



# 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, June 29, 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](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	<b>Master Application &amp; Submittal Fee</b> - (Location: 630 Garden Street) <b>Photographs</b> - 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. <b>Plans</b> - four sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> . <b>Vicinity Map and Project Tabulations</b> - (Include on first sheet) <b>Site Plan</b> - 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. <b>Exterior elevations</b> - showing existing & proposed grading where applicable.
	Suggested	<b>Site Sections</b> - showing the relationship of the proposed building & grading where applicable. <b>Plans</b> - floor, roof, etc. <b>Rough sketches</b> 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: <b>Plans</b> - floor, roof, etc. <b>Site Sections</b> - showing the relationship of the proposed building & grading where applicable. <b>Preliminary Landscape Plans</b> - 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	<b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <b>Exterior Details</b> - 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: <b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <b>Cut Sheets</b> - exterior light fixtures and accessories where applicable. <b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc. <b>Final Landscape Plans</b> - landscape construction documents including planting, irrigation plan and water conservation compliance. <b>Consultant/Engineer Plans</b> - 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 documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also 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 David Eng, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 5541 or by email at [DEng@SantaBarbaraCA.gov](mailto: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. 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. 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.

**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](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.

**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). 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](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, June 24, 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](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 June 15, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

### **ARCHAEOLOGY REPORT**

- 1. 6100 HOLLISTER AVE A-I-1/SP-6 Zone**  
**(1:45)** Assessor's Parcel Number: 073-080-065  
 Application Number: MST2014-00619  
 Owner: City of Santa Barbara - Airport Admin.  
 Agent: Suzanne Elledge Planning & Permitting Services, Inc.  
 Applicant: Direct Relief  
 Architect: DMHA

(Proposal to construct a new facility for Direct Relief, a nonprofit organization, including a new 127,706 square foot warehouse with an attached two-story 27,294 square foot administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Airport Specific Plan [SP-6]. The project received a designation as a Community Benefit project and an allocation of 80,000 square feet [and reservation of 30,000 square feet] of non-residential floor area from the Community Benefit category by the City Council. Development Plan approval by the Planning Commission is required.)

**(Review of a Phase 3 Archeological Resources Report Research Design Proposal prepared by David Stone, Dudek.)**

### **ARCHAEOLOGY REPORT**

- 2. 316 W MICHELTORENA ST & 1516 CASTILLO ST R-4 Zone**  
**(1:50)** Assessor's Parcel Number: 027-212-026  
 Application Number: MST2016-00125  
 Owner: Drake Forest Investments, LLC  
 Architect: Douglas Keep

(Proposal for 21 units to be developed under the Average Unit Density [AUD] program on a 35,263 square foot lot. This includes demolishing 7 units, retaining 9 units, and constructing 12 new units located on two separate parcels. Both properties will be merged through a Voluntary Lot Merger. The project is proposed as six buildings, with 21 units with 21 parking spaces. The unit mix comprises 13 one-bedroom and 8 two-bedroom units, with an average unit size of 767 square feet. The project includes 614 square feet of accessory structures, reconfigured driveways, and new landscaping. The buildings that are eligible to be designated as Structures of Merit will not be impacted by the proposed project.)

**(Review of a Phase 1 Archeological Resources Report prepared by Heather McDaniel and David Stone, Dudek.)**

**HISTORIC STRUCTURES REPORT****3. 1626 SANTA BARBARA ST****R-3 Zone****(1:55)**

Assessor's Parcel Number: 027-192-027  
 Application Number: MST2016-00220  
 Owner: Fulmer Family Trust  
 Architect: Acme Architecture

(Proposal to construct a 2,537 square foot, two-story single-family dwelling with an attached 471 square foot two-car garage. The proposal will add a third dwelling unit on a site currently developed with a 3,666 square foot duplex and 719 square feet of garage space. The project includes one additional uncovered parking space, a new driveway, alterations to a sandstone boundary wall, site work, new landscaping, and 10 cubic yards of grading excavation and fill to be balanced on site. The proposal will result in a total of 6,942 square feet of development on a 20,900 square foot parcel, with the three dwelling units proposed to be condominiums. Staff Hearing Officer review is requested for a Tentative Subdivision Map to create the condominiums. The original 1904 dwelling unit, which was approved to be changed to a duplex under application MST2014-00469, qualifies for designation as a Structure of Merit and is on the City's List of Potential Historic Resources. The sandstone boundary site walls, a Canary Island date palm, and a ficus tree have also been found to be historically significant. The Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates determined that the proposed project would meet Secretary of the Interior's Standards for Rehabilitation and project impacts would be Less than Significant [Class III]. Therefore, the project does not warrant review by the Historic Landmarks Commission.)

**(Review of a Phase 2 Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates.)**

**PROJECT DESIGN REVIEW****4. 329 E CANON PERDIDO ST****C-2 Zone****(2:00)**

Assessor's Parcel Number: 029-301-048  
 Application Number: MST2015-00483  
 Owner: Kenneth Olsen  
 Applicant: Vanguard Planning, LLC  
 Architect: John Beauchamp

(Proposal for the demolition of an existing 683 square foot single-family residence and the construction of a new three-story, 1,418 square foot single-family residence with a 161 square foot cellar, a new 668 square foot garage, a new roof deck with exterior stairway, new walls, stairs, and associated grading. The proposed total of 2,086 square feet is 95% of the maximum guideline floor to lot area ratio [FAR]. The attached two-car garage is proposed on the ground level to back out to Canon Perdido Street. This project will address violations in enforcement case ENF2015-00115 and Zoning Information Report ZIR2015-00023. The project included Staff Hearing Officer review for a front setback modification, two interior setback modifications, and a rear setback modification.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 028-16. Project was last reviewed on November 18, 2015.)**

**PROJECT DESIGN REVIEW****5. 518 STATE ST****C-M Zone**

**(2:30)** Assessor's Parcel Number: 037-173-046  
 Application Number: MST2013-00140  
 Owner: Charles & Georgetta Craviotto Survivor's Trust  
 Architect: W.M. Howard Wittausch  
 Business Name: India Bazaar

(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 was last reviewed on May 4, 2016.)**

**CONCEPT REVIEW - CONTINUED****6. 634 ANACAPA ST****C-M Zone**

**(3:05)** Assessor's Parcel Number: 031-151-001  
 Application Number: MST2015-00300  
 Owner: Georgetta Craviotto, Trustee  
 Owner: Craviotto Primo Investments, LLC  
 Applicant: Anatega Partners, LLC  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots [630 and 634 Anacapa Street] totaling 28,145 square feet. The new project consists of 4,955 square feet [net] of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density [AUD] Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre [du/ac] and an average unit size of 733 square feet. Staff Hearing Officer review is requested for a zoning modification to allow the project to exceed the allowed density.)

**(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Project was last reviewed on July 1, 2015.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**