



# 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, October 21, 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	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - four sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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 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.
- c. Contact City Planning staff at 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.

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**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. 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 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, October 16, 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 October 7, 2015.

## C. Consent Calendar.

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

## E. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT****1. 1200 BLK QUINIENTOS ST 1373 SEG ID**

**(1:45)** Assessor's Parcel Number: ROW-001-373  
 Application Number: MST2014-00387  
 Owner: City of Santa Barbara  
 Landscape Architect: David Black & Associates

(Proposal to replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 38 feet wide and was constructed in 1930. A new single span concrete bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials [AASHTO].)

**(Review of a Historic Resources Evaluation Report and Memorandum prepared by Applied Earthworks, Inc. The report concludes that the following residences have historical significance: 510, 517, 523, 524, 525, & 528 Casitas Rd.; 1211, 1217, & 1255 E. Cota St.)**

**CONCEPT REVIEW - NEW****2. CITYWIDE**

**(1:55)** Assessor's Parcel Number: 099-MS-C-0PD  
 Application Number: MST2015-00518  
 Applicant: City of Santa Barbara  
 Business Name: Citywide Wayfinding Sign Program

(Proposal for a Citywide Wayfinding Signage Program consisting of one unified sign design for El Pueblo Viejo Landmark District, the Waterfront District, and the City at large. The purpose of the project is to serve as a framework to implement an unified signage system throughout the City that establishes design consistency for vehicles, pedestrians, bicycles, and parking.)

**(Concept review; comments only. Project requires Sign Committee review.)**

**ARCHAEOLOGY REPORT****3. 1200 BLK QUINIENTOS ST 1373 SEG ID**

**(2:55)** Assessor's Parcel Number: ROW-001-373  
 Application Number: MST2014-00387  
 Owner: City of Santa Barbara  
 Landscape Architect: David Black & Associates

(Proposal to replace the Quinientos Street Bridge over Sycamore Creek. The existing single span bridge is approximately 36 feet long and 38 feet wide and was constructed in 1930. A new single span concrete bridge will be designed to meet the required standards of the City, Caltrans, and the American Association of State Highway and Transportation officials [AASHTO].)

**(Review of an Archeological Survey Report and Memorandum prepared by Applied Earthworks, Inc.)**

**ARCHAEOLOGY REPORT****4. 220 W GUTIERREZ ST****C-2 Zone**

**(3:00)** Assessor's Parcel Number: 037-202-006  
 Application Number: MST2015-00047  
 Owner: Betty Goldberg  
 Architect: AB Design Studio, Inc.

(This project involves two adjacent parcels: 037-202-005 at 223 Cottage Grove Ave. and 037-202-006 at 220 W. Gutierrez St. The proposed work on the first parcel includes demolishing 968 square feet of open storage area, restriping the parking lot, and adding new parking lot perimeter landscape planters. The proposed work on the second parcel includes the partial demolition of 1,078 square feet [under building permit application BLD2014-02591] and the construction of 1,898 square feet of floor area, resulting in a net increase of 820 square feet of new non-residential square footage. This project will result in a total development of 5,008 square feet over two parcels, totaling 9,450 square feet in size.)

**(Review of a Phase I Archeological Resources Report prepared by Rincon Consultants.)**

**CONCEPT REVIEW - CONTINUED****5. 209 STATE ST****HRC-2/SD-3 Zone**

**(3:05)** Assessor's Parcel Number: 033-042-012  
 Application Number: MST2015-00193  
 Owner: City of Santa Barbara  
 Applicant: Brian D'Amour, Public Works

(On behalf of the Neighborhood Improvement Task Force [NITF], the project proposes to install the brick bench sculpture titled "Crescent Crossing" by Donald Davis onto the existing lawn at the railroad depot with a hardscape surround. This project is adjacent to the designated City Landmark: Southern Pacific Railroad Station.)

**(Action can be taken if sufficient information is provided. Project was last reviewed on May 20, 2015.)**

**CONCEPT REVIEW - CONTINUED****6. 600 BLK STATE ST 1828 SEG ID**

**(3:35)** Assessor's Parcel Number: ROW-001-828  
 Application Number: MST2015-00192  
 Owner: City of Santa Barbara  
 Applicant: Brian D'amour, Public Works

(This is a revised project description. On behalf of the Neighborhood Improvement Task Force [NITF], the project proposes to remove and relocate the existing brick bench sculpture "Crescent Crossing" by Donald Davis from the sidewalk right of way fronting 628 State St. The curb, gutter, and brick sidewalk will be repaired to match the existing. The foundation for a public art piece and a bicycle post will be installed at this location. The relocation of the public art piece is being reviewed under a separate application [MST2015-00193].)

**(Action can be taken if sufficient information is provided. Project was last reviewed on May 20, 2015.)**

**CONCEPT REVIEW - NEW****7. 2559 PUESTA DEL SOL****E-1 Zone**

**(4:05)** Assessor's Parcel Number: 023-271-003  
 Application Number: MST2015-00511  
 Owner: Santa Barbara Museum of Natural History  
 Applicant: Suzanne Elledge Planning & Permitting Services  
 Engineer: Flowers & Associates

(Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for installation of a soundwall, demo/remodel of the Western Residence, and Puesta del Sol pedestrian and right-of-way improvements. It also includes replacement of the Butterfly Pavilion, pedestrian access and ADA improvements, trash & recycle enclosure additions, new fencing, bioswale & native habitat restoration, landscaping and wayfinding signage enhancements, mechanical equipment replacement, and interior repairs to existing buildings.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 329 E CANON PERDIDO ST****C-2 Zone**

**(4:30)** Assessor's Parcel Number: 029-301-048  
 Application Number: MST2015-00483  
 Owner: Kenneth Olsen  
 Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence, and the construction of a new three-story 2,167 square foot single-family residence. No parking spaces exist onsite, and two parking spaces are required. An attached 576 square foot two-car garage is proposed on the ground level to back out into Canon Perdido St. The total of 2,167 square feet of development is 99% of the maximum guideline floor-to-lot area ratio [FAR]. This project addresses violations in enforcement case ENF2015-00115 and Zoning Information Report ZIR2015-00023. Staff Hearing Officer review is requested for front setback, two interior setbacks, and open yard modifications.)

**(Concept review; comments only. Project requires Staff Hearing Officer review for requested front and interior setback and open yard modifications.)**

**CONCEPT REVIEW - CONTINUED****9. 25 W COTA**

**(5:15)** Assessor's Parcel Number: 037-171-011  
 Application Number: MST2015-00330  
 Owner: TPG Chapala LLC  
 Applicant: DMHA

(This is a revised project description. Proposal to renovate a historic industrial building for a 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. A total of 2,909 square feet of non-residential additions are proposed for a total of 12,643 square feet of floor area. There is no existing parking onsite. Four parking spaces are proposed on the lower level. The project requires Development Plan findings for the new nonresidential floor area. This structure is on the City's List of Potential Historic Resources: "Hendry Brothers Blacksmith and Welding Shop.")

**a) (Review of a Historic Structures/Sites Report prepared by Alexandra Cole. The report concludes that the project will not have a significant impact on the significant historic resource.)**

**b) (Second concept review; comments only. Project requires environmental assessment and development plan findings. Project was last reviewed on July 15, 2015.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**