



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, October 19, 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 J. 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 HERNANDEZ, Urban Historian
- DAVID ENG, Planning Technician
- JENNIFER SANCHEZ, 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - four sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u>.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PUBLIC HEARING PROCEDURES. The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at DEng@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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

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 before the agenda item begins. 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 Department/Planning Division, 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. 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 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 at which the Commission 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. 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 14, 2016, 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 its 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 October 5, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

1. 1819 LAS CANOAS RD, SKOFIELD PARK

(1:45) Assessor's Parcel Number: 021-040-024

Owner: City of Santa Barbara

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the sandstone Rattlesnake Canyon Bridge, constructed in 1919 and located at 1819 Las Canoas Road, in Skofield Park.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

2. 1000 STATE ST

(1:55) Assessor's Parcel Number: 039-282-014

Owner: Quincy/1000 Associates, LP

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the Santa Barbara County National Bank [now known as Montecito Bank & Trust], designed by noted architect Myron Hunt in 1919 and located at 1000 State Street.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

3. 1721 SANTA BARBARA ST

(2:05) Assessor's Parcel Number: 027-111-005

Owner: WGH Ventures, Inc.

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the George Edwards House, designed by noted architect Thomas Nixon in 1887 in the Queen Anne style and located at 1721 Santa Barbara Street.)

ARCHAEOLOGY REPORT**4. 6210-6290 HOLLISTER AVE**

(2:15) Assessor's Parcel Number: 073-080-042
 Application Number: MST2016-00022
 Owner: City of Santa Barbara
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Architect: Flex Designs

(Proposal to construct two new buildings on a vacant six-acre parcel. The project will include a 22,282 square foot, two-story auto dealership building for Chrysler, with 91 parking spaces and 48 inventory spaces. Also proposed is a 21,087 square foot, one-story auto dealership building for Infiniti and another franchise, with 89 parking spaces and 57 inventory spaces. There will also be a sales lot for Airstream trailer sales. Total development on site will be 43,369 square feet. Planning Commission approval is requested for a Development Plan.)

(Review of Phase I Archeological Resources Report prepared by Heather McDaniel and David Stone, Dudek.)

HISTORIC SURVEY REPORT/ARCHAEOLOGY REPORT**5. 1200 BLK LAS POSITAS RD 2943 SEG ID**

(2:20) Assessor's Parcel Number: ROW-002-943
 Application Number: MST2014-00055
 Owner: City of Santa Barbara
 Applicant: Derrick Bailey, Supervising Traffic Engineer
 Applicant: Jessica Grant, Project Planner

(Proposal for the Las Positas Road Multiuse Path Project. The proposal involves the design of a 2.6-mile-long separated multiuse pathway for bicyclists and pedestrians in City right-of-way along Modoc Road from Calle de Los Amigos to Las Positas Road, and along Las Positas Road from Modoc Road to Cliff Drive. The project will provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve. A portion of the project is located within the Coastal Zone and will require Planning Commission review of a Coastal Development Permit.)

(Review of Memorandum and Historic Survey Report/Archaeology Report, which together constitute a Phase I Archeological Resources Report prepared by Eric Nocerino, Applied Earthworks, Inc.)

CONCEPT REVIEW - NEW**6. 651 PASEO NUEVO****C-2 Zone**

(2:30) Assessor's Parcel Number: 037-400-002
 Application Number: MST2016-00464
 Owner: I & G Direct Real Estate 3, LP
 Applicant: Michael Holliday

(Proposal for renovation of Paseo Nuevo Shopping Center, including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures, and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

(Review of ad hoc subcommittee recommendations. Project Design Approval is requested.)

CONCEPT REVIEW - CONTINUED**7. CABRILLO BALL PARK****P-R/SD-3 Zone**

(3:30) Assessor's Parcel Number: 017-311-001
 Application Number: MST2016-00144
 Owner: City of Santa Barbara
 Applicant: Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine [9] trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

(Second Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on May 4, 2016.)

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

(4:00) Assessor's Parcel Number: ROW-000-944
 Application Number: MST2016-00475
 Owner: City of Santa Barbara
 Applicant: Southern California Edison

(Proposal to add various new electrical equipment, underground vaults, conduit, and cable to be completed in phases for the SCE Downtown Service Reliability Improvement Project. This phase consists of [5] pad mounted, above ground SCE electrical transformers at various downtown locations in public right of way and on private property. The project also includes [1] pad mounted gas switch equipment on the 800 Block of State Street.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 214 E DE LA GUERRA ST****C-2 Zone****(4:30)**

Assessor's Parcel Number: 031-082-002
 Application Number: MST2016-00447
 Owner: Betty Jo Lauritson Trust
 Applicant: The Cearnal Collective, LLP

(Pre-Application Concept Review of a proposal for a 27-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density [AUD] Program. The project proposes to demolish three existing residential buildings totaling 4,599 square feet, three sheds, and all associated paving. The project proposes the construction of a 3-story, 33,437 square foot mixed use building that includes 14,459 square feet of residential area and 4,182 square feet of commercial floor area. Forty-one parking spaces will be provided by a 14,289 square foot partially subterranean parking garage. The residential component comprises 27 AUD rental apartments with an average unit size of 536 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential [28-36 dwelling units per acre]. The proposed density on the total of .44 acres will be 62 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet.)

(Comments only; one-time Pre-Application Concept Review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 2205 OAK PARK LN****R-3 Zone****(5:00)**

Assessor's Parcel Number: 025-160-012
 Application Number: MST2016-00391
 Owner: William Fischer
 Architect: Marbleitecture

(Proposal for a new residential development using the Average Unit Density Incentive Program [AUD]. The project will include the demolition of 321 square feet, and 1,014 square feet of first- and second-floor additions to an existing 930 square foot one-story dwelling unit at the front of the parcel. The project also includes a new, two-story, 538 square foot dwelling at the rear of the parcel. Also proposed is to demolish an existing 307 square foot storage building [former garage] in the rear. There will be two uncovered parking spaces provided. The average unit size will be 1,080 square feet and the proposed density will be 19 dwelling units per acre on a 4,635 square foot parcel with a General Plan Land Use designation of Medium High Density Residential 15-27 dwelling units per acre. Total development on site will be 2,161 square feet. This house is on the City's List of Potential Historic Resources. This project will address violations in Zoning Information Report ZIR2015-00245.)

(Comments only; project requires an Environmental Assessment.)

CONCEPT REVIEW - CONTINUED**11. 414 CHAPALA ST****C-M Zone****(5:40)**

Assessor's Parcel Number: 037-211-027
Application Number: MST2016-00190
Owner: John & Martha Peterson
Architect: The Cernal Collective, LLP

(Proposal to demolish an existing one-story, 3,200 square foot commercial building and construct a new four-story, mixed-use development with 1,354 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density [AUD] program and proposes a unit mix comprising one studio unit, 17 one-bedroom units, and 4 two-bedroom units, with an average unit size of 808 square feet. There will be a total of 25 parking spaces located within a ground-floor garage.)

(Fifth Concept Review. Comments only; project requires an Environmental Assessment.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS