



# 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 26, 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, August 21, 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 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 August 12, 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. REQUEST TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO ADOPT (1:45) THE HISTORIC RESOURCE DESIGN GUIDELINES****MISCELLANEOUS ACTION ITEM****2. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST  
29-37 EAST VICTORIA ST****C-2 Zone****(2:05)** Assessor's Parcel Number: 039-133-009

Owner: Radius Group Commercial Real Estate

(Hold a Public Hearing to consider adding the Spanish Colonial Revival commercial building designed by noted architects Soule, Murphy and Hastings in 1922. The structure is eligible as a Structure of Merit.)

**CONCEPT REVIEW - NEW****3. 40 E ANAPAMU ST****C-2 Zone****(2:10)** Assessor's Parcel Number: 039-232-002

Application Number: MST2015-00407

Owner: City of Santa Barbara

Architect: Winick Architects

(Proposal for exterior restoration work at the Santa Barbara Central Library Complex. Restoration work includes masonry repairs, repainting of the complex to match colors determined through a historical paint analysis, mural conservation, and wood cornice repairs. The Complex contains designated City Landmarks: Central Library Building, Faulkner Gallery, and five Eucalyptus Citriodora trees.)

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

**IN-PROGRESS REVIEW****4. 203 CHAPALA ST****R-4/SD-3 Zone****(2:40)**

Assessor's Parcel Number: 033-041-001  
 Application Number: MST2007-00634  
 Owner: Sanders Family Revocable Trust  
 Owner: Richard Sanders  
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square foot of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square foot of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". 16 parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

**(In-Progress review; comments only. Project requires compliance with Planning Commission Resolution No. 026-09. Project last reviewed on June 3, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 621 E SOLA ST****R-2 Zone****(3:00)**

Assessor's Parcel Number: 029-033-016  
 Application Number: MST2015-00369  
 Owner: John and Karen Abraham Revocable Living Trust  
 Architect: Dennis Thompson

(Conceptual Review of new additions totaling 650 square feet to the rear of an existing 1,108 square foot single-family residence with an attached one car garage. The proposal includes a new uncovered parking space in the front yard and a new 350 square foot accessory building in the rear yard. Proposal also includes the removal of seven linear feet of a sandstone wall along the front property line and driveway. The proposed 650 square foot of additions increase the floor area by more than 50% of the existing total and triggers parking to be brought up to the current requirement of two parking spaces. The total of 2,108 square feet of development on a 7,462 square foot lot is 69% of the guideline maximum FAR. Staff Hearing Officer review is required for modifications to allow parking in both the front setback and the front yard. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District, in the Hillside Design District, and in the Lower Riviera Special Design District.)

**(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for an uncovered parking space in the front setback.)**

**CONCEPT REVIEW - CONTINUED****6. 129 E ANAPAMU ST****C-2 Zone**

**(3:45)** 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.)

**(Third Concept Review; action can be taken if sufficient information is provided. Project last reviewed on August 12, 2015.)**

**CONCEPT REVIEW - NEW****7. VARIOUS LOCATIONS**

**(4:05)** 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 decorative kiosk, bike racks, news racks, decorative streetlights, and new antennas on existing streetlights.)

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

**CONCEPT REVIEW - NEW****8. VARIOUS LOCATIONS**

**(4:30)** 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 two new 55-inch panel antennas suspended on a cross arm attached to 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 West Cota Street, the 100 block of Chapala Street, and the 100 block of West Gutierrez Street.)

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

**REVIEW AFTER FINAL****9. 901 E CABRILLO BLVD****HRC-1/SD-3 Zone**

**(4:50)** 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 requested for new 600 square foot and 150 square foot pergolas both ten and a half feet tall on the street elevation of the Santa Barbara Inn. Project last reviewed August 12, 2015.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**