



# 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, July 15, 2015**      **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  
JULIO J. 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  
AMBER FLEMMINGS, 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	<u>Master Application &amp; Submittal Fee</u> - (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. <u>Plans</u> 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.m. 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 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.

**INTERESTED PARTIES.** The City is required to give notice to property owners that may be directly affected by the proposed action (neighbors within 300 feet on certain projects per SBMC Section 22.68.040). This may be the only public notice sent out regarding the development application depending on the future discretionary review or public review process necessary for the project. Other methods to be informed of future scheduled hearings for a particular project or property include:

- a. Submit a request in writing to become an "Interested Party" for future notification purposes related to the development application so the City can mail or e-mail you future ABR agendas when the particular project is scheduled on a future agenda. This type of notification is done as a courtesy and does not require 10 day advance notice.
- b. Join the City's [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) where sign up information can be found. This system allows you to manage subscriptions to City email lists that cover a wide range of City topics and services, including agendas sent for all Design Review Meetings. Since all agendas would be sent, users of this service would need to check each agenda for their particular project of interest.

Contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden St. to review the most current plans proposed for the development application.

**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. CEQA Guidelines §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 4577, 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, July 10, 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. 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 1, 2015.

## C. Consent Calendar.

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**DISCUSSION ITEM****1. NEW EPV GUIDELINES FOR PUBLIC ART ON PRIVATE PROPERTY**

**(1:45)** Staff: Jaime Límón, Senior Planner

**CONT. CONSIDERATION****2. 715 ANACAPA ST**

**(2:05)** Assessor's Parcel Number: 037-092-036  
Owner: 715 Anacapa, LLC (CA)

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the Santa Barbara News-Press Building located at 715 Anacapa Street.)

**CONT. CONSIDERATION****3. 1129 STATE ST (1119-1137 STATE ST & 9-15 W ANAPAMU ST)**

**(2:15)** Assessor's Parcel Number: 039-231-037  
Owner: 1129 State Street

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council for City Landmark Designation of the San Marcos Building located at 1129 State Street, including 1119-1137 State Street and 9-15 West Anapamu Street.)

**HISTORIC STRUCTURES REPORT****4. 100 BLK W GUTIERREZ ST 2035 SEG ID****(2:25)**

Assessor's Parcel Number: ROW-002-035  
 Application Number: MST2013-00312  
 Owner: City of Santa Barbara  
 Applicant: Public Works Department  
 Engineer: Drake Haglan & Associates, Inc.

(Proposal to remove and replace the Gutierrez Street Bridge over Mission Creek. The existing bridge is 37 feet long and 36 feet wide and was constructed in 1926. The new bridge will be approximately 62 feet long and 43 feet wide.)

**(Review of Historic Structure/Sites Report and memorandum prepared by Applied Earthworks. The report concludes that the 123 West Gutierrez is eligible to be a Structure of Merit. Report last reviewed on June 17, 2015.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 25 W COTA ST****C-M Zone****(2:35)**

Assessor's Parcel Number: 037-171-011  
 Application Number: MST2015-00330  
 Owner: TPG Chapala, LLC  
 Architect: DMHA

(Proposal to renovate a historic industrial building for commercial/office use. The existing building would be converted from light industrial to office use. New second and third story additions and a roof deck are proposed. Four new parking spaces are proposed inside the building. The building is listed as potentially historic as the "Hendry Brothers Blacksmith and Welding Shop." Additions to the building will be a maximum of 3,000 square feet. The project requires Development Plan findings for the new nonresidential floor area.)

**(Concept review; comments only. Project requires environmental assessment.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 530 CHAPALA ST****C-M Zone****(2:55)**

Assessor's Parcel Number: 037-171-001  
 Application Number: MST2015-00006  
 Owner: TPG Chapala, LLC  
 Owner: Post Oak, LLC  
 Architect: DMHA

(Proposal to renovate a historic commercial building for commercial/office use. The project would preserve the existing building while adding a second story. The proposal includes reconfiguring the parking lot for 11 spaces, and installing new landscaping. The building is listed as potentially historic as "Dal Pozzo's Tire Corporation Building." Additions to the building will be a maximum of 3,000 square feet. The project requires Development Plan findings for the new nonresidential floor area.)

**(Conceptual review; comments only. Project requires environmental assessment.)**

**CONCEPT REVIEW - CONTINUED****7. 407 E PADRE ST****E-1 Zone**

**(3:15)** Assessor's Parcel Number: 025-263-021  
 Application Number: MST2015-00285  
 Owner: Christine Garvey  
 Applicant: Mark Morando

(Proposal for two single-story additions totaling 55 square feet on the rear of an existing 2,090 square foot single-family residence, the removal of two windows on rear east elevation to be replaced with wood, French doors with side lights. The rear patio will be surfaced with 396 square feet of Saltillo tile. The installation of a Juliette balcony railing over the original double French doors at the porte cochere, installation of gates at the front elevation at the arch of porte cochere. A wrought iron guardrail is proposed at front along the stone wall. The total of 2,478 square feet of development on a 5,996 square foot lot is 91.8 percent of the required maximum floor-to-lot area ratio (FAR). This residence is on the City's List of Potential Historic Resources and is a contributing structure in the Mission Gardens Potential Historic District.)

**(Concept review; action can be taken if sufficient information is provided. Neighborhood Preservation Ordinance findings and an administrative exception for fence heights are required. Project was referred from Consent on July 1, 2015.)**

**FINAL REVIEW****8. 15 E CABRILLO BLVD****HRC-2/SD-3 Zone**

**(3:45)** Assessor's Parcel Number: 033-111-012  
 Application Number: MST2010-00033  
 Owner: Virginia Castagnola-Hunter Trust  
 Architect: Lenvik & Minor Architects  
 Business Name: Lighthouse Restaurant

(The project consists of the partial demolition of an existing 142-seat restaurant building; construction of an approximately 1,020 square foot second story addition, 250 square foot second story balcony, and 150 square foot trash enclosure; remodel; and new creekside landscaping. The project is associated with the previously approved Cabrillo Bridge Replacement Project (MST2004-00878, PC Resolution 029-07), which includes demolition of 447 square feet of the restaurant building and the 350 square foot exterior patio over Mission Creek to facilitate replacement of the Cabrillo Bridge and to provide for Mission Creek flood control improvements.)

**(Final approval is requested. Project must comply with Planning Commission Resolution No. 012-10. Project last reviewed February 11, 2015.)**

**REVIEW AFTER FINAL****9. CITYWIDE**

**(4:05)** Assessor's Parcel Number: 099-MSC-0PD  
 Application Number: MST2014-00568  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara Environmental Services  
 Agent: City of Santa Barbara

(Proposal for a new Public Container Master Plan. Over the next 31 years, the plan will 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.)

**(Review after final for proposed changes to the Public Container Master Plan. Project last reviewed on November 19, 2014.)**

**CONCEPT REVIEW - NEW****10. 100 BLK STATE ST**

**(4:25)** Assessor's Parcel Number: ROW-002-066  
 Application Number: MST2015-00331  
 Applicant: M4g Youth Interactive Santa Barbara  
 Owner: Woodbridge Capital, LLC

(Proposal for a temporary mural exhibit on existing temporary pedestrian protection siding spanning 500 linear feet along the 100 block of State Street separating the public right-of-way from the ongoing construction at the "La Entrada de Santa Barbara" project. The exhibit titled "Postcards of Santa Barbara" will include 16 eight foot by eight foot art pieces. Review by the Visual Arts in Public Places Committee is required. The art installation would be removed along with the pedestrian protection.)

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

**CONCEPT REVIEW - CONTINUED****11. 1117 STATE ST****C-2 Zone**

**(5:00)** Assessor's Parcel Number: 039-231-030  
 Application Number: MST2015-00298  
 Owner: 1129 State Street  
 Applicant: Kyle Ashby  
 Architect: Dan Weber

(Proposal for an 172 square foot addition to an existing 10,227 square foot three-story commercial building on State Street. The ground level front façade will be remodeled to remove existing windows and install bi-fold doors. A new three and a half foot tall wrought iron security gate will be installed at the rear of the parcel. The proposed outdoor dining, improvements in the right-of-way, and signage will be approved under a separate permits.)

**(Action can be taken if sufficient information is provided. Project last reviewed on July 1, 2015.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**