



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, August 12, 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 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, August 7, 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 29, 2015.

C. Consent Calendar.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM
**1. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST
123 W GUTIERREZ ST**
C-2 Zone**(1:45)** Assessor's Parcel Number: 037-245-015

Owner: Family Services Agency of Santa Barbara County

(Hold a Public Hearing to consider adding the Italianate building constructed c. 1880 to the City's List of Potential Historic Resources. Relocated to its current location in 1928, the building was once the home of the noted Talk of the Town Restaurant. The building was found eligible for designation as a Structure of Merit in the Historical Resources Evaluation Report (HRER) completed by Applied Earth Works, Inc. that was accepted by the Historic Landmarks Commission on July 15, 2015.)

MISCELLANEOUS ACTION ITEM
**2. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST
1035 ORILLA DEL MAR ST**
R-4/SD-3 Zone**(1:50)** Assessor's Parcel Number: 017-322-013

Owner: Schulz Living Trust

(Hold a Public Hearing to consider removal of the minimal traditional building from the City's List of Potential Historic Resources as it no longer meets the criteria to qualify as historic resources due to alterations of character-defining features.)

MISCELLANEOUS ACTION ITEM
**3. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST
1554 ALAMEDA PADRE SERRA**
E-1 Zone**(1:55)** Assessor's Parcel Number: 019-183-011

Owner: Fred J. Krupica

(Hold a Public Hearing to consider removal of the Norman Revival House from the City's List of Potential Historic Resources as it no longer meets the criteria to qualify as historic resources due to alterations of character-defining features.)

CONCEPT REVIEW - CONTINUED**4. 800 SANTA BARBARA ST****C-2 Zone**

(2:00) Assessor's Parcel Number: 031-012-028
Application Number: MST2015-00023
Owner: SG 800 Santa Barbara, LLC
Applicant: Jan Hochhauser

(This is a revised project description. Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,448 square foot, three-story mixed-use development on an 18,568 square foot lot. The project consists of 1,364 square feet of commercial floor area and 24 units (comprised of five studio units, 15 one-bedroom units, and 4 two-bedroom units) above a 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) with average unit size of 760 square feet. There are eligible Historic Resources onsite.)

(Second Concept Review; comments only. Project requires environmental assessment. Project received Planning Commission Conceptual Review on May 21, 2015. Project last reviewed on May 6, 2015.)

CONCEPT REVIEW - NEW**5. VARIOUS LOCATIONS**

(2:45) Assessor's Parcel Number: ROW-002-084, ROW-002-052, ROW-001-932
Application Number: MST2015-00392
Owner: City of Santa Barbara
Applicant: Crown Castle / NG West, Inc.

(Conceptual review for the proposed installation of new small cell wireless communications facilities on existing 33 foot to 43 foot tall wooden street poles in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. Also proposed is a new meter pedestal and pad with equipment cabinet and ground level handhole. Project sites are the 100 block of Cota Street, the 100 block of Chapala Street, and the 100 block of Gutierrez Street.)

(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)

CONCEPT REVIEW - NEW**6. VARIOUS LOCATIONS**

(3:10) Assessor's Parcel Number: ROW-001-776, ROW-001-924, ROW-001-767, ROW-001-716,
ROW-001-510, ROW-001-444
Application Number: MST2015-00391
Owner: City of Santa Barbara
Applicant: Sharon James
Architect: Frank Carter

(Conceptual review for the proposed installation of new wireless antennas and radios in the right-of-way at six separate site locations in El Pueblo Viejo Landmark District. Project sites include the intersection of State and De La Guerra Streets, the 400 block of State Street, State and Anapamu Streets, Ortega and Anacapa Streets, Anacapa and Carrillo Streets, the 900 block of Chapala Street. Proposed designs include stealth cabinets, vaults, or decorative street poles.)

(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)

REVIEW AFTER FINAL**7. 35 STATE ST****HRC-2/S-D-3 Zone**

(3:40) Assessor's Parcel Number: 033-102-018
Application Number: MST97-00357
Owner: 35 State Street Hotel Partners, LLC
Business Name: Entrada de Santa Barbara
Applicant: Michael Rosenfeld
Architect: DesignArc, Inc.
Landscape Architect: Suding Design
Agent: Ken Marshall
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final for proposed changes to the State Street geometry including new median, and crosswalk at Mason and Helena Streets. The changes impact State Street, East Mason Street, and Helena Street. Project requires compliance with City Council Resolution No. 01-103. Project last reviewed May 20, 2015.)

REVIEW AFTER FINAL**8. 901 E CABRILLO BLVD****HRC-1/SD-3 Zone**

(4:10) Assessor's Parcel Number: 017-313-018
 Application Number: MST2008-00313
 Owner: Richard Gunner
 Architect: William La Voie
 Landscape Architect: Suding Design
 Business Name: Santa Barbara Inn
 Architect: Marks Bloxom Architects, Inc.
 Applicant: Michael Gunner
 Architect: John Von Doren

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

(Review After Final for two new metal pergolas totaling 710 square feet to be located over the outdoor dining area at the front of the Santa Barbara Inn. Each pergola will be 10.5 foot tall, illuminated and heated. Project was last reviewed on June 17, 2015.)

CONCEPT REVIEW - CONTINUED**9. 129 E ANAPAMU ST****C-2 Zone**

(4:25) Assessor's Parcel Number: 029-121-013
 Application Number: MST2015-00233
 Owner: 129 Anapamu, LLC
 Business Name: The Little Door
 Applicant: Ross Miller

(Proposal for tenant improvements to an existing commercial building including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

(Second Concept Review; action can be taken if sufficient information is provided. Project last reviewed on May 20, 2015.)

CONCEPT REVIEW - CONTINUED**10. 719 PASEO NUEVO****C-2 Zone****(4:45)**

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

(This is a revised project description. Proposal for exterior façade alterations to the existing California Pizza 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, tables, and chairs. A separate application will be submitted for Sign Committee review to replace existing signage.)

(Third Conceptual Review; action can be taken if sufficient information is provided. Project last reviewed on July 29, 2015.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS