



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 20, 2013 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
SUSAN GANTZ, Planning Technician
GABRIELA FELICIANO, 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> - three sets of folded plans are required at the time of submittal & each time plans are revised. <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. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: <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.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact Susan Gantz, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, ext. 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a. 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.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

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 (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

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 and which the Board 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:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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 15, 2013, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards 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 TV Channel 18, or on your computer, via <http://www.citytv18.com/schedule.htm>. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCa.gov/hlc and then clicking Videos under Explore.

GENERAL BUSINESS:

- A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of **November 6, 2013**.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PUBLIC HEARING**1. 1236 GARDEN ST****(1:45)** Assessor's Parcel Number: 029-131-001

Staff Member: Nicole Hernández, Urban Historian

(Consideration to adopt a resolution to designate the "Queen Anne Free Classic residence" constructed c. 1898-1903 as a City of Santa Barbara Structure of Merit.)

PUBLIC HEARING**2. 1601 STATE ST - EL PRADRO INN****(1:55)** Assessor's Parcel Number: 027-181-008

Staff Member: Nicole Hernández, Urban Historian

(Consideration to adopt a resolution to designate the "Vernacular Mid-Century Modern Motor Inn" constructed in 1959 as a City of Santa Barbara Structure of Merit.)

HISTORIC STRUCTURES REPORT**3. 2525 SANTA BARBARA ST**

E-1 Zone

(2:05) Assessor's Parcel Number: 025-041-010

Application Number: MST2013-00451

Owner: Raymond Karam

Applicant: Ronald Nye, Historian

(Historic Structures/Sites Report to analyze the historical significance of an existing single-family dwelling.)

(Review of a Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D. The report found that the residence does not qualify as a historic resource under City guidelines.)**MISCELLANEOUS ACTION ITEM****4. 34 E PADRE ST**

E-1 Zone

(2:15) Assessor's Parcel Number: 025-312-044

Application Number: MST2013-00473

Owner: Elizabeth Lepley and Lawrence Gore

Architect: Wade Davis Design

(Proposal for a 471 square foot single-story addition to an existing two-story, 2,446 square foot single-family dwelling with attached 583 square foot two-car garage. The project includes the relocation of a window and the removal of two windows on the second floor, removal of a door on the ground floor, removal of a post and replacement of a beam in the existing garage, and the extension of an existing uncovered patio. This project will result in a total development of 3,500 square feet on a 15,160 square foot parcel, or 0.23 guideline floor-to-lot area ratio (FAR). This Spanish Colonial Revival house was designed by Russel Ray in 1929, retains a high amount of original materials, and conveys significant historic integrity.)

(Request by Staff to add the structure at 34 E. Padre Street to the City's List of Potential Historic Resources.)

CONCEPT REVIEW - NEW**5. 34 E PADRE ST**

E-1 Zone

(2:20)

Assessor's Parcel Number: 025-312-044
Application Number: MST2013-00473
Owner: Elizabeth Lepley and Lawrence Gore
Architect: Wade Davis Design

(Proposal for a 471 square foot single-story addition to an existing two-story, 2,446 square foot single-family dwelling with attached 583 square foot two-car garage. The project includes the relocation of a window and the removal of two windows on the second floor, removal of a door on the ground floor, removal of a post and replacement of a beam in the existing garage, and the extension of an existing uncovered patio. This project will result in a total development of 3,500 square feet on a 15,160 square foot parcel, or 0.23 guideline floor-to-lot area ratio (FAR). This Spanish Colonial Revival house was designed by Russel Ray in 1929, retains a high amount of original materials, and conveys significant historic integrity.)

(Action may be taken if sufficient information is provided. Requires Neighborhood Preservation Ordinance findings.)

CONCEPT REVIEW - NEW**6. 515 STATE ST**

C-M Zone

(2:40)

Assessor's Parcel Number: 037-172-006
Application Number: MST2013-00478
Owner: Ray Mahboob
Architect: DMHA

(Proposal for a legal change of use and alterations to the State Street elevation including recessing the doors and windows to their original built location. This will result in a credit of 461 square feet of floor area. Also proposed is to reconstruct an enclosed loading dock at the rear elevation and add 16 square feet of floor area, construct a new trash enclosure, and restripe the existing parking lot where eight parking spaces are required but 16 parking spaces are being proposed. The total net credit of non-residential floor area is 445 square feet. This is on the City's List of Potential Historic Resources: "Automotive and Machine Shop, L.N. Diedrich Building.")

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

ARCHAEOLOGY REPORT**7. 2082 LAS CANOAS RD**

A-1 Zone

(3:00) Assessor's Parcel Number: 021-030-037
Application Number: MST2012-00262
Owner: Ron Petelski
Architect: James McClintock
Engineer: Victor Beck
Applicant: David Stone, Archaeologist

(Proposal for site grading; construction of multiple retaining walls; to level, extend, and pave the driveway; and create a building pad for a future residence located on a 3-acre parcel in the Hillside Design District. The proposal involves 1,250 cubic yards of cut, 1,250 cubic yards of fill, and 1,000 cubic yards of recompaction to be balanced on site. Retaining walls include a new 120 linear foot retaining wall ranging in height from 6-inches to 12 feet, a new 200 linear foot retaining wall ranging in height from 4- to 5-feet, and a new 145 linear foot 6-foot tall site wall. The proposal will address violations identified in enforcement case ENF2012-00172.)

(Review of a Phase 2 Archaeological Investigation prepared by David Stone and Ken Victorino of Dudek. Page 11 of the report recommends actions to minimize impacts to the archaeological resource including a conservation easement. The Phase I Archaeological Resources Report and an Addendum were accepted by the HLC on January 30, 2013.)

CONCEPT REVIEW - NEW**8. 121 STATE ST**

HRC-2/SD-3 Zone

(3:15) Assessor's Parcel Number: 033-075-001
Application Number: MST2013-00467
Owner: Santa Barbara Beach House Hotel, LP
Agent: Brooke Kelloway
Business Name: Museum of Contemporary Art

(Proposal to paint a temporary black and white mural on the south elevation of an existing two-story building. The mural will remain on the building wall from January 25 through December 7, 2014. Review by the Visual Art in Public Places Committee is required.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 500 NIÑOS DR**

P-R/SD-3 Zone

(3:30)

Assessor's Parcel Number: 017-382-002
 Application Number: MST2013-00465
 Owner: City Parks and Recreation
 Applicant: Tynan Group
 Architect: Blackbird Architects
 Business Name: Santa Barbara Zoo

(Proposal for a new 1,300 square foot giraffe shelter at the Santa Barbara Zoo. The structural steel and plaster enclosure will be 24-8" tall with two sliding entry doors and sliding panels at the top of two walls for ventilation. The structure will be heated with gas-powered space heaters and will be illuminated by low impact security lighting. No grading will be required and the existing concrete pad will be reused in its current size. A Coastal Development Permit is required.)

(Comments only; Project requires Environmental Assessment and Coastal Review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 1003 SANTA BARBARA ST**

C-2 Zone

(4:00)

Assessor's Parcel Number: 029-211-013
 Application Number: MST2013-00418
 Owner: Robert Dibley
 Applicant: Vanguard Planning, LLC
 Architect: Arketype Architects, Inc.

(Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 39'-0" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot area ratio (FAR). A 398 square foot rooftop deck is also proposed, as well as 536 square feet of balcony and patio space. There will be 124 square feet of permeable paving installed in the driveway. Staff Hearing Officer review is requested for zoning modifications for setback encroachments and open yard area. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption.)

(Requires Environmental Assessment, Staff Hearing Officer Review, and environmental finding for a CEQA Guidelines Section 15183 Exemption.)

CONSENT CALENDAR – SEE SEPARATE AGENDA