



# 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, January 28, 2015**     **David Gebhard Public Meeting Room: 630 Garden Street**     **1:30 P.M.**

**COMMISSION MEMBERS:**

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

**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, January 23, 2015, 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. Election of Chair for 2015.
- B. 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.)
- C. Approval of the minutes of the Historic Landmarks Commission meeting of January 14, 2015.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT****1. 333 W ORTEGA ST**

R-4 Zone

**(1:45)**

Assessor's Parcel Number: 037-113-001  
Application Number: MST2014-00623  
Owner: John R. Whitehurst  
Applicant: Post/Hazeltine Associates

(Historic Site/Structures Report for an existing multi-unit residential building, the Emigh House, constructed in the Italianate style c. 1888. No development project is proposed. This building is listed as a contributing structure to the potential Castillo Street Historic District.)

**(Review of Phase I Historic Sites/Structures Report prepared by Post/Hazeltine Associates. The report concludes that the original 1888, Italianate wing of the house, sandstone retaining wall, and hitching post are considered significant historic resources.)**

**CONCEPT REVIEW - NEW****2. 800 BLK STATE ST 1700 SEG ID****(1:55)**

Assessor's Parcel Number: ROW-001-700  
Application Number: MST2015-00018  
Owner: City of Santa Barbara  
Applicant: Marck Aguilar, Project Planner

(On behalf of the Neighborhood Improvement Taskforce, the project proposes the removal of four existing, public benches in the sidewalk right of way fronting addresses 821 & 825 State Street. Benches were installed in 2001 as elements of the State Street Sidewalk Beautification Project, Phase 2.)

**(Action can be taken if sufficient information is present.)**

**CONCEPT REVIEW - CONTINUED****3. 1320 OLIVE ST**

R-3 Zone

**(2:20)** Assessor's Parcel Number: 029-091-034  
 Application Number: MST2014-00569  
 Owner: Brian McInerney  
 Agent: Paul Zink

(This is a revised project description. Proposal for a new Average Unit Density (AUD) project involving The construction of a new 1,820 square foot, two-story duplex building, composed of a 544 square foot unit above a 400 square foot two (2) car garage, and an attached two-story 684 square foot unit. The project is located on a located on an 8,123 square-foot parcel. The existing lot is developed with an existing, 1,785 square foot, one-story duplex, comprised of a 1,250 square foot unit and a 535 square foot unit. The proposal will result in a total of four residential units and will provide a total of three (3) covered parking spaces and one (1) uncovered parking space for a total of four (4) parking spaces. Four covered and secured bicycle parking spaces are provided. Under base density a maximum of three (3) units are allowed, however under the Average Unit Density (AUD) Incentive Program the project proposes a total of four (4) units. The maximum allowed average unit size is 1,040 square feet; the proposed project average unit size is 753 square feet. The project proposes to demolish an existing two-car garage and shed, includes the removal of a 24" diameter bottle brush tree and an 8" diameter ornamental pear tree. The existing, 1,785 square-foot, one-story, duplex, located at the front of the parcel, will remain with no alterations. It is a contributing historic resource to the potential Bungalow Haven Historic District. This project addresses violations identified in Zoning Information Report ZIR2014-00356.)

**(Second concept review; action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption. Project last reviewed December 17, 2014.)**

**CONCEPT REVIEW - CONTINUED****4. 1721 SANTA BARBARA ST**

E-1 Zone

**(2:50)** 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.)

**(Second concept review; action can be taken if sufficient information present. Project last reviewed November 19, 2014.)**

**CONCEPT REVIEW - CONTINUED****5. 316 W FIGUEROA ST**

R-4 Zone

**(3:10)** Assessor's Parcel Number: 039-212-024  
Application Number: MST2014-00565  
Owner: Darrel Leclair  
Architect: Pujo & Associates, Inc.

(Proposal for two-story additions and alterations to an existing 3-unit residential development on a 7,555 square foot parcel. The work at Unit 1 will attach it to Unit 2 with a two-story addition comprised of a 378 square foot 1-car garage/workshop and laundry on the ground floor and a 443 square foot Master suite on the second story, making the total size of Unit 1 1,861 square feet. Demolition of a 90 square foot rear porch and a new 53 lineal foot wood fence is also proposed. Two "as-built" sheds located within the interior setback will be removed from the west side of the property. Staff Hearing Officer review is requested for zoning modifications including a fence and trellis that exceed the maximum allowable height, distance between buildings, to allow a conforming addition to an existing building that is non-conforming to the interior setback, and a proposed new window in the front setback. This residence is proposed to be added to the City's List of Potential Historic Resources.)

**(Second Concept Review. Comments only; requires environmental assessment and Staff Hearing Officer review. Project last reviewed December 3, 2014.)**

**CONCEPT REVIEW - CONTINUED****6. 1125 ANACAPA ST**

C-2 Zone

**(3:30)** Assessor's Parcel Number: 039-232-019  
Application Number: MST2014-00593  
Owner: City of Santa Barbara

(This is a revised project description. Proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library. Additional work includes realignment of existing walkway, new planting, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

**(Fourth Concept Review. Action can be taken if sufficient information is present. Project was last reviewed on January 14, 2015.)**

**CONCEPT REVIEW - NEW****7. 121 STATE ST**

HRC-2/SD-3 Zone

**(3:55)** Assessor's Parcel Number: 033-075-001  
Application Number: MST2015-00028  
Owner: Marc and Laurie Recordon  
Agent: Brooke Kelloway  
Business Name: Hotel Indigo

(Proposal to paint a temporary mural on the south elevation of an existing two-story building. The mural will remain on the building wall from March 7, 2015 through January 31, 2016. This mural has been reviewed by Visual Art in Public Places. A temporary mural had been previously approved at the same location on the building wall from January 25, 2014 through December 7, 2014.)

**(Action can be taken if sufficient information is present.)**

**CONCEPT REVIEW - NEW****8. 202 STATE ST**

HRC-2/SD-3 Zone

**(4:40)** Assessor's Parcel Number: 033-051-018  
Application Number: MST2015-00016  
Owner: Howe Family Partnership  
Applicant: Cearnal Andrulaitis

(Proposal for exterior tenant improvements to an existing restaurant. Exterior alterations include new windows, awnings, and doors. Patio improvements include the removal of existing bar space and fireplace to accommodate for new plaster walls. Alterations to two existing wrought iron gates are also proposed.)

**(Action can be taken if sufficient information is present.)**

**CONCEPT REVIEW - NEW****9. 215 E FIGUEROA ST**

R-O Zone

**(5:00)** Assessor's Parcel Number: 029-162-037  
Application Number: MST2015-00026  
Owner: City of Santa Barbara  
Applicant: Michael Wiltshire, Supervising Engineer

(Proposal to place a new decorative statue designed by Bud Bottoms located in the front of the Police Station, along the Figueroa Street entrance. The statue will be a memorial for fallen Santa Barbara Police officers. This statue has been reviewed by Visual Art in Public Places.)

**(Action can be taken if sufficient information is present.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**