



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, August 13, 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, Assistant Planner
 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 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. <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 SBMC §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 Santa Barbara 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 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, August 8, 2014, at 4:00 P.M., 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 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 July 30, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PUBLIC SERVICE RECOGNITION**1. KENNETH CHARLES KRUGER, FAIA (1930-2014)**

(1:45) (Resolution in recognition of Kenneth Charles Kruger's contributions to Santa Barbara as an architect and historic preservation advocate.)

ARCHAEOLOGY REPORT**2. 2012 ANACAPA ST**

E-1 Zone

(1:50) Assessor's Parcel Number: 025-321-012
 Application Number: MST2014-00096
 Agent: Jarrett Gorin
 Owner: Erin K. Chrislock
 Architect: Michelle McToldridge

(Proposal to demolish an 80 square foot shed structure and construct a 916 square foot, detached, two-story, accessory structure to include a 500 square foot, two-car garage, with a 416 square foot accessory room above the garage. The site is currently developed with an existing, 2,900 square foot, two-story residence, a 520 square foot, one-story residence, and a 285 square foot accessory structure to remain. The proposal will provide a total of three parking spaces to include two-covered and one-uncovered space. The proposed site development of 4,621 square feet, located on a 16,911 square foot lot, is 106% of the guideline floor-to-lot ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications. This is a City Landmark: "the Pearl Chase Residence.")

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

ARCHAEOLOGY REPORT**3. 1130 STATE ST**

C-2 Zone

(1:55) Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,444 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 64,510 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway and new art receiving facility adding 670 square feet to the building footprint. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The net new square feet of new floor area will result in 71,954 square feet of development. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

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

ARCHAEOLOGY REPORT**4. 100 & 131 CASTILLO ST**

P-R/SD-3 Zone

(2:00)

Assessor's Parcel Number: 033-120-021
 Application Number: MST2014-00368
 Owner: City of Santa Barbara
 Applicant: Mike Wiltshire

(The project includes a proposal for site lighting improvements to include the demolition of existing lighting and installation of 10 new lighting fixtures, placement of underground electrical conduit, and upgrades to the existing control system. The proposal also includes a new lighting control/monitoring cabinet to be located on a concrete slab within the existing Pershing Park Electrical Facility Room.)

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

ARCHAEOLOGY REPORT**5. 3753 LINCOLN RD**

E-3/SD-2 Zone

(2:05)

Assessor's Parcel Number: 053-430-015
 Application Number: MST2014-00312
 Owner: Gregory Gallant

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

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

HISTORIC STRUCTURES REPORT**6. 1978 MISSION RIDGE RD**

A-1 Zone

(2:10)

Assessor's Parcel Number: 019-083-001
 Application Number: MST2014-00184
 Owner: Nazerian Family Trust 6/13/00
 Architect: Thea Van Loggerenberg

(Review of an Addendum to the 2007 Historic Structures/Sites Report prepared by Fermina B. Murray. The property is listed on City's List of Potential Historic Resources. The report determined that the building is eligible for listing as a City Landmark. Additionally, the building is eligible for listing in the California Register of Historical Resources. The report found the project would be consistent with the Secretary of the Interior's Standards for Rehabilitation.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1978 MISSION RIDGE RD**

A-1 Zone

(2:20)

Assessor's Parcel Number: 019-083-001
Application Number: MST2014-00184
Owner: Nazerian Family Trust 6/13/00
Architect: Thea Van Loggerenberg

(Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct a new one- and two-story addition to an existing 4,396 square foot, two-story, single-family residence. The proposed addition, comprising 588 square feet on the first floor and 539 square feet on the second floor, will connect the existing residence to the existing, detached accessory building. The proposal includes remodeling the existing, detached accessory building, to result in two covered parking spaces, to remodel existing habitable floor area on the first-story, 664 square feet of new habitable area above the garage, and a 125 square foot balcony. An existing pergola on the north side of the garage will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes 33 cubic yards of grading excavation and 29 cubic yards of fill. This project will result in a total development of 6,953 square feet and is 122% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. This structure is on the City's List of Potential Historic Resources.)

(Comments only; project requires environmental assessment and review by the Staff Hearing Officer for requested zoning modifications.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 328 W MONTECITO ST**

C-2 Zone

(3:00)

Assessor's Parcel Number: 037-232-012
Application Number: MST2014-00169
Owner: Moller Retail, Inc.
Architect: Jeff Gorrell

(Proposal to construct a new 1,247 square foot gas station and mini-mart with a fuel pump canopy and pump islands on the approximately 12,000 square foot vacant lot. Planning Commission review is requested for a Conditional Use Permit and a zoning modification to provide fewer than the required number of parking spaces.)

(Concept review of architecture. Comments only; project requires environmental assessment and Planning Commission review for a Conditional Use Permit and requested zoning modifications. The project requires compliance with Tier 3 Storm Water Management Program (SWMP).)

CONCEPT REVIEW - CONTINUED**9. 701 CHAPALA ST**

C-2 Zone

(3:40) Assessor's Parcel Number: 037-082-008
Application Number: MST2014-00320
Owner: Brock, Nancy Trust 6/15/09
Architect: Wayne Labrie Architect

(Proposal for site alterations and the construction of a new 182 square foot shared accessible restroom building for a parcel currently developed with five (5) existing commercial tenant spaces, including: Unit A 929 square foot restaurant, Unit B 434 square foot office, Unit C 434 square foot retail, Unit D 940 square foot retail, and Unit E 1,956 square foot auto service, located on a 20,274 square foot parcel. The proposal includes a change of use of Unit E from an existing automotive repair shop to a new commercial retail use. The proposed site alterations include the demolition of the existing car lifts associated with the automotive repair shop, changes to the site ingress/egress, revised parking configuration, removal of existing asphalt paving, new permeable paving, new site walkways and outdoor patios, new landscape planters, and revised site landscaping. The proposal will provide 19 uncovered vehicle parking spaces and 4 bicycle parking spaces. The proposal also includes undergrounding the electrical service and providing underground water for the fire sprinklers.)

(Second concept review. Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed on July 16, 2014.)

CONCEPT REVIEW - NEW**10. 901 CHAPALA ST**

C-2 Zone

(4:05) Assessor's Parcel Number: 039-313-011
Application Number: MST2014-00361
Owner: William M. and Dolores M. Faulding Family Trust
Applicant: Juan Jiménez
Business Name: Cajun Kitchen

(Proposal to request approval of an "as-built" mural located on the westerly elevation (parking lot side) of the existing Cajun Kitchen Restaurant. The proposal will address the violations identified within enforcement case ENF2014-00271.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS