



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, January 25, 2017 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

WILLIAM LA VOIE, *Chair*
 PHILIP SUDING, *Vice-Chair*
 MICHAEL DRURY
 ANTHONY GRUMBINE
 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
 PILAR PLUMMER, Planning Technician
 JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - four sets of <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised</u> . <u>Vicinity Map and Project Tabulations</u> - (Include on first sheet) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

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 Pilar Plummer, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 2687 or by email at PPlummer@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, January 20, 2017, 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 its 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 January 11, 2017.

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

DISCUSSION ITEM

1. STORY POLES AS A DESIGN REVIEW TOOL

(1:45) Staff: Renee Brooke, City Planner
Jaime Limón, Design Review Supervisor

(Discussion and a recommendation to City Council on an appropriate trigger to require story poles for review of development projects.)

HISTORIC STRUCTURES REPORT

2. 1300 BLK E YANONALI ST 1095 SEG ID

(2:00) Assessor's Parcel Number: ROW-001-095
Application Number: MST2015-00317
Owner: City of Santa Barbara
Agent: Craig Drake, Principal Engineer
Applicant: City of Santa Barbara - Public Works
Engineer: Matt Burgard

(Proposal for the E. Montecito Street - E. Yanonali Street Bridge and Pedestrian Improvements Project, which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street - E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

(HLC acceptance of the Proposed Conservation Plan was Mitigation Measure 11 in the Historic Structures Sites Report, which recommended the salvage of significant sandstone from the demolished structure for use in new construction according to an approved physical conservation program in order to further reduce the impact of the loss of the Montecito-Yanonali Street Culvert.)

ARCHAEOLOGY REPORT**3. 232 E LOS OLIVOS ST****E-1 Zone**

(2:15) Assessor's Parcel Number: 025-252-002
 Application Number: MST2016-00477
 Owner: J & J Trust
 Owner: Sean Black
 Applicant: Derrik Eichelberger

(This property is a designated City Landmark: Frothingham House, designed by George Washington Smith in 1922. Proposal is for landscape alterations including a new pool and spa totaling 648 square feet, pool equipment, new paving totaling 1,740 square feet, landscape planting, and 120 cubic yards of site grading.)

(Review of a Phase 1 Archaeological Report prepared by David Stone, Dudek.)

CONCEPT REVIEW - CONTINUED**4. 232 E LOS OLIVOS ST****E-1 Zone**

(2:20) Assessor's Parcel Number: 025-252-002
 Application Number: MST2016-00477
 Owner: J & J Trust
 Owner: Sean Black
 Applicant: Derrik Eichelberger

(This property is a designated City Landmark: Frothingham House, designed by George Washington Smith in 1922. Proposal is for landscape alterations including a new pool and spa totaling 648 square feet, pool equipment, new paving totaling 1,740 square feet, landscape planting, and 120 cubic yards of site grading.)

(Third Concept Review. Action may be taken if sufficient information is provided and is subject to acceptance of the Phase 1 Archaeological Report. Project was last reviewed on January 11, 2017.)

CONCEPT REVIEW - NEW**5. 2019 PLAZA BONITA****R-2 Zone**

(2:40) Assessor's Parcel Number: 025-343-002
 Application Number: MST2016-00569
 Owner: D2 Plaza Bonita, LLC
 Architect: Dawn Sherry

(The property is listed on the Potential Historic Resources List a contributing property to the proposed Plaza Bonita Historic District. The house was remodeled in the Spanish Colonial Revival Style in 1927 by noted architects Edwards, Plunkett & Howell. Proposal is for minor alterations to an existing 1,705 square foot single-family dwelling with an attached garage and detached studio. Alterations include: removal of doors and windows to replace with new, improvements to landscaping, and construction of a detached accessory structure to be used as a gym. The proposed total of 1,929 square feet on a 6,793 square foot lot is 67% of the maximum allowed floor-to-lot area ratio (FAR).)

(A. Review of Project. Action may be taken if sufficient information is provided.)

(B. Review of a Phase 2 Historic Structures/Sites Report. The report concluded that the proposed project's impacts are Less than Significant (Class III) and that after implementation of the proposed project, the property would maintain its eligibility for listing as a contributing property to the potential Plaza Bonita Historic District.)

CONCEPT REVIEW - NEW

6. 1809 MIRA VISTA AVE

E-1 Zone

(3:05) Assessor's Parcel Number: 019-090-026
 Application Number: MST2016-00575
 Owner: Carole Reid Christian Estate
 Architect: Tom Henson

(One-Time Pre-Application Consultation Review. The Tudor style residence constructed by Soule, Murphy, and Hastings in 1925 may be eligible for inclusion on the City's Potential Historic Resources List. The proposal includes enlarging a one-car garage, interior changes for a new kitchen and family room area, addition of a 768 square foot rear terrace on the south elevation, and modification of dormers on the second floor. The proposed total of 5,212 square feet on the 23,997 square foot lot is 110% of the maximum guideline floor-to-lot area ratio (FAR).)

(One-Time Pre-Application Consultation Review. Comments Only.)

REVIEW AFTER FINAL

7. 125 STATE ST

HRC-2/SD-3 Zone

(3:30) Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: City of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Applicant: Children's Museum of Santa Barbara
 Architect: AB Design Studio

(The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Review After Final is requested for the addition of interactive kinetic water and musical exhibit structures, and viewing scopes on the rooftop of the museum. Project was last reviewed on January 11, 2017.)

CONCEPT REVIEW - CONTINUED**8. 320 E CARRILLO ST****C-2 Zone****(3:55)**

Assessor's Parcel Number: 029-301-004
Application Number: MST2015-00438
Owner: Pacific Homes Funding, Inc.
Architect: Ted Meeder

(Proposal to demolish the existing single-family residence and all existing site improvements and construct a new three-story, three-bedroom, 2,719 square foot single-family residence with an attached 624 square foot two-car garage. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,343 square feet on the 3,600 square foot lot is 152% of the maximum guideline floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow the new residence to encroach into the required interior setbacks.)

(Third Concept Review. Comments Only. Project requires Staff Hearing Officer approval for requested zoning modifications. Project was last reviewed on May 18, 2016.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS