



# 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, November 16, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
 CRAIG SHALLANBERGER, *Vice-Chair*  
 MICHAEL DRURY  
 ANTHONY GRUMBINE  
 WILLIAM LA VOIE  
 BILL MAHAN  
 FERMINA MURRAY  
 JUDY ORÍAS  
 JULIO J. VEYNA

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW  
**CITY COUNCIL LIAISON:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
 NICOLE HERNANDEZ, Urban Historian  
 DAVID ENG, Planning Technician  
 JENNIFER SANCHEZ, Commission Secretary

**Website:** [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

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

**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](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov). office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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](mailto:HLCSecretary@SantaBarbaraCA.gov) or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

**INTERESTED PARTIES.** The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10-day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB). This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street to review the most current plans proposed for the development application.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY.** State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, a rescheduling fee will

be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)

- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. (3.2.9)
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.
- **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 4572 or by email at [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

### **NOTICE:**

- A. On Friday, November 11, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). For a rebroadcast schedule, visit [www.SantabarbaraCA.gov/CityTVProgramGuide](http://www.SantabarbaraCA.gov/CityTVProgramGuide). An archived video copy of this meeting will be viewable the next business day on computers with high speed internet access by going to [www.SantaBarbaraCA.gov/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos).

### **GENERAL BUSINESS:**

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within 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 November 2, 2016.

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

### **MISCELLANEOUS ACTION ITEM**

#### **1. 2758 LAS ENCINAS RD**

**(1:45)** Assessor's Parcel Number: 023-250-066  
Owner: Santa Barbara Museum of Natural History

(Add the Western Residence to the City's Potential Historic Resources List as it was found to be eligible as a Structure of Merit in the Historic Structures/Sites Report that was accepted by the Historic Landmarks Commission on October 5, 2016.)

### **DISCUSSION ITEM**

#### **2. CITYWIDE STREETLIGHTS**

**(1:50)** (Discussion to replace the existing "cobra-head" style City standard streetlight with new LED alternatives.)

### **MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

#### **3. 1720 BATH ST**

**(2:20)** Assessor's Parcel Number: 027-091-019  
Owner: Bath Street Inn, Inc.

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on December 14, 2016 to consider designating the Fairbanks House, constructed in c.1890 in the Shingle style, located at 1720 Bath Street as a Structure of Merit.)

### **ARCHAEOLOGY REPORT**

#### **4. 121 BURTON CIR**

**R-4/SD-3 Zone**

**(2:25)** Assessor's Parcel Number: 033-073-007  
Application Number: MST2015-00519  
Owner: Smooch Reynolds  
Architect: Sheri Peters

(Proposal for a new drought-tolerant landscape plan for an existing four-unit apartment complex including plant and irrigation replacement. Also proposed is to demolish an existing wall in the front yard ranging in height from four to six feet and to construct a new wall ranging in height from four to six feet in a location closer to the street near Unit 1. The new wall will require approval of an Administrative Exception. Coastal Review is required for this parcel located in the non-appealable jurisdiction of the Coastal Zone.)

**(Review of Phase I and Extended Phase I Archaeological Resources Report prepared by Brent Leftwich.)**

**ARCHAEOLOGY REPORT****5. 1116 SAN PASCUAL ST****R-3 Zone**

**(2:30)** Assessor's Parcel Number: 039-202-016  
 Application Number: MST2016-00359  
 Owner: Edward St George  
 Architect: On Design, LLC

(This is a revised project description. Proposal for a new residential project using the Average Unit Density Incentive Program (AUD). The proposal includes demolition of an existing, detached, 720 square foot garage and 176 square foot shed and construction of a new 1,629 square foot two-story duplex. An existing 675 square foot single-family dwelling on site will remain unchanged. The residential unit mix will include one, 2-bedroom unit (existing dwelling) and a new 1,629 square foot duplex with two, 2-bedroom, 2-bath units. New Unit B will be 705 square feet and new Unit C will be 925 square feet, with an average unit size of 768 square feet. The proposed density on this 6,880 square foot parcel is 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density, 15-27 dwelling units per acre. Private outdoor living space for the new units will be provided in two second floor decks totaling 173 square-feet. There will be a total of three parking spaces provided, two in a 420 square foot, attached two-car garage, and one uncovered space. No grading is proposed. Total development on site will be 2,304 square-feet of floor area. This project will address violations identified in Zoning Information Report ZIR2016-00345.)

**(Review of Phase I Archaeological Resources Report prepared by Heather McDaniel and David Stone, Dudek.)**

**ARCHAEOLOGY REPORT****6. 217 S VOLUNTARIO ST****R-3 Zone**

**(2:35)** Assessor's Parcel Number: 017-260-016  
 Application Number: MST2016-00291  
 Architect: Keith Rivera  
 Owner: Jon Sarad & Simmons Family Trust

(Proposal for a new multi-family development using the Average Unit Density Incentive Program (AUD). The project will include the demolition of an existing 691 square foot one-story dwelling unit, 421 square foot detached garage, and 85 square foot shed, and the construction of a 2,204 square foot two-story duplex and a 2,854 square foot two-story triplex. An existing 1,072 square foot (3-bedroom) dwelling unit is proposed to remain unchanged. The proposed unit mix will include four, 2-bedroom units and one, 1-bedroom unit. The project will result in six dwelling units totaling 6,145 square feet, with an average unit size of 1,024 square feet. The proposed density on this 12,500 square foot parcel will be 21 dwelling units per acre on a parcel with a General Plan land use designation of Medium-High Density Residential, 15-27 dwelling units per acre. There will be a total of five parking spaces provided in attached garages totaling 1,088 square feet, and one uncovered space. Two fruit trees will be removed and new landscape, hardscape, fencing, and trash enclosure is proposed. Grading will consist of 140 cubic yards of excavation and 25 cubic yards of fill. This project will address violations identified in Zoning Information Report ZIR2015-00485.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Dudek.)**

**REVIEW AFTER FINAL****7. 9 W VICTORIA ST****C-2 Zone**

**(2:40)** Assessor's Parcel Number: 039-182-001  
Application Number: MST2014-00359  
Owner: 1221 Victoria Ct  
Architect: Richard Six  
Engineer: John Maloney

(Proposal for site alterations to the north courtyard to include revised stairs and landings, new railings to match existing, new potted plants, a new wall fountain, resurfacing of various areas of courtyard, and revised site lighting in various courtyards and paseos.)

**(Review After Final is requested for additional string lights over a second-floor dining terrace, to match lighting approved elsewhere on the site. Project was referred from Consent Review on November 2, 2016.)**

**CONCEPT REVIEW - NEW****8. 1232 DE LA VINA ST****P-R Zone**

**(2:55)** Assessor's Parcel Number: 039-172-005  
Application Number: MST2016-00489  
Owner: City of Santa Barbara  
Applicant: Justin Van Mullem

(One-time pre-application consultation review for minor exterior building and site changes to an existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing a new metal pergola and new 6-foot tall weathered corten steel fencing to enclose a new courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance, and the construction of a new trellis at the new entryway. New landscaping, site lighting, and interior alterations are also proposed. The building is a designated Structure of Merit: "Louis Lowry Davis Center.")

**(Comments only; one-time pre-application consultation review.)**

**PROJECT DESIGN REVIEW****9. 116 CASTILLO ST****HRC-1/SD-3 Zone**

**(3:25)** Assessor's Parcel Number: 033-061-011  
 Application Number: MST2014-00388  
 Owner: Kazali Adi/Santy, Trustees  
 Architect: The Cearnal Collective, LLP  
 Architect: Joe Andrulaitis

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal requires Planning Commission review of a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

**(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 019-16. Project was last reviewed on July 1, 2015.)**

**CONCEPT REVIEW - CONTINUED****10. 214 STATE ST****HRC-2/SD-3 Zone**

**(3:55)** Assessor's Parcel Number: 033-051-015  
 Application Number: MST2016-00409  
 Owner: Peter Mangurian  
 Applicant: Kevin Moore

(Proposal for alterations to an existing 3,125 square foot commercial building on a 22,108 square foot lot. The project includes the following: converting 280 square feet of floor area to outdoor covered patio, hardscape alterations, removal of an existing 50 foot tall queen palm tree, new landscaping, two new parking spaces, and pedestrian path. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

**(Second concept review. Action may be taken if sufficient information is provided. Project was last reviewed on October 5, 2016.)**

**CONCEPT REVIEW - CONTINUED****11. 518 STATE ST****C-M Zone**

**(4:25)** Assessor's Parcel Number: 037-173-046  
 Application Number: MST2013-00140  
 Owner: Charles & Georgetta Craviotto Survivors Trust  
 Architect: Jose Luis Esparza  
 Business Name: India Bazaar

(Revised proposal to remove an unpermitted pole and canvas structure and to construct an approximately 1,000 square foot wood trellis with permanent retractable canvas canopies on slide wires. The project includes five-foot tall wrought iron fencing with plaster columns and an eight inch plaster curb, two plaster entry archways, and a rear wrought iron access gate to enclose an outdoor retail site with an existing storage building. Decorative potted landscaping is also proposed. The project will address violations in enforcement case ENF2012-01002.)

**(Fifth concept review. Action may be taken if sufficient information is provided. Project was last reviewed on June 29, 2016.)**

**CONCEPT REVIEW - NEW****12. 29 W ANAPAMU ST****C-2 Zone**

**(4:55)** Assessor's Parcel Number: 039-231-002  
Application Number: MST2016-00487  
Owner: Stuart Fuss  
Architect: AB Design Studio, Inc.

(Proposal to convert attic area to additional 585 square feet of new office space on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.)

**(Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****13. 11 W PEDREGOSA ST & 1829 STATE ST****C-2 Zone**

**(5:25)** Assessor's Parcel Number: 027-031-026  
Application Number: MST2016-00485  
Owner: Emmet J. Hawkes Family Trust  
Architect: Thomas Oschner

(Proposal for a mixed-use commercial and residential project to be developed under the Average Unit-Size Density (AUD) program. The project proposes the demolition of an existing 1,180 square foot single-family residence. In its place will be a 1,492 square foot two-story commercial building, six residential units to be located within two 2-story single-family residences and two 2-story duplexes, and an 86 square foot laundry building. The six residential units, which total 7,278 square feet, will have an average unit size of 1,213 square feet and a density of 14 du/ac. The project proposes six commercial parking spaces and six residential parking spaces, of which two will be covered. The project also includes covered bike parking, new landscaping and hardscape, new curb cuts, and a new trash enclosure. The project proposes a total of 8,856 square feet of development on an 18,548 square foot lot with a land use designation of Medium-High Density (15-27 du/ac).)

**(Comments only.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**