



# 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, February 10, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
 CRAIG SHALLANBERGER, *Vice-Chair*  
 MICHAEL DRURY  
 ANTHONY GRUMBINE  
 WILLIAM LA VOIE  
 BILL MAHAN  
 FERMINA MURRAY  
 JUDY ORÍAS  
 JULIO JUAN VEYNA

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
 NICOLE HERNÁNDEZ, Urban Historian  
 JOANNA KAUFMAN, Planning Technician  
 JENNIFER SANCHEZ, 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	Master Application & Submittal Fee - (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. Plans 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 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, February 5, 2016, 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 January 27, 2016.

- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. There will be an HLC Designation Subcommittee meeting on Wednesday, February 24, 2016 at 10:00 a.m. at 630 Garden Street in the Community Development 2<sup>nd</sup> Floor Conference Room.

## **HISTORIC STRUCTURES REPORT**

### **1. 610-612 & 618 CASTILLO ST**

**R-4 Zone**

**(1:45)** Assessor's Parcel Number: 037-113-032  
 Application Number: MST2016-00018  
 Owner: Edward St. George  
 Owner: Edward St. George Revocable Trust  
 Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
 Applicant: Post/Hazeltine Associates  
 Architect: Keith Nolan

**(Review of a Phase I Historic Structures/Sites Report prepared by Post/Hazeltine Associates. Review of historic significance of the properties only, no project is proposed. The report concludes that the house at 612 Castillo Street [excluding post-1925 alterations and the rear wing] and the house and sandstone retaining wall at 618 Castillo Street [excluding post-1925 alterations] are significant historic resources and are contributors to the potential Castillo Street Historic District-West Downtown. The house at 610 Castillo Street, the garage behind 612 Castillo Street, the garage/storage room behind 618 Castillo Street, and the concrete retaining wall in front of 610-612 Castillo Street are not significant historic resources.)**

## **ARCHAEOLOGY REPORT**

### **2. 100 BLK S SOLEDAD STREET**

**(1:55)** Assessor's Parcel Number: ROW-001-495  
 Application Number: MST2015-00294  
 Owner: City of Santa Barbara  
 Applicant: Laura Yanez  
 Engineer: Thomas Conti

(Proposal for the Cacique and Soledad Street Pedestrian and Bicycle Bridges and Corridor Improvements Project, which will consist of street improvements on Cacique Street from Salinas to Alisos Streets and along Soledad Street from Cacique to Montecito Streets. Improvements will include the removal of the existing dilapidated wood pedestrian bridge along Cacique Street, construction of two pedestrian bicycle bridges along Cacique and Soledad Streets over Sycamore Creek, construction of sidewalks on Soledad and Cacique Streets, adjustment of intersection controls at certain corridor intersections to favor bicycle boulevard movements along Cacique Street, installation of pedestrian and bicycle-oriented lighting throughout the corridor and bridges, and riparian habitat enhancement.)

**(Review of an Archeological Survey Report and Memorandum prepared by Applied EarthWorks, Inc.)**

**ARCHAEOLOGY REPORT****3. 6100 HOLLISTER AV****A-I-1/SP-6 Zone**

**(2:00)** Assessor's Parcel Number: 073-080-065  
 Application Number: MST2014-00619  
 Owner: City of Santa Barbara - Airport Admin.  
 Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
 Applicant: Direct Relief  
 Architect: DMHA

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 152 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing six main buildings and five outbuildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan [SP-6]. The project received a designation as a Community Benefit project and an allocation of 80,000 square feet [and reservation of 30,000 square feet] of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

**(Review of a Supplemental Phase II Archeological Resources Report prepared by David Stone & Ken Victorino, Dudek.)**

**ARCHAEOLOGY REPORT****4. 1300 BLK E YANONALI ST 1095 SEG ID**

**(2:15)** Assessor's Parcel Number: ROW-001-095  
 Application Number: MST2015-00317  
 Owner: City of Santa Barbara  
 Agent: Craig Drake  
 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 and 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 Phase I Archeological Resources Report prepared by Applied EarthWorks, Inc.)**

**CONCEPT REVIEW - NEW****5. 1300 BLK E YANONALI ST 1095 SEG ID****(2:20)**

Assessor's Parcel Number: ROW-001-095  
 Application Number: MST2015-00317  
 Owner: City of Santa Barbara  
 Agent: Craig Drake  
 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 and 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.)

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

**PROJECT DESIGN REVIEW****6. 100 BLK W GUTIERREZ ST 2035 SEG ID****(2:50)**

Assessor's Parcel Number: ROW-002-035  
 Application Number: MST2013-00312  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara - Public Works  
 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 55.5 feet long and 47 feet wide.)

**(Project Design Approval is requested. Project was last reviewed on November 18, 2015.)**

**CONCEPT REVIEW - NEW****7. 401 SHORELINE DR****HC/P-R/SD-3 Zone****(3:35)**

Assessor's Parcel Number: 033-120-018  
 Application Number: MST2016-00045  
 Owner: City of Santa Barbara  
 Applicant: Keven Strasburg

(Conceptual review of the proposed removal and replacement of hitching post-style bike racks in front of Los Baños del Mar Pool. Different options to remove, replace, and increase the capacity of bike parking are proposed including hitching post, hoop, and peak bike racks. This project is located in the appealable jurisdiction of the Coastal Zone. The Los Baños del Mar Pool c. 1931 and 1992 is in the National Register of Historic Places.)

**(Concept review; comments only. Project requires environmental assessment and coastal review.)**

**CONCEPT REVIEW - CONTINUED****8. 301 E YANONALI ST****M-1/SP-2/SD-3 Zone****(4:05)**

Assessor's Parcel Number: 017-630-005  
 Application Number: MST2012-00494  
 Owner: The Wright Partners  
 Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
 Architect: The Cearnal Collective, LLP

(Concept review only. Proposal to construct a new 44,211 square foot two-story commercial building to include a market and retail spaces with 186 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Parking is to be provided in a podium parking structure with the market above. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.)

**(Third concept review; comments only. Project requires environmental assessment and Planning Commission review of a Coastal Development Permit and Development Plan. Project last reviewed on January 27, 2016.)**

**PROJECT DESIGN REVIEW****9. 29 E VICTORIA ST****C-2 Zone****(4:35)**

Assessor's Parcel Number: 039-133-009  
 Application Number: MST2015-00087  
 Owner: Tioga Holdings, LP  
 Contractor: Total Heating & Air  
 Business Name: Ca' Dario

(This is a revised project description. Proposal to address violations of enforcement case [ENF2014-01029] and permit "as-built" exterior alterations on an existing commercial building, including two [2] on-demand water heaters, lot line fence, and additional decorative elements. This building is on the City's List of Potential Historic Resources: Spanish Colonial building designed by Soule, Murphy, and Hastings c. 1922.)

**(Action can be taken if sufficient information is provided. Project last reviewed on January 27, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**