



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, July 27, 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	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - four sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u> . Vicinity Map and Project Tabulations - (Include on first sheet) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - 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: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting, irrigation plan and water conservation compliance. Consultant/Engineer Plans - 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 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, July 22, 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 July 13, 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. 1116 GARDEN STREET

(1:45)

Assessor's Parcel Number: 029-172-001

Owner: Kathy Spieler, Paul A. Spieler, and Cory Spieler

(Review Staff Report and designate as a Structure of Merit The Brownsill House, a Queen Anne style house constructed c. 1880 located at 1116 Garden Street.)

MISCELLANEOUS ACTION ITEM

2. 1116 GARDEN STREET

(1:50)

Assessor's Parcel Number: 029-172-001

Owner: Kathy Spieler, Paul A. Spieler, and Cory Spieler

(Application for Mills Act Contract. The property was purchased in 2016 by the Spieler family, who intends to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review proposed Mills Act Program Ten-Year Rehabilitation Plan and make a recommendation to the Community Development Director to execute a historic property contract.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

3. 1919 SANTA BARBARA STREET

(1:55)

Assessor's Parcel Number: 025-381-007

Owner: Julia Collier Emerson

(Review Staff Report and designate as a Structure of Merit The Anderson House, a Vernacular American Foursquare style house constructed in 1903 located at 1919 Santa Barbara Street.)

MISCELLANEOUS ACTION ITEM**4. 1919 SANTA BARBARA STREET****(2:00)** Assessor's Parcel Number: 025-381-007

Owner: Julia Collier Emerson

(Application for Mills Act Contract. The property was purchased in 2016 by Julia Collier Emerson, who intends to rehabilitate the house after years of neglect so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, and recommend that City Council grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated City Landmark property at 1919 Santa Barbara Street and authorize the Community Development Director to execute a historic property contract.)

MISCELLANEOUS ACTION ITEM**5. 2210 HUDSON STREET****(2:05)** Assessor's Parcel Number: 041-316-006

Owner: Dylan and China Jones

(Application for Mills Act Contract. The house was designated a City Landmark on November 8, 1989 as the Charles Pressley House. Named after the original owner, the house is an adobe residence constructed in 1924 in the Spanish Colonial Revival style. The owners intend to complete restoration and maintenance to the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, and recommend that City Council grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated City Landmark property at 2210 Hudson Street and authorize the Community Development Director to execute a historic property contract.)

MISCELLANEOUS ACTION ITEM**6. 2121 GARDEN STREET****(2:10)** Assessor's Parcel Number: 025-252-003

Owner: Zohar Ziv

(Application for Mills Act Contract. The house was designated a City Landmark on May 17, 2016 as "The Olives" Residence. The owners intend to complete restoration and maintenance to the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, and recommend that City Council grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated City Landmark property at 2121 Garden Street and authorize the Community Development Director to execute a historic property contract.)

ARCHAEOLOGY REPORT**7. 580 RICARDO AVE****E-1 Zone**

(2:15) Assessor's Parcel Number: 035-131-008
Application Number: MST2016-00164
Owner: Bob Kafkis
Architect: Chris Cottrell

(This is a revised project description. Proposal for a 597 square foot, second-story addition with a 75 square foot balcony to an existing 1,270 square foot, one-story, single-family residence with an attached 413 square foot two-car garage. The project includes a new roof cover at the front entry and a new pool, pool equipment, and spa in the rear yard. The proposed total of 2,280 square feet of development on a 9,855 square foot lot in the Hillside Design District is 63% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested to allow a conforming second-story addition that changes the basic characteristics of the existing residence, which is non-conforming to front setback.)

(Review of Phase 1 Archeological Report prepared by Heather McDaniel and David Stone, Dudek.)

CONCEPT REVIEW - NEW**8. 2112 SANTA BARBARA ST****E-1 Zone**

(2:20) Assessor's Parcel Number: 025-252-008
Application Number: MST2016-00297
Owner: SB Restore, LLC
Applicant: Harrison Design Associates

(Proposal to permit two new wrought iron driveway gates at Santa Barbara Street and one new wood gate on Padre Street. This is a City Landmark: "Hodges House.")

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

CONCEPT REVIEW - CONTINUED**9. 414 CHAPALA ST****C-M Zone****(2:40)**

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 4,002 square feet of commercial area, and 22 rental units on a 15,823 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 1-bedroom units, and four 2-bedroom units, with an average unit size of 800 square feet. There will be a total of 26 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.)

(Fourth Concept Review. Comments only; project requires an Environmental Assessment and Planning Commission review. Project was last reviewed on July 13, 2016.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS