



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION REVISED AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

Wednesday, October 7, 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. Plans 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, October 2, 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 23, 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 21, 2015 at 1:00 p.m. at 630 Garden Street, in the Director's Conference Room, 2nd floor.**DISCUSSION ITEM****1. HISTORY OF TREES**

(1:45) Staff: Amanda Burgess, Parks and Recreation
(Presentation on the history of trees in Santa Barbara's five oldest parks.)

ARCHAEOLOGY REPORT**2. 530 CHAPALA ST****C-M Zone**

(2:00) Assessor's Parcel Number: 037-171-001
Application Number: MST2015-00006
Owner: TPG Chapala, LLC
Owner: Post Oak, LLC
Architect: DMHA

(This is a revised project description. Proposal to rehabilitate a historic commercial building for commercial/office use. The project would preserve the existing 3,810 square foot building while adding a 2,565 square foot second story. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. A total of 2,565 square feet of nonresidential additions are proposed. The project requires Development Plan findings for the new nonresidential floor area. This building is on the City's List of Potential Historic Resources: "Dal Pozzo's Tire Corporation Building.")

(Review of Phase I Archeological Resources Report prepared by David Stone/Dudek.)

ARCHAEOLOGY REPORT**3. 25 W COTA ST****C-M Zone**

(2:05) Assessor's Parcel Number: 037-171-011
Application Number: MST2015-00330
Owner: TPG Chapala, LLC
Architect: DMHA

(This is a revised project description. Proposal to rehabilitate a historic industrial building for a commercial/office use. The existing building would be converted from light industrial to office use. New second- and third-story additions and a roof deck are proposed. Four new parking spaces are proposed inside the building. A total of 2,969 square feet of non-residential additions is proposed for a total of 12,717 square feet of floor area. The project requires Development Plan findings for the new nonresidential floor area. This structure is on the City's List of Potential Historic Resources: "Hendry Brothers Blacksmith and Welding Shop.")

(Review of a Phase I Archeological Resource Report prepared by David Stone/Dudek.)

CONCEPT REVIEW - CONTINUED**4. 530 CHAPALA ST****C-M Zone**

(2:10) Assessor's Parcel Number: 037-171-001
Application Number: MST2015-00006
Owner: TPG Chapala, LLC
Owner: Post Oak, LLC
Architect: DMHA

(This is a revised project description. Proposal to rehabilitate a historic commercial building for commercial/office use. The project would preserve the existing 3,810 square foot building while adding a 2,565 square foot second story. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. A total of 2,565 square feet of nonresidential additions is proposed. The project requires Development Plan findings for the new nonresidential floor area. This building is on the City's List of Potential Historic Resources: "Dal Pozzo's Tire Corporation Building.")

- a) (Review of Historic Structures/Sites Report prepared by Alexandra Cole. The report concludes the project has no significant impact on the significant historic resource.)**
- b) (Second concept review; comments only. Project requires environmental assessment and development plan findings. Project last reviewed July 15, 2015.)**

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 314 W ORTEGA ST****R-4 Zone**

(2:45) Assessor's Parcel Number: 037-073-012
 Application Number: MST2015-00128
 Owner: KC Young, LLC
 Agent: Dudek & Associates

(Proposal to demolish an existing 1,070 square foot, two-story single-family dwelling and reconstruct a new 2,526 square foot, two-story single-family dwelling, including an attached two-car tandem garage. The building's façade will be reconstructed per the Secretary of the Interior's Standards for Reconstruction. Also proposed are two terraces (one on the ground floor and one on the second floor) totaling approximately 275 square feet, and the replacement of existing concrete hardscape with permeable pavers. Siding and trim from the original structure will be recycled and reused to the extent possible. The proposed development of 2,526 square feet on a 9,533 square foot lot is 71% of the guideline floor-to-lot area ratio (FAR). The project site is located adjacent to lower Mission Creek, and the residence to be demolished is on the City's List of Potential Historic Resources as a contributing structure to the proposed Castillo Street Historic District.)

(One-time concept review; comments only. Project requires environmental assessment.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 501 BRINKERHOFF AVE****C-2 Zone**

(3:10) Assessor's Parcel Number: 037-162-008
 Application Number: MST2015-00111
 Applicant: Jarrett Gorin
 Owner: Ryan & Jil Bell
 Architect: Gordon Brewer

(This is a revised project description. Proposal to replace a shed roof with a gabled roof at the north elevation and replace selected windows and doors of a 708 square foot, one-story, single-family residence in the Brinkerhoff Avenue Landmark District. The proposed changes alter the existing fenestration and the replacement of the roof of an existing non-historic elevation, including the replacement of doors and windows. No square footage changes are proposed. This project includes Staff Hearing Officer review for a requested modification to allow alterations in the front setback. This residence is a designated Structure of Merit and a contributing property to the Brinkerhoff Avenue Landmark District.)

- a) **(Review of a Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes the project will have a less than significant impact to the resource and the surrounding Brinkerhoff Ave Landmark District.)**
- b) **(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review. Historic Resource Findings required for alterations to a designated Structure of Merit.)**

PROJECT DESIGN REVIEW**7. 316 W FIGUEROA ST****R-4 Zone**

(3:40) Assessor's Parcel Number: 039-212-024
Application Number: MST2014-00565
Owner: Darrel Leclair
Architect: Pujo & Associates, Inc.

(This is a revised project description. Proposal for two-story additions and alterations to an existing 3-unit residential development on a 7,555 square foot parcel. The work at Unit 1 will attach it to Unit 2 with a two-story addition comprised of a 378 square foot 1-car garage/workshop and laundry on the ground floor and a 443 square foot Master suite on the second story, making the total size of Unit 1 1,861 square feet. Demolition of a 90 square foot rear porch and a new 53 lineal foot wood fence is also proposed. Two "as-built" sheds located within the interior setback will be removed from the west side of the property. Also proposed is a new fence on top of a curb that will be approximately 7 ft. high along the Curley Avenue frontage of the property. Staff Hearing Officer approval was granted for zoning modifications, including a fence and trellis that exceed the maximum allowable height, distance between buildings to allow a conforming addition to an existing building that is non-conforming to the interior setback, and a proposed new window in the front setback. This residence is on the City's List of Potential Historic Resources.)

(Project Design and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 011-15. Project last reviewed on January 28, 2015.)

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

(4:05) 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 bifold 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.)

(Concept review; action can be taken if sufficient information is provided.)