



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, August 10, 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 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. 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. 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 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. 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, August 5, 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 July 27, 2016.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 208 WEST QUINTO ST**

(1:45) Assessor's Parcel Number: 025-022-012

Owner: Larry S. Moriarty

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 7, 2016 to consider designating the Bitterly House located at 208 West Quinto Street as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 402 PLAZA RUBIO**

(1:50) Assessor's Parcel Number: 025-263-001

Owner: SWHI, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 7, 2016 to consider designating the Lewis House located at 402 Plaza Rubio as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 424 PLAZA RUBIO**

(1:55) Assessor's Parcel Number: 025-263-005

Owner: SWHI, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 7, 2016 to consider designating the Spoor House located at 424 Plaza Rubio as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**4. 219 WEST ARRELLAGA ST**

(2:00) Assessor's Parcel Number: 027-221-003

Owner: Thomas Whitaker

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 7, 2016 to consider designating the Fredericks House located at 219 West Arrellaga Street as a Structure of Merit.)

CONCEPT REVIEW - NEW**5. 15 E DE LA GUERRA ST****C-2 Zone****(2:05)**

Assessor's Parcel Number: 037-052-027
 Application Number: MST2016-00343
 Owner: Santa Barbara Trust For Historic Preservation
 Architect: William R. La Voie

(Proposal for a six-foot high fence enclosure of the Casa De La Guerra courtyard, including fence gates and piers with new guardrails at the porch. This property is a California Historic Landmark, listed on the National Register of Historic Places, and a designated City Landmark: "De La Guerra Adobe/Casa De La Guerra.")

(Project Design Approval is requested.)

REVIEW AFTER FINAL**6. 1130 STATE ST****C-2 Zone****(2:30)**

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Architect: Kupiec Architects
 Landscape Architect: Arcadia Studio
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art, consisting of a 7,944 net new square foot one- and two-story addition [primarily within the existing building volume] and the renovation of an existing four-story 64,511 net square foot building. Also proposed are a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway, and new rooftop mechanical equipment and skylights. A new art receiving facility will add 402 square feet to the building footprint, and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal, with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City Library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

(Review After Final is requested to increase the floor area of the rooftop pavilion by 414 net square feet and to allow for two new accessible restrooms and storage space on the east side of the structure. A revision to the roof material includes a "cool roof" above the mansard roof line and barrel clay tile to match the existing museum roof. Project was last reviewed on April 6, 2016.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 821 CORONEL ST****E-1 Zone**

(2:55) Assessor's Parcel Number: 035-243-013
 Application Number: MST2016-00292
 Owner: Adam Ross
 Architect: Steve Harrel

(Proposal to construct a 589 square foot first-story addition, a 527 square foot second-story addition, and a new 500 square foot two-car garage at an existing 2,450 square foot single-family residence. The project includes 108 square feet of covered porches and 27 square feet of storage. The proposed total of 4,093 square feet of development on a 16,970 square foot lot in the Hillside Design District is 93% of the guideline maximum allowed floor-to-lot area ratio [FAR]. This structure is a designated City Landmark: "Hunt-Stambach House.")

(Comments only; project requires an Environmental Assessment. This is a one-time concept review to explore design alternatives including the siting of the new additions.)

PROJECT DESIGN REVIEW**8. 634 ANACAPA ST****C-M Zone**

(3:30) 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. The project includes Staff Hearing Officer review for a zoning modification to allow the project to exceed the allowed density.)

(Project Design Approval is requested. Project must comply with Staff Hearing officer Resolution No. 046-16. Project was last reviewed on June 29, 2016.)

CONCEPT REVIEW - NEW

9. 321 E CABRILLO BLVD

P-R/SD-3 Zone

(4:00) Assessor's Parcel Number: 017-680-011
Application Number: MST2016-00298
Owner: City of Santa Barbara
Applicant: Nathalie Gensac

(Proposal for temporary artwork to be installed on approximately 225 linear feet of existing wood fencing around a construction site at 433 E. Cabrillo Boulevard.)

(Action may be taken if sufficient information is provided. This proposal has been reviewed by Visual Arts in Public Places.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS