation Subcommittee meeting at 1:00 p.m. on Wednesday, July 1, 2015, in the Community Development Director's Conference Room, 630 Garden Street, 2<sup>nd</sup> Floor.

**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 June 3, 2015.

## C. Consent Calendar.

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

## E. Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1804 CLEVELAND AVE****R-2 Zone****(1:45)**

Assessor's Parcel Number: 027-061-014

Owner: Jim and Bevra Kreyger

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the Queen Anne style residence at 1804 Cleveland Avenue.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 715 ANACAPA ST****C-2 Zone****(1:55)**

Assessor's Parcel Number: 037-092-036

Owner: 715 Anacapa, LLC (CA)

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the Santa Barbara News-Press Building located at 715 Anacapa Street.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1129 STATE ST (1119-1137 STATE ST & 9-15 W ANAPAMU ST)****C-2 Zone****(2:05)**

Assessor's Parcel Number: 039-231-037

Owner: 1129 State Street

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the San Marcos Building located at 1129 State Street, including 1119-1137 State Street and 9-15 West Anapamu Street.)

**ARCHAEOLOGY REPORT****4. 100 BLK W GUTIERREZ ST 2035 SEG ID**

**(2:10)** Assessor's Parcel Number: ROW-002-035  
Application Number: MST2013-00312  
Owner: City of Santa Barbara  
Applicant: Public Works Department  
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 62 feet long and 43 feet wide.)

**(Review of Phase I Archeological Resources Report and memorandum prepared by Applied Earthworks.)**

**HISTORIC STRUCTURES REPORT****5. 100 BLK W GUTIERREZ ST 2035 SEG ID**

**(2:15)** Assessor's Parcel Number: ROW-002-035  
Application Number: MST2013-00312  
Owner: City of Santa Barbara  
Applicant: Public Works Department  
Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 62 feet long and 43 feet wide.)

**(Review of Historic Structure/Sites Report and memorandum prepared by Applied Earthworks. The report concludes that the subject properties are not considered historic resources.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1308 N SALSIPUEDES ST****R-2 Zone****(2:25)**

Assessor's Parcel Number: 029-092-010  
 Application Number: MST2015-00234  
 Owner: Sereboff Family Trust  
 Applicant: Thompson Naylor Architects

(Proposal for a 188 square foot single-story addition to the rear of an existing 818 square foot one-story single-family residence. A 260 square foot one-car garage will be demolished and replaced with a new 233 square foot one-car garage. Exterior alterations to the residence include new roofing, doors, and windows including an enlarged window opening within the interior setback. Site alterations include the removal and replacement of the existing driveway with a reduced ribbon driveway, new fencing, and a retaining wall. The proposed total of 1,239 square feet of development on a 3,241 square foot lot is 57% of the maximum guideline floor to lot area ratio (FAR). Staff Hearing Officer review is requested for open yard and interior setback modifications. This project addresses violations in Zoning Information Report (ZIR2013-00173). This property is a contributing historic resource to the potential Bungalow Haven Historic District and in the Lower Riviera Special Design District.)

- a) **(Review of the Phase II Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes that proposed projects impacts on the historic residence would be less than significant.)**
- b) **(Conceptual review; comments only. This project requires environmental assessment and Staff Hearing Officer review for open yard and interior setback modifications.)**

**CONCEPT REVIEW - NEW****7. 9 W FIGUEROA STREET****C-2 Zone****(3:10)**

Assessor's Parcel Number: 039-281-041  
 Application Number: MST2015-00268  
 Owner: City of Santa Barbara  
 Applicant: Public Works Downtown Parking

(Conceptual review of proposal to upgrade walking surfaces, landscaping, lighting, and receptacle enclosures in the City's Parking Lot 3 Paseo. The applicant is requesting direction and comments from the HLC prior to hiring a design team for the project.)

**(Concept review; comments only.)**

**CONCEPT REVIEW - NEW****8. 1220 CHAPALA ST C-2 Zone**

**(3:40)** Assessor's Parcel Number: 039-181-019  
 Application Number: MST2015-00274  
 Owner: City of Santa Barbara  
 Landscape Architect: Arcadia Studios  
 Engineer: Laura Yanez

(Proposal to realign the existing sidewalk, curbs, and gutters to improve the pedestrian right of way and create the future potential for outside dining. New landscaping will be installed in the parkway and Victoria Street will be restriped to accommodate the new right-of-way improvements. The project also includes the following improvements to City Parking Lot 5: replacement of existing landscaping with xeriscaping, removal of six (6) London Plane Trees to be replaced with three (3) Paperbark Trees, four (4) Jerusalem Thorn Trees, and two (2) Queen Palms, and new hoop style bicycle racks. One (1) 15 minute parking space on Victoria Street will be removed.)

**(Conceptual review. Action can be taken if sufficient information is provided. Project requires tier 3 Storm Water Management Program compliance.)**

**CONCEPT REVIEW - CONTINUED****9. 202 W CABRILLO BLVD HRC-1/SD-3 Zone**

**(4:10)** Assessor's Parcel Number: 033-092-008  
 Application Number: MST2015-00258  
 Business Name: Hotel Milo  
 Owner: HHP Santa Barbara I Assoc, LLC  
 Architect: Cearnal Andrulatis, 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.)

**(Action can be taken if sufficient information is provided. Project last reviewed on June 3, 2015.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**