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.

MBB

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

IV. INDIVIDUAL STRUCTURES REPORTS

A. 519 West Junipero Street

1. Project Description:

The project involves demolition of the duplex at the rear of the site, rehabilitation and restoration of the historic structure, and the attachment of new, 1,000+ square foot, two-story residential unit of Craftsman design to the rear of the historic structure. The new addition consists of two right-angled sections, with the forward (north) section, underlying a pyramidal roof, designed to echo the roof of the historic structure. This new section would extend the boundary of the structure toward the east while providing doorway access to the new unit, designed to be a residential space. The majority of the addition underlies a cross, hipped roof extension of the structure. All of the street (north) elevation, all of the east elevation, and all but the rear approximately 10 feet of the west elevation of the extant structure will be preserved. The rear (south) elevation will adjoin the new addition. Included in the proposal is a rehabilitation/restoration plan which calls for complete documentation of the structure *in situ*, rehabilitation of extant materials where possible, replacement with like materials where extant materials are deteriorated to the extent they cannot be replaced, and restoration to the shape and color of the original structure insofar as they can be determined.

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 519 structures will occupy.

2. Architectural and Social History:

The documentary record reveals through a secondary source that a building permit for this house was issued on October 6, 1905 to Julius C. Gourley. [22] This is shortly after the filing of the Bates' subdivision map, and this makes the structure one of the oldest on West Junipero; a single-story, wood-sided dwelling unit appears on the 1907 Sanborn map at 519 West 4th Street (the original name for the street now called Junipero). The footprint of the house shown there is similar to that of the extant unit. Since the bungalow styling and detailing of the house implies an origin dating between 1900 and 1915, it is believed that the extant unit is the original one and dates between 1905, when the tract was subdivided, and 1907, when the Sanborn map was drawn. Julius Gourley, a foreman for the Union Mill Company, was also the first identified occupant of the house.[23]

The Sanborn maps dated 1929 and 1930 show an extension added to the rear of the structure as well as an auxiliary building, possibly a garage, at the center of the eastern boundary of the property and a small dwelling unit behind the main structure, with the address 519 ½ .[24] City street files for this property date from 1962, when the owner, one Augustus Cordero applied

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[22] Christopher Nelson, Architectural and Historic Resources Survey, City of Santa Barbara, 1980. City of Santa Barbara Planning files, 524 W. Pueblo.
[23] Sanborn map, City of Santa Barbara 1907, p. 50; Santa Barbara City Directory, 1912.
[24] Sanborn map, City of Santa Barbara, 1907, corrected to 1929, p. 50; Sanborn map, City of Santa Barbara, 1930, p. 241. City of Santa Barbara street files, 519 W. Junipero.

for and received a building permit to demolish the second house and to build a modern style duplex unit that sits in the back of the lot today. The street files become complex after the duplex was constructed, for the documents for the various on-site structures are intermixed. So, for example, there is a document indicating that stairs for 519 W. Junipero were relocated in 1977, but it is unclear whether these were stairs for the older house in front or for the rear duplex. Visual evidence suggests the latter. It appears that most of the documents pertain to the duplex, to which an illegal third unit was added, and that the City cited the owner for numerous code violations. When the new owner, Dorothy Shea, purchased the property in about 1984, she continued to receive notices of violation. Several permit documents were issued in 1995, relating to bringing the structures up to code. One of these may pertain to the subject structure, because it refers to conversion of a bedroom to an office. The house has, indeed, been used as a medical office rather than a residence for about a decade.[25]

A recent structural integrity inspection conducted by Gregory Van Sande, a professional structural engineer, identified certain structural deficiencies, such as deteriorating concrete footing, which could be remedied to render the building safe for habitation under current building codes.[26]

3. Field Inventory

In use as a medical office, this is a simple single-story pyramidal roof bungalow, with concealed eaves, covered in both wood shingle- and horizontal, clapboard siding. Its street elevation orients north, facing Oak Park.

Original features of interest include three leaded windows on the east side, a leaded window facing the small entry porch, and one leaded window on the west side. The entry porch occupies the east half of street elevation, overlooked by a large, fixed window topped by a separately sashed row of ornamental leaded glass. The entry door faces the entry porch at a right angle to the porch stairs. There are three stairs leading from the front lawn to the porch: the first two are sandstone, and the third is the riser of the porch itself. The current entry door and screen door are modern, machined doors.

The roof overhangs the porch, next to which is a three-sided bay window. There are three metal porch supports, not original, designed to suggest straight columns. The eaves of the roof are enclosed, all around The porch stair rails are plain box rails, and appear to be recent additions.

There is a small front lawn, enclosed by a modern iron fence with wood posts. There is no rear lawn or garden. Instead, in the rear portion of the lot there sits a non-historic, two-story residential structure, accessed by a concrete driveway.

This structure was included in the city's architectural and historic resources survey of the area in 1980.

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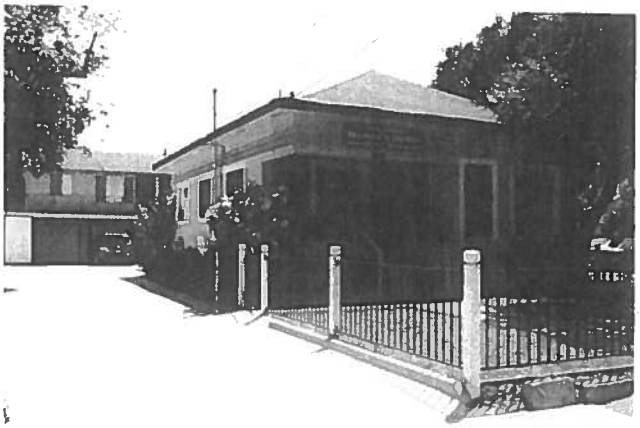
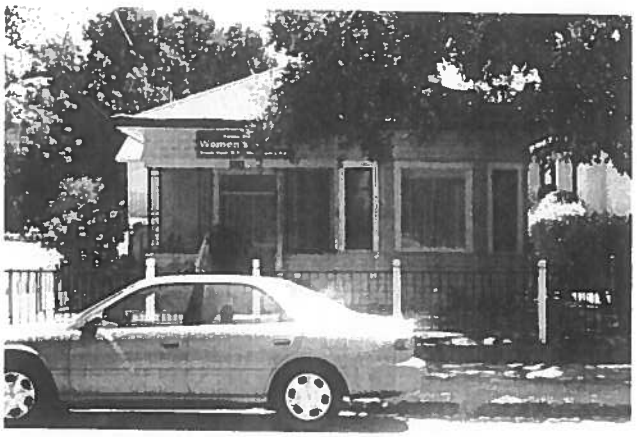
[25] City of Santa Barbara street files, 519 W. Junipero.
[26] Letter, Gregory Van Sande, December 7, 2007.

4. Photographs

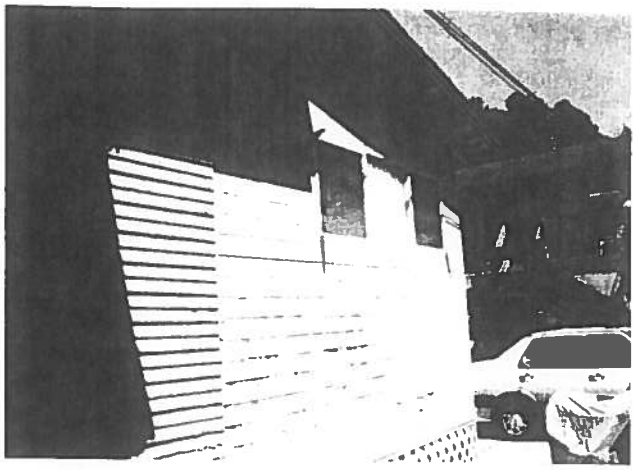


Above: Street (North) and East Elevations; Newer Residential Structure in Rear



Above: Street Elevation

Above: West Elevation; Note Leaded Glass Detail



Above: Rear of West Elevation, Revealing Differing Sidings

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."[27]

b. Applying the History Criteria. The former dwelling unit at 519 W. Junipero is evaluated below for its historic significance based on the foregoing description, history, and standards.

3a. It possesses character or value to the heritage of the city. The structure is about 100 years old, and its general character as a bungalow-style dwelling unit in a city neighborhood supports an ongoing sense of community.

3b. It is not known 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 a fair example of simple hipped roof bungalow style which itself signifies a simple way of family life, with home and garden.

3e. It is not the best remaining architectural type in the neighborhood, although it is a good example. There are many bungalow dwelling units remaining with fewer apparent modifications.

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[27] 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 to be the creation or design of a significant individual.

3g. While it is a pleasant structure with some interesting detailing, particularly in the leaded windows, 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, as important visual feature of the Oak Park neighborhood, it is one of a number of bungalows that, collectively, form an important visual feature.

3j. This report did not evaluate the potential for archaeological significance.

