



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL MITIGATED NEGATIVE DECLARATION – MST2007-00092
May 27, 2010**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 540 W. Pueblo Street

PROJECT PROPONENT: Cancer Center of Santa Barbara

PROJECT DESCRIPTION: The project would result in the construction of a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center on a site that includes existing development. The proposed facility on the project site would be for outpatients only.

The existing development on the project site consists of a 17,444 square foot main medical building, five additional medical office buildings totaling 9,248 square feet, a residential duplex, a residential tri-plex and an uninhabitable single-family dwelling.

The proposed project includes the demolition of the main medical building that is located less than 25 feet from the top of Mission Creek bank and two other medical office buildings (for a total of 21,767 square feet of medical office space), the residential duplex, the residential tri-plex and the uninhabitable single-family dwelling. The proposed project also includes the merger of the ten existing lots into one 3.38-acre lot.

The proposal includes the construction of a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of Mission Creek bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. Two of the buildings to be retained would continue to be used as medical offices. One of the buildings to be retained would be converted to a residential duplex and two new residential duplexes would be constructed.

The proposed project would result in a total of 57,239 square feet of medical office space and six residential units, an increase of 30,547 square feet of medical space and one residential unit, over what currently exists onsite.

The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Seven residential parking spaces would be located in the parking structure. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street.

The proposed project would involve grading in the amount of 2,700 cubic yards of cut and 5,500 cubic yards of fill. There would be 2,800 cubic yards of fill imported to the project site. The proposed project includes restoration/revegetation of the area within 25 feet from the top of Mission Creek bank and the creek bank/channel area. Seven coast live oak trees would be removed and twenty-two replacement coast live oak trees would be planted.

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.



Environmental Analyst

5/24/2010
Date

Historic Structures Report

FOR

519 W. Junipero Street; 525 W. Junipero Street; 601 W. Junipero Street;
520 W. Pueblo Street; 524 W. Pueblo Street; 526 W. Pueblo Street

Assessor's Parcel Numbers:
025-090-008; 040; 005; 022; 023; 024

PREPARED FOR

The Santa Barbara Cancer Center

PREPARED BY

Shelley Bookspan, Ph.D.
1807 Lasuen Road
Santa Barbara, CA 93103
(805) 965-0429

September 21, 2009

EXHIBIT J

B. 525 West Junipero Street

1. Project Description:

The proposed project plans call for the retention of this structure, with no alterations either as to its form or its use. The only changes to this structure will be to its setting, for, at the present time, the lot to its west is vacant, the lot to its east contains a modern three-family, two-story dwelling unit, and, in the rear of the lot there is a three-car garage. The proposal includes construction of a new, Craftsman-style duplex residence in the vacant lot to the west, and replacing the existing multi-family structure to the west with a two-story duplex residence, and demolishing the free standing garage in order to provide the space necessary for the parking garage for the Cancer Center complex.

The project also involves the construction of a parking garage for the new Cancer Center, the north wall of which will border the edge of the lot which the 525 structure occupies.

2. Architectural and Social History:

Like its neighbor at 519 W. Junipero, this house appears to have been in place as of the time of the first available Sanborn map, the 1907 map, thereby making it one of the two oldest on the block. It has been reported that a building permit was issued to James McNeel for this address (then on W. Fourth) on July, 26, 1906.³⁰ At the time of the Sanborn map the street address was reported as 527, but, by the time the 1929 Sanborn map was issued, the address had been changed to its current 525. The footprint of the house shown in the 1907 map is similar to that of the extant unit. Unfortunately, the number in the front part of the dwelling signifying the number of floors is obscured, but in both the 1907 and 1929 maps, it appears to read "1 ½" stories, as it currently is. The entry porch appears to be shown with a curve, and the rear of the house is a single story in both maps. In the later map, a rectangular, single-story porch is shown as having been added to the rear.³¹ In the 1946 Sanborn map, the front part of the dwelling unit is clearly two stories high, while the two rear portions are one-story, with what was a rear porch in 1929 being shown enclosed and part of the house.³²

The city directory of 1912 shows the house was occupied by James McNeel, a carpenter, and the original owner.³³ Given his trade, it is possible that McNeel built the house himself, or participated in the building of it. The house seems to have remained a family home for the McNeels for decades, until about 1977, when it was sold to Richard and Eleanor Ball.³⁴ City street files for this property date from 1930, when the owner, identified then as Ernest McNeel, applied for and received a building permit to add a bath and toilet to the second floor of the existing dwelling. A diagram accompanying the permit application shows a street front two-story portion, with a one-story portion behind. Possibly the addition of the upstairs bathroom

³⁰ David Bricker and Lauren Weiss Bricker, Phase I Architectural/Historical Structures Report, 529 W. Junipero, October 17, 1988, p. 8.

³¹ Sanborn map, City of Santa Barbara, 1907, corrected to 1929, p. 50; Sanborn map, City of Santa Barbara, 1930, p. 241.

³² Sanborn map, City of Santa Barbara, 1930, corrected to 1946, v. 2, p. 241.

³³ Santa Barbara Directory, 1912, Gledhill Library, Santa Barbara Historical Society Museum.

³⁴ City of Santa Barbara, Building and Safety Division, Street files.

was intended to create a separate living unit. In 1936, partitions were added near the second story bathroom, and the next construction record, dated June 13, 1939, issued to Mr. and Mrs. Robert B. McNeel, granted a permit to erect a second-story addition to the dwelling and “adding to apartment,” implying that there was an existing apartment. As part of this alteration, concrete walls were to be added to two sides.³⁵ By 1947, the dwelling unit seems to have been considered a duplex. On August 8, 1947, Mr. and Mrs. Ernest McNeel received a permit to add a garage to the existing two-story, two-family dwelling.³⁶

When the property changed hands in 1977 from the McNeels to the Balls, the City issued an occupancy clearance for a “triplex.”³⁷ A zoning inspection in 1981, however, referred to the property as containing a duplex, a detached, two-car garage, and a carport. At that time, the property came into the possession of Dorothy Shea, or her Trust, where it remained until being purchased by the Cancer Center earlier in 2006. During the course of the Shea ownership, the structure was converted from residential to medical office use.

3. Field Inventory:

In use as a medical offices, primarily the Breast Resource Center, this cross-gabled structure is a two-story, “L-shaped” house with a Queen Anne-style curved entry porch in the “L,” overhung by a sloping, curved roof and supported by rounded, Tuscan columns, two half columns at the each of the points of attachment to the house and three whole columns around the arc of the porch. There are two similar perpendicular doors, one on each wing, facing the entry porch. They each have a lower inset panel below a fixed window set off by a decorative lower sash. They also appear to have their original hardware in addition to newer dead bolts. The otherwise basic box porch railing features decorative vertical knobs.

Most of the windows are one-over-one, wood-framed; the upper sashes on most of the older windows feature a decorative turn at their sills. The two front-facing and one of the western elevation windows are bracketed by decorative shutters, which are not original to the house. On the east elevation of the cross-wing, the side of the house contains a large bay with three double-hung windows, one in each wall of the bay. A curious feature is the second story window on the front portion of the west elevation. Rather than being fully framed itself and situated completely below the cornice at the roof-wall junction, the top of its frame sits inside the cornice. The appearance is as of an addition or alteration that occurred without exacting measurements.

Except for vertical wood skirting, the wood siding is horizontal clapboard; the moderately steeply pitched roof of the main part of the structure is covered with composition shingles, and overhangs at the gable ends, with boxed eaves. There is some mature landscaping and an elevated, enclosed yard at the front elevation, surrounded by a fine, short sandstone wall. Its street elevation orients north, facing Oak Park.

³⁵ City of Santa Barbara. Building and Safety Division. Street files.

³⁶ Ibid.

³⁷ Ibid.

The sides and rear of the structure, in particular, show evidence of additions and modifications. A set of open, wooden stairs accessed from the rear of the west elevation leads to a second story where there are two doors: one leads into the rear of the main part of the structure, one leads into a rectangular accessory unit. The varying roof lines, the disjointed arrangement of space, and the apparent age of the building materials imply differing construction dates and techniques. This middle portion of the structure also can be accessed from the first floor, as seen from the door behind the bay window section of the east elevation.

A third portion of the structure lies further back in the lot. It is a one-story, boxy addition. A large, modern-looking garage occupies the rear of the lot, and is not a part of this analysis.

4. Photographs:



Above: Street (North) Elevation and Portion of East Elevation



Above: Street Elevation



Above: West Elevation

5. Assessment of Historic Structure:

Formal assessment of the achievement of historic significance of any given structure includes two equal and necessary types of evaluation: an evaluation of the historicity of the structure, that is, the extent to which the structure's past and its social, political, design, or other associations could render it an important community resource AND an evaluation of its integrity, that is, the extent to which its current condition retains the elements of its character that may render it historic. The instant property will be evaluated in both ways, below.

a. Introduction to the History Criteria. As presented in the Master Environmental Assessment document of the City of Santa Barbara, the City defines significant historical resources to include, but not be limited to, the criteria listed below. A structure generally, but not in all cases, must be fifty years old, retain its integrity, and qualify under one or more of the following criteria, to be considered a historically significant resource. According to the MEA, qualifications for a significant historical resource are:

"3. Any structure, site or object meeting any or all of the criteria established for a City Landmark and a City Structure of Merit, as follows:

- "a. Its character, interest or value as a significant part of the heritage of the city, state or nation;
- b. Its location as a site of a significant historical event;
- c. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State, or the Nation;
- d. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
- e. Its exemplification of the best remaining architectural type in the neighborhood.
- f. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
- g. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship;

- h. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark.
- i. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- j. Its potential to yield significant information of archeological interest;
- k. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation."

"4. Any structure, site or object meeting any or all the criteria provided for the National Register of Historic Places and the California Historical Landmark list.

"5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic or industrial history.

"6. Any structure, site, or object that conveys an important sense of time and place or contributes to the overall visual character of the neighborhood or district.

"7. Any structure, site, or object able to yield important information to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographic research.

"8. Any structure, site, or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record."³⁸

b. Applying the History Criteria. The former dwelling unit at 525 W. Junipero is evaluated below for its historic significance based on the foregoing description and history.

3a. It possesses character of value to the heritage of the city. The structure is about 100 years old. It is of modest vernacular styling embellished with a fanciful entry porch, and it served as a family home for more two or three generations of a local family before being converted to medical office use. It represents, therefore, a stable neighborhood life that supports an ongoing sense of community.

3b. It is not know to be the site of a significant historical event.

3c. It is not known to be identified with a culturally or historically significant individual.

3d. It is an example of a modest style of architecture that applies some embellishment, in this case a curved entry porch with tapered columns, to an otherwise unelaborated design.

3e. There are other vernacular structures in the neighborhood and throughout the City, although this is a good example.

³⁸ City of Santa Barbara, "Guidelines for Archaeological Resources and Historic Structures and Site," January 2002 [aka as "Master Environmental Assessment" or "MEA"], pages 51-4.

- 3f. It is not known or believed to be the creation or design of an individual known to be significant to the history of the community.
- 3g. While it is a pleasant structure with interesting detailing, particularly in the porch, it cannot be said to embody outstanding design, detail, materials, or craftsmanship.
- 3h. It is not essential to the preservation of another landmark.
- 3i. While it is not, per se, an important visual feature of the Oak Park neighborhood, it is one of a number of modest houses that, collectively, form an important visual feature.
- 3j. This report did not evaluate the potential for archeological significance.
- 3k. As a developed site, it does not qualify as a natural environment.
4. It is not qualified to be listed on the National Register of Historic Places or the California Historical Landmark list.
5. In conjunction with the remaining modest houses nearby, this unit does help to illustrate a broad pattern of history. In the late nineteenth and early twentieth century, waves of westward migration resulted in cities expanding beyond their original boundaries. In the case of Santa Barbara, the Oak Park area represented an expansion away from the center of the city to an area where individual families of the new urbanized middle class could have lots of about 50 by 150 feet, and build thereupon their own small homes.
6. As a result of its representing a way of life 100 years ago, it does help to convey a sense of time and place, or contributes to the overall visual character of the neighborhood or district.
7. It is believed to be able to yield important information to the community or is relevant to research.
8. It has not been determined by the City to be significant.

c. Introduction to the Integrity Criteria. Integrity is evaluated in the seven areas as developed by the United States Department of Interior, National Park Service. As stated in the California Environmental Quality Act, "[i]ntegrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources...retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance...Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association."³⁹ The seven areas are as follows:

Integrity of Design. This is an evaluation of the extent to which to structure continues to reflect its original plan or plan during its period of significance.

³⁹ California Code of Regulations, Title 14, Chapter 11.5, 4851.

Integrity of Location. This means that the structure remains in its original location.

Integrity of Setting. This is an evaluation of the extent to which later development nearby the structure has left its original context intact.

Integrity of Materials. This evaluates whether original physical building materials remain and/or whether they have been replaced and, if they have been replaced, whether the replacements replicate the original materials.

Integrity of Workmanship: This is an evaluation of the extent to which the original construction values have been retained.

Integrity of Association. This is an evaluation of whether the structure retains and conveys a sense of association with an event, movement, or person important to the community.

Integrity of Feeling. This is an evaluation of the structure's ability to convey an architectural aesthetic and/or a historic sense of time and place.

d. Applying the Integrity Criteria. The former dwelling unit at 525 W. Junipero is evaluated below for its integrity based on the foregoing description and history.

1. The house possesses fair integrity of design. The portion of the house that can be seen from the street remains true to what was likely its original design. Based on documentary and physical evidence, it appears that the design changes that have occurred include anachronistic additions the rear as well as some alterations, probably as a result of repairs made along the way, to the roof, and the windows.
2. The structure remains in its original location and, therefore, it has integrity of location.
3. The structure has fair integrity of setting. It remains across from Oak Park in an area where there are other older, wood-sided residential structures. Still, it no longer is a single-family home, or a duplex, with ample room for a garden, in a primarily residential, neighborhood setting. Instead, the setting is mixed and in transition. Immediately next to the structure to the east is a modern apartment building. The structure itself is a clinic, and must provide for parking and access for patients and staff. Other nearby buildings include apartment houses or medical buildings.
4. The house has good integrity of materials. Exceptions include the roofing material, which is composition, while it is likely to have been wood shingle originally. Rear and second-story additions have used modern materials.
5. The house has good integrity of workmanship. Examination of the structure reveals that even the more modern, non-qualifying additions were prepared in a relatively seamless fashion. Overall the quality of the workmanship is good.

6. The house has fair integrity of association with changing urbanism associated with a rising middle class. See discussion under history criterion 14, above.

7. The house has fair integrity of feeling. The initial sense it evokes is of a small neighborhood house, although its changed setting and incongruous elements add some confusion to the sense of time.

e. Discussion: Because it is 100 years old, has good integrity, and at least to some degree meets several of the history criteria related to its representing an era of community history. These are criterion 3a, its value as a part of the heritage of the City; criterion 3d, its exemplification of a way of life important to the City; criterion 3e, its high quality as an example of an architectural type; criterion 3i, its being a familiar visual feature of the neighborhood; criterion 5 its association with a way of life important to the community; and criterion 6 its ability to convey a sense of time and place. Because it meets these criteria, the structure qualifies as a Structure of Merit. Not being an outstanding, pure, or sole remaining example of its type, a vernacular house, it does not qualify as a city landmark.

6. Evaluation of Potential Project Effects.

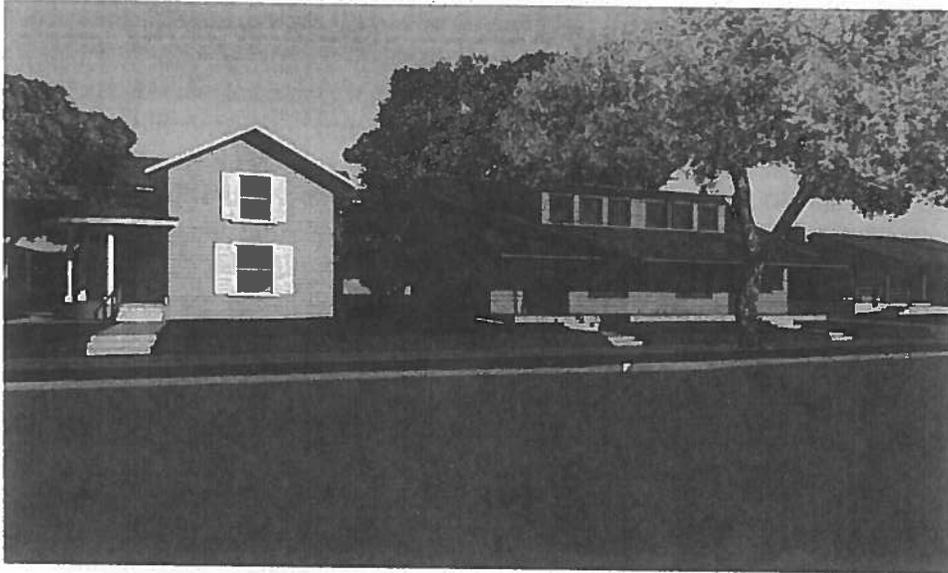
B. 1. Effects on Subject Structure. The proposed project will affect the setting of this structure. In particular, the setting will be altered by the removal of the modern-era garage at the rear of the site and by the addition of a two-story, Craftsman-style duplex residential structure on each of the adjoining Junipero lots. These changes to the setting will not produce adverse impacts to the structure. Returning the Junipero streetscape to one of cottage style residences will complement the feel of this historic structure and help to maintain the residential feel of the neighborhood.

The project will also remove the single-story room added on to the rear of the structure, possibly an enclosure of a porch that was added by the time of the 1929 Sanborn map survey and enclosed by the time of the 1946 survey. This added-on room of approximately 260 square feet is not integral to the design or feel of the structure, nor is it visible from the street. Moreover, it appears to have been modified itself since having been originally enclosed, for its slider windows, for example, represent a feature subsequent to the 1940s. Of greater significance to preservation of this structure than the removal of this non-qualifying element is the restoration of the rear wall of the main structure to which it is attached. The Sanborn maps reveal that the addition covers what was the structure's rear door. The plans for the property include a detailed Restoration Plan, a copy of which is appended to this report. This plan follows the Secretary of Interior's Standards for the Treatment of Historic Properties, standards C 1 through 8, the Secretary's restoration standards. Following this plan for restoration appropriately and adequately mitigates these project impacts.

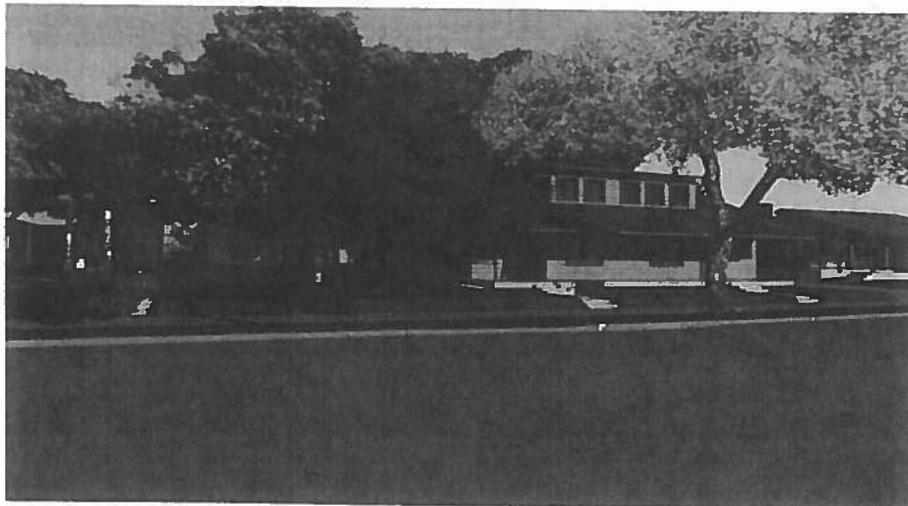
B. 2. Effects of New Construction in the Viewshed of Subject Structure

The U.S. Secretary of Interior's Standards for the Treatment of Historic Properties Standard 9 states: "(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The

new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment." "Related new construction" in this case includes the proposed new Cancer Center facility and parking structure. A review of both the site plan (A-1) and the modeled "Perspective Views," particularly sheets A-12, A-13, and the additional view, below, that I requested reveal that a portion of the side walls of the new parking garage would be visible to passersby.



**View from Junipero Street, of Project, with Existing Vegetation;
525 W. Junipero on left.**



View from Junipero Street, of Project, with Existing and Proposed New Vegetation



Passersby would see the historic structure and also be able to glimpse the plain, stucco walls of the two-story portion of the parking garage. The three-story portion of the garage would not be visible, thus there will be not intrusion onto the view of the roofline of 525 W. Junipero, nor any accompanying "dwarfing" of the structure. The first representation depicts the view with existing vegetation. With the additional vegetation proposed, this view of the wall would be masked, as shown in the second illustration. Thus, the planned project would not create a significant negative impact on the historic structure and meets the applicable standard.

Additional views on these sheets show the new streetscape with vegetation, both with the existing vegetation which will be preserved and with the planned additional vegetation. As is indicated, only a small portion of the garage wall would remain, most would be obscured by the trees in both situations. Thus, although the parking garage is a large structure, with its highest portion set back an additional 60 feet from the historic structure, with its understated design, and with the planned masking of most of its visible portions by existing and new plantings, the project will not destroy materials, features, or spatial relationships that characterize the property. The main Cancer Center facility will not be visible at all from this property. Standard 9 is therefore met.

7. Recommended Mitigation Measures:

No mitigation measures are required.

8. Residual Impacts:

No residual impacts are anticipated.



City of Santa Barbara
Planning Division

Memorandum

DATE: March 9, 2016

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: **Addition to Potential Historic Resources List**

ADDRESS: **525 W. Junipero Street, APN: 025-090-040**

The 1906 vernacular style house with a Queen Anne Free Classic style rounded porch 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. The report found that the building has good integrity and meets criteria outlined in the Santa Barbara Municipal Code, Section 22.22.040 and the City of Santa Barbara Master Environmental Assessment. The building meets criterion 3a, 3d, 3e, 3i, 5, and 6 and qualifies as a City of Santa Barbara Structure of Merit (see attached report).

This Listing allows the Historic Landmarks Commission to treat the building as a historic resource and is being added to the Potential Historic Resources List as per the Santa Barbara Municipal Code Section 22.22.030 D. 3. Use of Historic Structures/Sites Reports obtained in Connection with HLC review. Those structures, real property sites, or natural features identified as a result of a Historic Structure/Site Report obtained either in connection with HLC review occurring pursuant to the landmark district requirements of Section 22.22.130 or Section 22.22.140 (or obtained in connection with environmental review of a proposed new development conducted in accordance with the requirements of the City MEA Historic Resource Guidelines) as having the potential for designation as City Historic Resources shall be considered and acted upon by the Commission for listing on the Potential Historic Resources List. Such consideration shall occur at a Commission hearing held concurrent and in accordance with the landmark district hearing process required by Section 22.22.130 or concurrent with HLC final comment review of the submitted Historic Structure/Site Report scheduled in accordance with the process established for such HLC comments in the MEA, as the case may be.

Recommendation

The HLC Designations Subcommittee reviewed the property at its meeting on February 24, 2016 and recommended that the Historic Landmarks Commission add the vernacular style house at 525 West Junipero Street to the City's Potential Historic Resources List.



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