



# 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 19, 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  
JOANNA KAUFMAN, Planning Technician  
GABRIELA FELICIANO, Commission Secretary

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

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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 &amp; 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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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](http://www.SantaBarbaraCA.gov/HLC). If you have any questions or wish to review the plans, please contact Joanna Kaufman, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4472, or by email at [JKaufman@SantaBarbaraCA.gov](mailto:JKaufman@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](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.

**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 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:** 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 3310, 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 14, 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](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 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 5, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  1. Update on the wireless monopole facility being constructed at 900 Channel.
  2. The consultant team for the New Zoning Ordinance (NZO) has been hired. We encourage you to stay informed. To receive updates of future meetings regarding the NZO effort, please subscribe for Notifications of the New Zoning Ordinance at the website dedicated to this effort [www.SantaBarbaraCa.gov/NZO](http://www.SantaBarbaraCa.gov/NZO) under the "Get Involved" tab. The website now includes the Scope of Work, Schedule and Public Outreach Program under "Reference Documents."

## E. Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 116 E VALERIO ST** R-3 Zone

**(1:45)** Assessor's Parcel Number: 027-191-012  
 Application Number: MST2014-00477  
 Owner: First Church of Christ, Scientist

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the building known as the "First Church of Christ, Scientist.")

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 931 LAS ALTURAS RD** A-1 Zone

**(1:55)** Assessor's Parcel Number: 019-141-002  
 Application Number: MST2014-00478  
 Owner: Lynn Lincoln and Laurie Ashton 2014

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the residence known as the "Mont Joie.")

**ARCHAEOLOGY REPORT****3. 1118 INDIO MUERTO ST** R-3 Zone

**(2:05)** Assessor's Parcel Number: 017-291-027  
 Application Number: MST2014-00283  
 Owner: Edward St. George Revocable Trust  
 Architect: On Design Architects

(Proposal to demolish an existing 889 square foot single-family residence and construct a new two-story 1,539 square foot dwelling with a 413 square foot detached two-car garage on a 3,960 square foot lot. The proposal will result in an 89% guideline maximum floor-to-lot area ratio (FAR). This project addresses violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with projects at 1120 and 1122 Indio Muerto Street, to be reviewed concurrently by the Architectural Board of Review.)

**(Review of Phase I Archeological Resources Report prepared by Dudek/David Stone. This report encompasses analysis of this parcel as well as the parcels for 1120 & 1122 Indio Muerto Street.)**

**ARCHAEOLOGY REPORT****4. 1120 & 1122 INDIO MUERTO ST**

R-3 Zone

**(2:05)**

Assessor's Parcel Number: 017-291-004 & 017-291-027  
 Application Number: MST2014-00051  
 Owner: Edward St. George Revocable Trust  
 Architect: On Design Architects

(This is a revised project description. Proposal to construct five new 2-story and 3-story buildings for a total of 11 new residential units on two separate parcels: Lot 2: This 7,290 square foot parcel at 1120 Indio Muerto (017-291-004) will be developed with two, 2-story buildings: Building B, a duplex with attached 1-car garage, and Building C, a 3-car garage with a second-story dwelling unit. Four covered and two uncovered parking spaces are proposed. Lot 3: This 34,189 square foot parcel at 1122 Indio Muerto (017-291-027) will be developed with three, 3-story duplexes and one 2nd-story duplex above an existing 12-car garage. These buildings D, E, F, and G, will range in size from 2,500 - 3,000 square feet. An existing duplex, concrete driveway, and storage shed will be demolished. Over both parcels, 46 trees are proposed to be removed, with 23 of them being non-native and located within the creek setback. Trees to be removed include five Mexican fan palms ranging from 24" to 36" in diameter, one Brazilian pepper at 6" diameter, five Avocados from 8" to 24" diameter, 13 *Tipuana* ranging from 8" to 18" diameter, three Redwoods from 8" to 14" diameter, three Queen palms at 14" diameter, one Fruit at 6" diameter, two *Myoporum* at 8" & 10" diameter, three Eugenia ranging from 8" to 10" diameter, one Olive at 30" diameter, six *Pittosporum* ranging from 10" to 14" diameter, and three *Grevillea robusta* at 24" diameter. Grading will be balanced on site with 2,210 cubic yards of excavation and 2,210 cubic yards of fill. This project will address violations identified in enforcement case ENF2014-00343. This project is proposed in conjunction with the project at 1118 Indio Muerto Street, to be reviewed concurrently by the Single Family Design Board.)

**(Review of Phase I Archeological Resources Report prepared by Dudek/David Stone. This report encompasses analysis of these parcels as well as the parcel for 1118 Indio Muerto Street.)**

**ARCHAEOLOGY REPORT****5. 2720 DE LA VINA ST**

C-2/SD-2 Zone

**(2:10)**

Assessor's Parcel Number: 051-220-021  
 Application Number: MST2014-00079  
 Owner: William Meller Family LLC  
 Applicant: DesignARC, Inc.

(Proposal to demolish the existing 4,167 square foot commercial building and surface parking lot, and construct a new 20,746 square foot mixed-use building on the 11,674 net square foot parcel. The building consists of three stories above an underground parking garage. Twelve commercial parking spaces are proposed in the parking garage below-grade. The first floor at grade consists of 3,112 square feet of commercial space and eight residential parking spaces in the attached parking garage. The second and third floors above consist of seven residential units. The project is proposed under the Average Unit-Size Density Incentive Program (AUD). There will be 168 cubic yards of fill grading, and 1,562 cubic yards of excavation, mainly for the lower level of parking below grade. The project includes new landscaping and street trees.)

**(Review of Phase I Archeological Resources Report prepared by Dudek/David Stone.)**

**CONCEPT REVIEW - NEW****6. CITYWIDE**

**(2:15)** Assessor's Parcel Number: 099-MSC-0PD  
 Application Number: MST2014-00568  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara Environmental Services

(Proposal for a Public Container Master Plan. The plan will, over the next 31 years, standardize public trash and recycling containers throughout the city by transitioning from 26 style types to four within Landmark Districts, and six within the remaining city areas.)

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

**FINAL REVIEW / HISTORIC STRUCTURES REPORT****7. 1330 CHAPALA ST**

C-2 Zone

**(2:45)** Assessor's Parcel Number: 039-131-001  
 Application Number: MST2013-00169  
 Owner: Metropolitan Theatres Corporation  
 Architect: Peikert + RRM Design Group  
 Business Name: Arlington Village

(Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 42 spaces, and a surface lot will contain 49 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington theatre. Also proposed is the removal of nine mature trees, with six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

- a. **HSSR Addendum (Review of Addendum to Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)**
- b. **Final Review (Final Approval requested. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed by HLC on September 10, 2014.)**

**CONCEPT REVIEW – NEW / HISTORIC STRUCTURES REPORT****8. 1721 SANTA BARBARA ST**

E-1 Zone

**(3:15)** Assessor's Parcel Number: 027-111-005  
Application Number: MST2014-00456  
Owner: WGH Ventures, Inc.  
Architect: Jose Luis Esparza, AIA

(Proposal to reconstruct a total of 1,075 square feet of one- and two-story additions (including 528 square feet on the ground floor, and 547 square feet on the second floor) at the rear of the an existing 2,119 square foot two-story, single-family residence. The proposed addition restores original square footage that was demolished without a permit, and will result in the originally approved 3,194 square foot residence. Also proposed is to relocate two garage doors from the north to the east on the existing 543 square foot, detached two-car garage. This application addresses violations identified in enforcement case ENF2014-00237. The proposed total of 3,737 square feet, located on a 12,792 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). This structure is on the city's List of Potential Historic Resources: Edwards-Abraham House designed by architect Thomas Nixon c. 1875.)

- a. **HSSR (Review of Phase II Historic Structures/Sites Report prepared by Ronald Nye.)**
- b. **Conceptual Review (Comments only. Environmental assessment required.)**

**CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT****9. 224 LOS AGUAJES AVE**

R-4/SD-3 Zone

**(3:50)** Assessor's Parcel Number: 033-032-007  
Application Number: MST2014-00405  
Owner: Arne Richard Pedersen  
Applicant: Michelle Lang  
Contractor: Santa Barbara Design & Build

(Proposal to construct a total of 654 square feet of one- and two-story additions to an existing, one-story, 839 square foot, single-family residence, and an existing, detached, 165 square foot one-car garage, located on a 3,242 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 654 square feet of additions includes a new 544 square foot second-story addition, and the proposed one-story additions include 82 square feet to the existing residence and 28 square feet to the existing garage. The proposed one-story additions will attach the residence to the one-car garage. The proposal includes one new uncovered tandem parking space, a total of 589 square feet of ground level patios, 177 square feet of second level patios, and a 378 square foot roof deck. The project also includes the removal of a wooden shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for zoning modifications.)

- a. **HSSR (Review of a Historic Structures/Sites Report prepared by Alexandra Cole.)**
- b. **Second Concept Review (Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. This project was last reviewed by HLC on September 10, 2014.)**

**CONCEPT REVIEW (CONTINUED)****10. 33 W VICTORIA ST**

C-2 Zone

**(4:40)**

Assessor's Parcel Number: 039-181-001  
 Application Number: SGN2014-00109  
 Owner: Vic Luria-New, LLC  
 Applicant: Jason Currie  
 Business Name: Ensemble Theatre Company

(Concept review for a new sign program for the Ensemble Theatre Company consisting of four (4) new wall mounted flag signs (totaling 60 square feet), two (2) 4.5 square foot poster spaces mounted to walls (totaling 9 square feet), and one large 130 square foot poster case at the rear of the building, all of the above referenced signs are proposed to have inter-changeable text for specific venue events. Two (2) additional 5 square foot pole mounted signs are also proposed (totaling 10 square feet). There is an existing 3 square foot hanging sign to remain. The total proposed new signage proposed is 209 square feet, and a total of 212 square feet of total site signage. Maximum square footage allowed is 90 square feet. Exceptions are requested to allow the application to exceed the maximum site square footage, and to request pole signs. The linear building frontage is 136 feet.)

**(Exception findings are required.)**

**CONCEPT REVIEW - CONTINUED****11. 701 CHAPALA ST**

C-2 Zone

**(5:00)**

Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00320  
 Owner: Nancy Brock Trust  
 Architect: Wayne Labrie Architect

(A revised project proposal for (Phase 1) to include site alterations and the construction of a new 186 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 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 and replacement of existing asphalt paving, new permeable pavers, 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. A separate (Phase 2) application will include a change of use of tenant Unit E (the 2,094 square foot building) from an existing automotive repair shop to a new commercial retail use and associated tenant improvements including new outdoor dining. Phase 3 of the project will involve tenant improvements for Unit A (929 square foot building) and involve alterations to the existing outdoor dining area, and revisions to parking spaces No 9, 10, and 11.)

**Fifth concept review. (Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program (SWMP). The project was last reviewed by HLC on November 5, 2014.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**