3k. As a developed site, it does not qualify as a natural environment.

4. It is not of great enough significance or interest to qualify to be listed on the National Register of Historic Places or the California Historical Landmark list.

5. It, in conjunction with the remaining neighboring bungalows, 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. Industrialization, meaning standardization and tools, also influenced growth. 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. The intrusion over time of large medical office buildings as well as newer multifamily residential units, such as the duplex sharing the lot of the subject structure, has resulted in some overall deterioration of the neighborhood setting.

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 not 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 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."[28] The seven areas are as follows:

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[28] California Code of Regulations, Title 14, Chapter 11.5, 4851.

replaced with modern styles. Still, overall, the shingles are intact as are most of the original leaded windows. Replacement siding has generally retained the original feel.

5. The house has fair integrity of workmanship. The City's records imply, but do not make clear, that the house fell into disrepair within the last 20 years. It is unknown how much was rebuilt. Field study, however, indicates little evidence of patchwork repairs. The overall workmanship seems to be of similar quality.

6. The house has fair integrity of association with changing urbanism associated with a rising middle class.

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 fair integrity, and at least to some degree meets history criteria: 3a, of value as a significant part of the heritage of the City; 3d, exemplification of a particular way of life important to the City; 3i, its location as a familiar visual feature of the neighborhood; 5, its association with a way of life important to the community, and 6, its role in conveying a sense of time and place to the neighborhood, the structure qualifies as a City of Santa Barbara Structure of Merit. Not being an outstanding, unaltered, or sole remaining example of its type, a turn-of-the-century bungalow, it does not qualify as a city landmark.

6. Evaluation of Potential Project Effects:

A. Rehabilitation.

This plan meets City of Santa Barbara's Potential Mitigation Measure 1: "Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The standards and guidelines for preservation contained in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* should be employed for the preservation of a significant structure."[29]

The project will retain the extant original elements of historic structure while removing non-original elements, such as the existing porch supports, the altered windows the fencing. In their stead will be new materials designed and machined in the fashion of the era. To the extent that historic photographs may be found to document the precise shape and materials, such will be replicated. The historic portion of the structure will continue to be habitable, although its use will be medical office, rather than residential, as it once was. Beneficial and, therefore, mitigative project effects include the rehabilitation and restoration of the structure. Adherence to the aforementioned Secretary of Interior's standards is integral to this preservation plan. In addition, the project will provide the City with photodocumentation and

[29] City of Santa Barbara, Master Environmental Assessment, January 2002, p. 66.

measured drawings of the structure *in situ*, which will help insure the retention of the City's historical knowledge.

B. 1. New Addition to Subject Structure

The plan meets the City of Santa Barbara's requirement that the project follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* in its new addition to the rear of the structure. The applicable Secretary of Interior's Standards are its Rehabilitation Standards 9 and 10, as follows:

"(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."

The new addition will not destroy characterizing features of the historic structure. The bungalow façade of the original structure will remain the street view, and will be returned to its original look insofar as possible. Its distinguishing features and materials will be rehabilitated and retained. The new addition, while using compatible materials and styling, will be visibly distinct from the original by its being two-story, with separate access. While the new addition is larger than the original, it is neither large nor massive, and, further, with its placement behind the historic structure, it will appear even smaller from streetside.

"(10) New additions and adjacent or new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The new addition will attach mainly to the rear of the historic house, although about ten feet will also attach to the back of the east elevation. The characterizing, *essential* form and integrity of the historic property will remain intact with this plan.

B. 2. New Construction in the Viewshed of Subject Structure at 519 W. Junipero

The U.S. Secretary of Interior's Standards for the Treatment of Historic Properties Standard 9, as cited above, also applies to any "related new construction," which, in this case would include the proposed new Cancer Center facility and parking structure. A review of both the site plan (A-1) and the modeled "Perspective Views," particularly sheet A-12, reveal that a corner of the new parking garage would be visible to passersby viewing the 519 W. Junipero structure from approximately the Alamar and Junipero intersection. Passersby would see the historic structure, the new, two-story compatible unit behind it, and a corner of the plain, stucco walls of the two-story portion of the parking garage. Without vegetation, this corner would be clearly visible, although, with its minimalist styling, not very intrusive or distracting from the cottages.

Additional views on sheet A-12 show the new streetscape with vegetation, both with the existing vegetation which will be preserved and with the planned additional vegetation. As is indicated, the lowest level of the corner of the garage would remain visible while the upper portions 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. Required Mitigation Measures:

No mitigation measures beyond those outlined in the project 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: **519 W. Junipero Street, APN: 025-090-008**

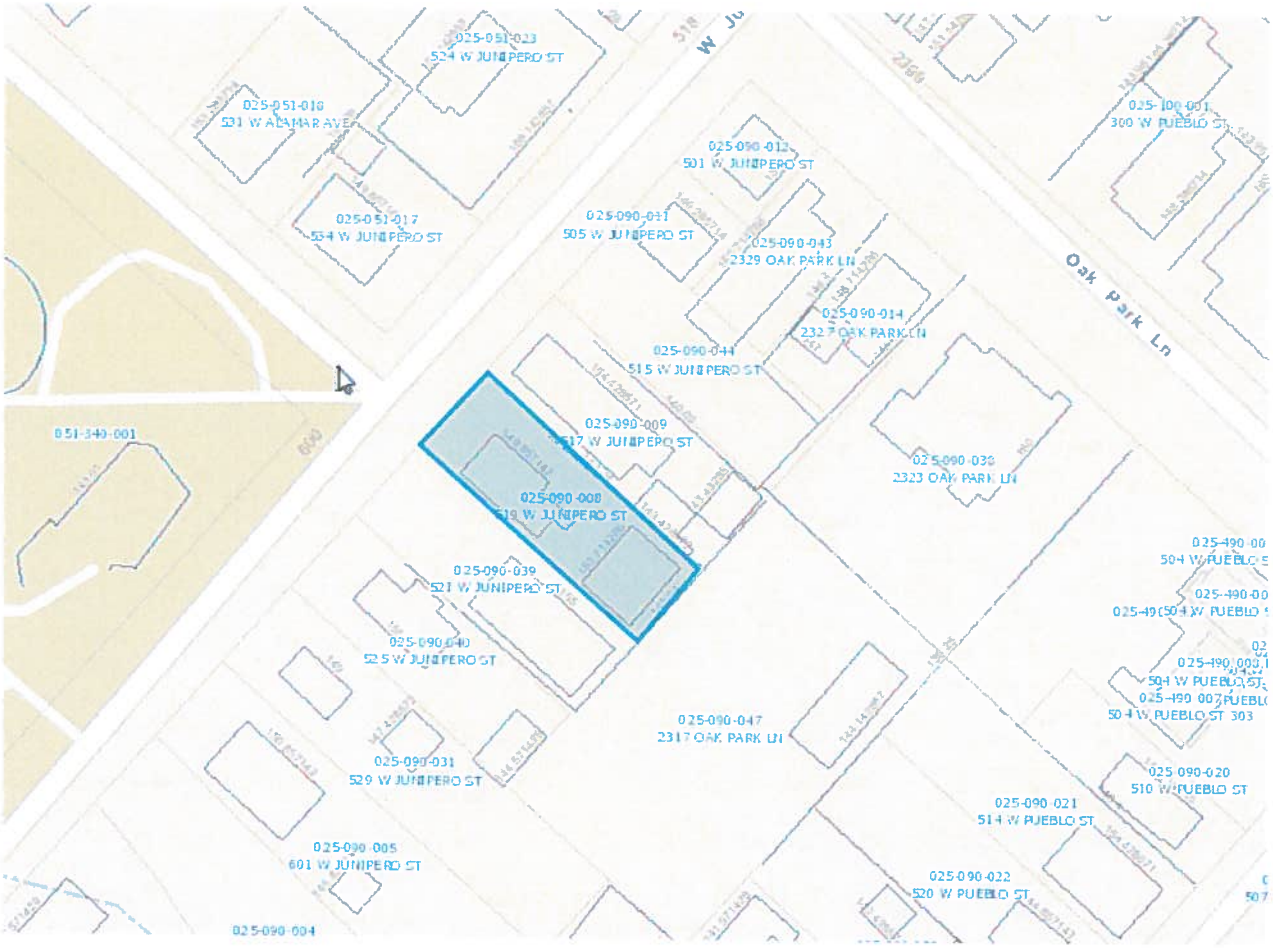
The 1905 Queen Anne Free Classic style house was found to qualify as a Structure of Merit in the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009, and was included in the Mitigated Negative Declaration dated May 27, 2010 for the Cancer Center 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 Queen Anne Free Classic style house at 519 West Junipero Street to the City's Potential Historic Resources List.


Women's Health
03/04/2016


025-051-023
524 W JUNIPERO ST
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2327 OAK PARK LN
025-090-044
515 W JUNIPERO ST
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