



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, May 7, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

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

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
 MICHELLE BEDARD, 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> - four sets of plans are required at the time of submittal & each time plans are revised. (Refer to the plan requirement section of the Design Review Submittal Packet handout.) <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.

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 Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@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. 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 Dept./Planning Div., 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.

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 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:** 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 HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at HLCSecretary@SantaBarbaraCA.gov. 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, May 2, 2014, 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 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 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 April 23, 2014.
- C. Consent Calendar.

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

DISCUSSION ITEM

1. COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

(1:45) Staff: Bettie Weiss, City Planner

(Overview of the proposed Budget for Fiscal Year 2015 for the Community Development Department (CDD). On April 22, 2014, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for May 14, 2014.)

HISTORIC STRUCTURES REPORT

2. 209 E ISLAY ST

E-1 Zone

(2:00) Assessor's Parcel Number: 027-042-009
Application Number: MST2013-00250
Owner: Peter and Lisa Camenzind
Architect: James Lecron

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates. The report determined that alterations for the sandstone retaining wall along East Islay Street will be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

HISTORIC STRUCTURES REPORT

3. 3626 SAN REMO DR

E-3/SD-2 Zone

(2:10) Assessor's Parcel Number: 053-231-011
Application Number: MST2009-00325
Owner: Madsen Trust
Agent: Alexandra Cole

(Review of the Phase 2 Historic Structures/Sites Addendum Letter Report prepared by Alexandra Cole. The report determined that the development of three new houses on the lot are architecturally compatible with the historic resource, will not impact the view corridor of the historic house, and will be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

CONCEPT REVIEW - CONTINUED**4. 2559 PUESTA DEL SOL**

E-1 Zone

(2:20)

Assessor's Parcel Number: 023-271-003
Application Number: MST2014-00116
Owner: Santa Barbara Museum of Natural History
Engineer: Flowers & Associates
Applicant: Suzanne Elledge Planning and Permitting Services

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Second concept review for Compatibility Analysis criteria. Comments only; project requires environmental assessment, Planning Commission and City Council review. The project was last reviewed on April 23, 2014.)

PROJECT DESIGN REVIEW**5. 1242 DOVER LN**

E-1 Zone

(2:35)

Assessor's Parcel Number: 019-203-002
Application Number: MST2014-00100
Owner: Hugh Malinowski
Designer: Tom Branson

(Proposal to permit the following "as-built" site improvements, to include the construction of an 83 linear foot long, 3'-6" tall, stucco wall with two gates located along the front property line, a 40 linear foot long, 6'-10" tall, stucco wall at the interior lot line. The "as-built" walls and gates will be reduced in height where necessary to comply with the maximum 42" height requirements (located within the 10' setback along the front property line and within the 10' by 20' area adjacent to the driveway). The proposal includes the "as-built" replacement of 650 square feet of concrete paving at the driveway, and construction of an approximately 140 square foot redwood covered deck (with clay "S" tile roof). The proposal includes the removal of two unapproved built-in light fixtures within the "as-built" wall/gate. The project will address violations called identified within enforcement case ENF2013-01357.)

(Project Design Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. Project was last reviewed on March 26, 2014.)

FINAL REVIEW**6. 35 STATE ST****(2:50)**

Assessor's Parcel Number: 033-102-018
 Application Number: MST97-00357
 Owner: 35 State Street Hotel Partners, LLC
 Applicant: Michael Rosenfeld
 Agent: Ken Marshall
 Architect: DesignARC, Inc.
 Landscape Architect: Suding Design
 Engineer: Penfield & Smith Engineers, Inc.
 Business Name: Entrada de Santa Bárbara

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Final Approval requested for the project, including Areas A, B and C. A Substantial Conformance Determination was issued by the City Administrator on June 27, 2013. The Project requires compliance with City Council Resolution No. 01-103. Project Design Approval was granted on August 14, 2013. The project was last reviewed on April 9, 2014, for an in-progress review.)

SIGN CONCEPT REVIEW (NEW)**7. 123 E CAÑÓN PERDIDO ST**

C-2 Zone

(4:20)

Assessor's Parcel Number: 029-291-029
 Application Number: SGN2014-00044
 Owner: State of California

(Concept proposal for an interpretive sign program consisting of multiple signs for El Presidio State Historic Park.)

PROJECT DESIGN REVIEW**8. 1003 SANTA BARBARA ST A**

C-2 Zone

(4:50)

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 40'-6" 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. A total of 969 square feet of outdoor decks and landings is also proposed. 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.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 020-14, and Neighborhood Preservation Ordinance findings. Project was last reviewed on February 12, 2014.)

REVIEW AFTER FINAL**9. 1936 STATE ST**

C-2 Zone

(5:20)

Assessor's Parcel Number: 025-372-001
Application Number: MST2011-00167
Owner: Mobil Oil Corporation
Agent: Lucy Dinneen
Applicant: Cadence Development
Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot, approximate 21 foot tall, one-story, non-residential building on a 22,466 square foot lot. The entry tower portion of the building is proposed at 32 feet. A new parking lot behind the building will provide 17 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

(Review After Final for revisions to stairs, walls and landscaping at the corner of Mission and State to accommodate ADA requirements; relocation of the trash enclosure; adjustments to parking layout involving adding three (3) additional spaces; and relocation of a portion of the bicycle parking per Transportation Division comments.)

SIGN CONTINUED ITEM**10. 1936 STATE ST**

C-2 Zone

(5:45)

Assessor's Parcel Number: 025-372-001
Application Number: SGN2013-00142
Owner: Mobil Oil Corporation
Architect: Kirk Gradin
Business Name: 7-Eleven
Business Name: Subway

(Proposal for a new sign application for a proposed new building with two commercial tenants for a Subway and 7-Eleven store. Signage will include a total of 31.8 square feet, to include 16.5 square feet for the 7-Eleven, and 15.3 square feet for the Subway. The signage includes: a 9.8 square foot, externally-illuminated metal monument ground sign (Sign A), a 3.8 square foot wall sign with reverse illuminated channel letters (Sign B), a 3.2 square foot wall sign with reverse illuminated channel letters (Sign C), a 4.0 square foot externally-illuminated blade sign (Sign D), a 3.8 square foot wall sign with reverse illuminated channel letters (Sign E), a 3.2 square foot wall sign with reverse illuminated channel letters (Sign F), and a 4.0 square foot blade sign externally-illuminated (Sign G). The exterior building lighting was approved under the application approved by HLC (MST2011-00167).)

(Continued from the April 23, 2014, HLC review. The last Sign Committee review was on April 9, 2014. The project was referred to HLC by Planning Staff to request a final determination of the monument sign (Sign A). An exception may be requested.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS