



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, May 18, 2016

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
 CRAIG SHALLANBERGER, *Vice-Chair*
 MICHAEL DRURY
 ANTHONY GRUMBINE
 WILLIAM LA VOIE
 BILL MAHAN
 FERMINA MURRAY
 JUDY ORÍAS
 JULIO J. VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
 NICOLE HERNANDEZ, Urban Historian
 DAVID ENG, Planning Technician
 JENNIFER SANCHEZ, 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 <u>folded</u> plans are required <u>at the time of submittal & 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.
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.

PUBLIC HEARING PROCEDURES. The following review steps explain the sequence that all projects must undergo during a public hearing. 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street during normal business hours, 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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at DEng@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. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the HLC during the meeting are available for public inspection in 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 before the agenda item begins. 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.

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. 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 564-5578 for questions on case status or visit the Planning/Zoning counter located at 630 Garden Street 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 at which the Commission 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 4572 or by email at 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, May 13, 2016, 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 May 4, 2016.

- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED

1. 1601 STATE ST

C-2 Zone

(1:45)

Assessor's Parcel Number: 027-181-009
Application Number: MST2015-00524
Owner: 1601 State Street Hotel Investors, LP
Architect: The Cearnal Collective, LLP

(Proposal for additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites. Demolish the existing 6,399 square foot annex and construct a 38,052 square foot addition to existing hotel consisting of a new four-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and six hotel rooms, and the second and third floors will house 60 hotel rooms that average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new development area will total 73,707 square feet [this includes a 3,000 square foot small additions credit for each lot]. The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights [TEDR] with the former Sandman Hotel site. The El Prado Inn main building is a Designated Structure of Merit.)

a) (Review of Historic Structures/Sites Addendum Letter Report prepared by Alex Cole. Letter report concludes that the Annex building is not considered historically significant.)

b) First Concept Review.

(Comments only. Project last reviewed as pre-application review item on April 20, 2016. Project requires Environmental Assessment and Planning Commission Review.)

PROJECT DESIGN REVIEW**2. 2559 PUESTA DEL SOL****E-1 Zone**

(2:15) Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00511
 Owner: Santa Barbara Museum of Natural History
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Engineer: Flowers & Associates

(This is a revised project description. Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements. Includes replacement of the Butterfly Pavilion, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings. The Santa Barbara Museum of Natural History is a designated Structure of Merit.)

a) (Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates. Report concludes that the proposed lighting plan does not result in substantial impacts to the historic resources on site.)

b) (Project Design Approval is requested for the lighting plan. Requires compliance with City Council Resolution No. 15-029 adopted on March 24, 2015. Lighting was last reviewed on February 24, 2016.)

c) (Project Design Approval is requested. Project must comply with City Council Resolution No. 15-029 adopted on March 24, 2015. Phase I without the right-of-way improvements was last reviewed on May 4, 2016.)

PROJECT DESIGN REVIEW**3. 518 STATE ST****C-M Zone**

(3:00) Assessor's Parcel Number: 037-173-046
 Application Number: MST2013-00140
 Owner: Charles & Georgetta Craviotto Survivor's Trust
 Architect: W.M. Howard Wittausch

(Revised proposal to install one freestanding, permanent canvas tent canopy [1,509 square feet] with oval steel pole frame. The original proposal involved three [3] separate canopies and a new 138 square foot storage enclosure. The proposed storage enclosure has been eliminated from the scope of work. This application addresses violations outlined in enforcement case ENF2012-01002.)

(Action may be taken if sufficient information is provided. Project last reviewed on May 4, 2016.)

CONCEPT REVIEW - CONTINUED**4. 320 E CARRILLO ST****C-2 Zone**

(3:30) Assessor's Parcel Number: 029-301-004
 Application Number: MST2015-00438
 Owner: Pacific Homes Funding, Inc.
 Architect: Ted Meeder

(Proposal to demolish the existing single-family residence and all existing site improvements and construct a new three-story, three-bedroom, 2,555 square foot single-family residence with an attached 624 square foot two-car garage. Other exterior improvements include new site retaining walls, new stone walls and gates, landscaping improvements, and upper-level balconies. The proposed total of 3,161 square feet on the 3,600 square foot lot is 144% of the maximum guideline floor-to-lot area ratio [FAR].)

(Action may be taken if sufficient information is provided. Project last reviewed on April 20, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1115 GARDEN ST****R-O Zone**

(4:00) Assessor's Parcel Number: 029-162-013
 Application Number: MST2016-00170
 Owner: Julie & Paul Capritto
 Architect: Steve Harrel

(The proposed project is using the Average Unit Density [AUD] Incentive Program Priority Overlay project on a 4,658 square foot lot with a density of 38 dwelling units per acre [du/ac]. The project is proposed as a three [3] story building, with four [4] units with four [4] covered parking spaces. The units will include one 4-bedroom unit and three 2-bedroom units totaling 3,625 square feet with 800 square feet of covered carports. Existing on the site is an office building that will be partially demolished and converted to residential use. The project includes a roof deck above the third level. Staff Hearing Officer review is requested for a zoning modification to allow the private outdoor living space to be located within 10 feet of the front lot line.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a zoning modification.)

CONCEPT REVIEW - CONTINUED**6. 28 W FIGUEROA ST****C-2 Zone**

(4:30) Assessor's Parcel Number: 039-231-019
 Application Number: MST2016-00111
 Owner: Laxman Perera
 Architect: Tom Ochsner

(Proposal to demolish an existing 1,386 one-story commercial building with two parking spaces and construct a new 4,360 square foot two-story commercial building. The proposal includes new rooftop HVAC equipment and 200 cubic yards of grading excavation under the building footprint. This 3,045 square foot parcel is within the 100% Parking Zone of Benefit.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires Development Plan Approval findings. Project was last reviewed April 6, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 202 W CABRILLO BLVD****HRC-1/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 033-092-008
Application Number: MST2016-00173
Owner: HHP Santa Barbara I Assoc, LLC
Architect: Joe Andrulaitis + Mixon

(Proposal to permit an "as-built" awning at the entrance of Hotel Milo to abate a zoning violation. Staff Hearing Officer review is requested to allow the awning to encroach into the required front setback. This property is located in the Appealable Jurisdiction of the Coastal Zone and is on the City's List of Potential Historic Resources: Ambassador-By-the-Sea Motel, constructed 1951.)

(Comments only. Project requires Staff Hearing Officer review of a zoning modification.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS