



# 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, June 15, 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](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.

**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 all documents relating to agenda items are available for review at 630 Garden Street during normal business hours, 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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at [DEng@SantaBarbaraCA.gov](mailto: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. 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, 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 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](mailto: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](http://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](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, June 10, 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](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. Request to reopen review of 28 W. Figueroa Street (MST2016-00111), which received Project Design Approval at the Historic Landmarks Commission meeting of June 1, 2016 but did not receive

Development Plan Approval findings and findings for a CEQA exemption under CEQA Guidelines Section 15183.

- C. Approval of the minutes of the Historic Landmarks Commission meeting of June 1, 2016.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.  
203 Chapala Street: Update by the Urban Historian on Reconstruction/Conservation plan of historic elements.
- F. Subcommittee Reports.  
There will be an HLC Designation Subcommittee meeting on Wednesday, June 15, 2016 at 10:00 a.m. at 630 Garden Street, 2<sup>nd</sup> floor.  
There will be an HLC Paseo Nuevo Subcommittee meeting on Thursday, June 16, 2016 at 9:30 a.m. at 630 Garden Street, 2<sup>nd</sup> Floor Conference Room.

## **DISCUSSION ITEM**

### **1. PRESENTATION OF ARCHITECTURAL STYLES VIDEOS**

**(1:45)** Staff: Nicole Hernandez, Urban Historian, City of Santa Barbara

## **ARCHAEOLOGY REPORT**

### **2. 1028 OLIVE ST**

**R-3 Zone**

**(2:00)** Assessor's Parcel Number: 029-230-017  
Application Number: MST2015-00583  
Owner: Adelaida Ortega  
Architect: Dexign Systems

(This is a revised project description. Proposal to demolish an existing 409 square foot detached two-car garage and construct a one-story, 750 square foot dwelling unit and 540 square foot three-car carport. The carport will connect an existing 1,574 square foot dwelling unit at the front of the parcel to the new one at the rear, resulting in a duplex, on a 7,500 square foot parcel. A total of three onsite parking spaces will be provided. The project includes Staff Hearing Officer review for a requested zoning modification to provide three instead of the required four parking spaces. This structure is eligible for inclusion on the City's Potential Historic Resource List.)

**(Review of a Phase I Archeological Resources Report prepared by Brent Leftwich.)**

**CONCEPT REVIEW - CONTINUED****3. 1601 STATE ST****C-2 Zone****(2:10)**

Assessor's Parcel Number: 027-181-009  
 Application Number: MST2015-00524  
 Owner: 1601 State Street Hotel Investors, LP  
 Architect: The Cernal Collective, LLP

(Proposal for additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites. Demolish the existing 6,399 square foot annex and construct a 38,052 square foot addition to existing hotel consisting of a new four-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and six hotel rooms, and the second and third floors will house 60 hotel rooms which average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new vehicle entry and check-in will be at the rear of this addition, and the present entrance shall be reconfigured to include a putting green, low landscaping, and a new porte cochere modeled on the original 1959 plans, which were not executed. The new development area will total 73,707 square feet [this includes a 3,000 square foot small additions credit for each lot]. The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights [TEDR] with the former Sandman Hotel site. The El Prado Inn main building is a designated Structure of Merit.)

**a) (Review of Historic Structures/Sites Phase 2 Report prepared by Alex Cole of Preservation Planning Associates evaluating the new addition and reconfiguration of the original entrance of the existing main building, including the addition of the original porte cochere modeled on the original 1959 plan.)**

**b) (Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission Review. Project was last reviewed on June 1, 2016.)**

**PROJECT DESIGN REVIEW****4. 100 BLK W GUTIERREZ ST 2035 SEG ID****(2:35)**

Assessor's Parcel Number: ROW-002-035  
 Application Number: MST2013-00312  
 Owner: City of Santa Barbara  
 Applicant: Public Works Department  
 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 February 10, 2016.)**

**CONCEPT REVIEW - NEW****5. 0 BLK W YANONALI ST 2069 SEG ID**

**(2:50)** Assessor's Parcel Number: ROW-002-069, 033-041-012, 033-041-013, 033-074-001  
 Application Number: MST2016-00236  
 Owner: City of Santa Barbara  
 Applicant: Matthew Griffin, P.E.  
 Designer: Aric M. Torreyson, P.E.

(Proposal to construct a double reinforced concrete box culvert along lower Mission Creek, beginning at the terminus of Reach 1B, located just northeast of 120 Chapala Street. The box culvert continues upstream [northward] through Yanonali Street, immediately adjacent to the Chapala Street Bridge and terminating just south of the railroad tracks at the location of the completed Railroad Depot By-Pass Culvert Extension Project. The construction of the box culvert will remove and replace hardscape improvements along Yanonali Street and the remnant Chapala Street right-of-way and include limited site improvements at 134 Chapala Street.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)**

**PROJECT DESIGN REVIEW****6. 1735 BATH ST****R-4 Zone**

**(3:10)** Assessor's Parcel Number: 027-082-007  
 Application Number: MST2015-00590  
 Owner: Joyce Peneau & Antoine Shabazz  
 Applicant: Lisa Stidd-Silver  
 Architect: Ed de Vicente

(This is a revised project description. Proposal for a 576 square foot second-story master bedroom addition and a 49 square foot first-floor addition to an existing 1,273 square foot single-family residence with a detached 170 square foot one-car garage. The existing one-car garage will be demolished and replaced with a new 218 square foot one-car garage for a total of one covered parking space on site. The proposal includes construction of a new 3-foot high fence on top of an existing 30-inch high stone wall and will result in a 5 foot, 6 inch high cumulative height of the wall/fence. An "as-built" fence and trellis will be demolished. This project will address violations in a Zoning Information Report [ZIR2015-00063]. The total of 2,116 square feet of development on a 5,289 square foot lot is 84% of the maximum guideline floor to lot area ratio [FAR]. The project requires an Administrative Height Exception for the over height wall/fence and for an over height hedge and wall at the property. This project included Staff Hearing Officer review to allow a conforming second-story addition resulting in changes to the basic exterior characteristics of an existing non-conforming building in the required front setback. This residence is on the City's List of Potential Historic Resources.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 15-00590. Project was last reviewed on December 16, 2015.)**

**CONCEPT REVIEW - CONTINUED****7. 414 CHAPALA ST****C-M Zone****(3:30)**

Assessor's Parcel Number: 037-211-027  
Application Number: MST2016-00190  
Owner: John & Martha Peterson  
Architect: The Cearnal 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 4,000 square feet of commercial area, and 22 rental units on a 15,246 square foot parcel. The residential component is being developed under the Average Unit Density [AUD] program and proposes a unit mix comprising three studio units, 12 one-bedroom units, and 7 two-bedroom units, with an average unit size of 809 square feet. There will be a total of 31 parking spaces located within a ground-floor garage. The project requires a Concept Review by Planning Commission for the AUD development in the priority housing overlay and on a lot greater than 15,000 square feet in size.)

**(Comments only; project requires an Environmental Assessment and Planning Commission review. Project was last reviewed on June 1, 2016.)**

**(Project has been postponed indefinitely at the applicant's request.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 610, 612, 618 CASTILLO ST****R-4 Zone****(3:55)**

Assessor's Parcel Number: 037-113-032  
Application Number: MST2016-00179  
Owner: Edward St. George Revocable Trust  
Applicant: Trish Allen  
Architect: Keith Nolan

(Proposal for 10 rental residential units to be developed under the Average Unit Density [AUD] program on an 18,750 square foot lot. This includes demolishing an existing single-family residence [610 Castillo Street], constructing eight new residential units, and retaining two existing single-family residences [612 and 618 Castillo Street] located on separate parcels. Both properties will be merged through a Voluntary Lot Merger. The eight new units will be developed in four new buildings consisting of one triplex, two duplexes, and one new single-family residence. The resulting 10 units will have an average unit size of 1,130 square feet and will result in 15,652 square feet of development, including garages. Twenty covered parking spaces are proposed. The project requires a Concept Review by Planning Commission for the AUD development at high density [28-36 du/acre] and on a lot greater than 15,000 square feet in size.)

**(Project has been postponed indefinitely at the applicant's request.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**