



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, March 9, 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
 JOANNA KAUFMAN, 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	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 & 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.
- c. 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.

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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. 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, March 4, 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 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 February 24, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM

1. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST 3135 CALLE MARIPOSA ST

(1:45) Assessor's Parcel Number: 035-175-001

Owner: Hauptert-Harris Revocable Living Trust

(Hold a Public Hearing to consider adding to the Potential Historic Resources List the 1934 Tudor style residential building, based on the recommendation of the HLC Designations Subcommittee. The structure is eligible as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM

2. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST 519 W. JUNIPERO ST

(1:50) Assessor's Parcel Number: 025-090-008

Owner: Cancer Center of Santa Barbara

(Hold a Public Hearing to consider adding to the Potential Historic Resources List the 1905 Queen Anne Free Classic style house, which was found to qualify as a Structure of Merit in the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009, and was included in the Mitigated Negative Declaration dated May 27, 2010 for the Cancer Center of Santa Barbara, based on the recommendation of the HLC Designations Subcommittee.)

MISCELLANEOUS ACTION ITEM

3. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST 525 W. JUNIPERO ST

(1:55) Assessor's Parcel Number: 025-090-040

Owner: Cancer Center of Santa Barbara

(Hold a Public Hearing to consider adding to the Potential Historic Resources List the 1906 vernacular style house with a Queen Anne Free Classic style rounded porch, which was found to qualify as a Structure of Merit in the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009, and was included in the Mitigated Negative Declaration dated May 27, 2010 for the Cancer Center of Santa Barbara, based on the recommendation of the HLC Designations Subcommittee.)

CONCEPT REVIEW - NEW**4. 540 W PUEBLO ST****C-O Zone****(2:00)**

Assessor's Parcel Number: 025-090-046
 Application Number: MST2016-00087
 Owner: Cancer Center of Santa Barbara
 Applicant: Kenneth Marshall
 Architect: The Cearnal Collective, LLP
 Landscape Architect: Martha Degasis

(Proposal to convert two existing single-family residences at 519 and 525 West Junipero Street to duplexes. At 519 West Junipero, a total of 265 square feet of first-floor and 514 square feet of second-floor additions are proposed to the rear of the 1,093 square foot residence. Additional exterior changes to the residence comprise a new roof, restoration of windows and siding, and remodel of front porch. At 525 West Junipero, 237 square feet will be demolished on the first floor, and 48 square feet will be demolished on the second floor. Additional exterior changes comprise a new roof and restoration of windows and siding. Site work is reviewed under the Cancer Center of Santa Barbara project under MST2007-00092. These buildings are to be added to the City's List of Potential Historic Resources.)

(Action can be taken if sufficient information is provided. Project was previously reviewed under MST2007-00092.)

CONCEPT REVIEW - NEW**5. 1130 STATE ST****C-2 Zone****(2:40)**

Assessor's Parcel Number: 039-232-020
 Application Number: MST2016-00077
 Owner: County of Santa Barbara
 Owner: Jessica Cadiente, Library Director
 Applicant: Trish Allen

(Proposal to install temporary construction fencing in two phases around a portion of the Santa Barbara Museum of Art ["Museum"] and the western portion of the Main Branch of the City Library grounds ["plaza"] to be used for construction staging for the Museum construction project [MST2013-00237]. Proposal consists of an eight foot [8'] high construction/safety fence for construction material storage and public safety. The fence perimeter is approximately 300 linear feet with an interior fence of approximately 230 linear feet to provide required protection for oak trees and also protect plaza features. Per Planning Commission Resolution 029-014, the fencing installation is limited to 90-day intervals, with options for renewal. Anticipated duration for the fencing is two years. The Santa Barbara Museum of Art is on the City's List of Potential Historic Resources.)

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

CONCEPT REVIEW - CONTINUED**6. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

(3:00) Assessor's Parcel Number: 045-250-011
Application Number: MST2015-00565
Owner: City of Santa Barbara

(Proposal for alterations to Waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, East Cabrillo Boulevard, and West Cabrillo Boulevard to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed is new landscaping in areas where existing kiosks were removed, and six new ADA access ramps. Requires Coastal Review.)

(Action can be taken if sufficient information is provided. Project last reviewed on December 2, 2015.)

CONCEPT REVIEW - CONTINUED**7. CITYWIDE**

(3:40) Assessor's Parcel Number: ROW-002-084
Application Number: MST2015-00392
Owner: City of Santa Barbara
Applicant: Crown Castle/NG West, Inc.

(Conceptual review for proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block West Gutierrez Street: Removal of an existing 35' wooden street pole to be replaced with a 40' tall street pole with two new 55" panel antennas suspended on a cross arm. Also proposed is a new meter pedestal, pad, and equipment cabinet containing Radio Remote Units [RRUs]. 2) 100 Block West Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed installation of two new 55" panel antennas suspended on a cross arm attached to an existing 43' tall wooden service pole. Also proposed is a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

(Concept review; comments only. Project requires environmental assessment. Project last reviewed on August 26, 2015.)

CONCEPT REVIEW - CONTINUED**8. 7 E ANAPAMU ST****C-2 Zone****(4:20)**

Assessor's Parcel Number: 039-183-041
Application Number: MST2016-00066
Owner: Sullivan Goss 2009 Family Trust
Agent: Ernesto Botello

(Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees, and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed is the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the replacement of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

(Action can be taken if sufficient information is provided. Project last reviewed on the February 24, 2016 Consent calendar.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS