



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION SPECIAL MEETING AGENDA

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

Wednesday, December 7, 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
 PILAR PLUMMER, 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 Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at PPlummer@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 Thursday, December 1, 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 special 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. Consent Calendar.

- C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- D. Subcommittee Reports.

FINAL REVIEW

1. 116 CASTILLO ST HRC-1/SD-3 Zone

(1:45) Assessor's Parcel Number: 033-061-011
Application Number: MST2014-00388
Owner: Adi & Santy Kazali, Trustees
Architect: Joe Andrulaitis

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 019-16. Project was last reviewed on November 16, 2016.)

CONCEPT REVIEW - CONTINUED

2. 214 STATE ST HRC-2/SD-3 Zone

(2:10) Assessor's Parcel Number: 033-051-015
Application Number: MST2016-00409
Owner: Peter Mangurian
Applicant: Kevin Moore

(Proposal for alterations to an existing 3,125 square foot commercial building on a 22,108 square foot lot. The project includes the following: converting 280 square feet of floor area to outdoor covered patio, hardscape alterations, removal of an existing 50 foot tall queen palm tree, new landscaping, two new parking spaces, and pedestrian path. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

IN-PROGRESS REVIEW**3. 518 STATE ST****C-M Zone****(2:40)**

Assessor's Parcel Number: 037-173-046
Application Number: MST2013-00140
Owner: Charles & Georgetta Craviotto Survivors Trust
Architect: Jose Luis Esparza
Business Name: India Bazaar

(Proposal to remove an unpermitted pole and canvas structure and to construct an approximately 1,000 square foot wood trellis with permanent retractable canvas canopies on slide wires. The project includes five-foot tall wrought iron fencing with plaster columns and an eight inch plaster curb, two plaster entry archways, and a rear wrought iron access gate to enclose an outdoor retail site with an existing storage building. Decorative potted landscaping is also proposed. The project will address violations in enforcement case ENF2012-01002.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

CONCEPT REVIEW - CONTINUED**4. 29 W ANAPAMU ST****C-2 Zone****(3:05)**

Assessor's Parcel Number: 039-231-002
Application Number: MST2016-00487
Owner: Stuart Fuss
Architect: AB Design Studio, Inc.

(Proposal to convert attic area to additional 585 square feet of new office space on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

PROJECT DESIGN REVIEW**5. 1032 SANTA BARBARA ST****C-2 Zone**

(3:35) Assessor's Parcel Number: 029-212-024
Application Number: MST2016-00071
Owner: David Myers
Applicant: David Watkins

(The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A zoning modification is requested to allow an enclosed mirador balcony to satisfy the requirement for private outdoor living space for one of the units.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 072-16. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). Project was last reviewed on October 5, 2016.)

CONCEPT REVIEW - NEW**6. 228 E ANAPAMU ST****R-O Zone**

(4:05) Assessor's Parcel Number: 029-162-007
Application Number: MST2014-00614
Owner: Barranca Enterprises, Inc.
Applicant: Everett Woody
Architect: Gil Garcia

(Proposal for exterior alterations comprising the restoration of a window on the lower level to its original location and appearance, new exterior entry doors on the upper level, and relocation of a wood storage access door on the lower level. The project includes a new van-accessible parking space with an accessible path of travel. Interior alterations include the replacement of two existing ADA restrooms with new ones. This project will address violations outlined in enforcement case ENF2012-01133.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS