



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JUNE 28, 2017

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

William La Voie, *Chair*
Philip Suding, *Vice Chair*
Michael Drury
Anthony Grumbine
Bill Mahan
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
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Jennifer Sanchez, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: 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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. 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 at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. 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.

NOTE: Agenda schedule is subject to change as cancellations occur.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/HLCVideos.

APPEALS: 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 10 calendar days of the meeting at which the Commission took action or rendered its decision.

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 he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

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 2.1.2A and 3.1.2C for specific information.

NOTICE: On Friday, June 23, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

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 is listed 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. (3.2.4)
- Substitution of plans is not allowed. If 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.
- 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.

GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **June 14, 2017**.C. Consent Calendar of **June 28, 2017**.

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

E. Subcommittee Reports.

F. There will be an HLC Designations Subcommittee meeting on Wednesday, July 12, 2017 at 10:00 a.m. in the Community Development 2nd Floor Conference Room, 630 Garden Street.**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****1. 111 E ARRELLAGA ST****(1:45)**

Assessor's Parcel Number: 027-191-006

Owner: Folk Inn Santa Barbara, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 26, 2017 to consider Structure of Merit designation of the Chester House, a Craftsman style house constructed in 1906 located at 111 East Arrellaga Street.)

HLC-PRE-APPLICATION REVIEW**2. 1636 STATE ST****C-2 Zone****(1:50)**

Assessor's Parcel Number: 027-182-001

Application Number: MST2017-00289

Owner: Brian & Ch McGinnis & Styranovski Living Trust

Applicant: Christine Hendricks

(This is a one-time pre-application consultation review. The 0.12 acre lot is currently developed with a one-story, 2,279 square foot, mixed-use building. The proposal is to add an approximately 2,050 square foot second-story addition and an approximately 2,225 square foot partially subterranean garage. The residence does not qualify to be designated as a historic resource based on exterior alterations compromising the historic integrity.)

(One-Time Pre-Application Consultation Review. Comments Only.)

HISTORIC STRUCTURES REPORT**3. 226-232 E ANAPAMU ST; 1121 & 1117 GARDEN ST; 223 E FIGUEROA ST H; 223 E FIGUEROA ST G R-O Zone**

(2:20) Assessor's Parcel Number: 029-162-006, -007, -008, -009, -010, -012, -020
 029-161-021
 Application Number: MST2017-00092
 Owner: Barranca Enterprises, Inc.
 Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, -029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). Proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage to provide better context for the early 19th century buildings, and constructing a new four-story apartment/commercial building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, and an average unit size of 809 square feet per unit. Also proposed are 87 parking spaces provided in a new 34,079 square foot, two-level basement parking garage, and 52 bike parking spaces. Project is within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires review by Planning Commission.)

(Review of the Historic Structures/Sites Report prepared by Alexandra Cole. The report found that cottages at 228 and 230 East Anapamu Street, and 223 A, 223 B, 223 D, and 223 F East Figueroa Street are considered eligible for designation as Structures of Merit. The buildings at 226 and 232 East Anapamu Street, 1117 and 1121 Garden Street, and 223 C, 223 E, 223 G, and 223 H East Figueroa Street are not considered significant historic resources.)

CONCEPT REVIEW - NEW**4. 517 CHAPALA ST****C-2 Zone**

(3:20) Assessor's Parcel Number: 037-163-007
 Application Number: MST2017-00151
 Owner: Ed St. George
 Agent: Trish Allen, SEPPS
 Applicant: Shelby Messner
 Architect: Keith Nolan
 Architect: On Design

(Project is adjacent to a Structure of Merit. Proposal is to demolish an existing 1,300 square foot office building and construct a new three-story, 15-room hotel and two-unit apartment building, for a total 10,426 square feet of hotel/residential space. Parking will be provided on the first level of the building with a 7,738 square foot covered parking garage, and will allocate 16 spaces for the hotel, 2 for the apartments, and 3 bike spaces. The 15 hotel rooms will be on the second and third level of the building, and the two apartment suites on the third level. The project includes a voluntary lot merger of two parcels, and the use of minor and small addition non-residential square footage. A transfer of existing development rights will be taken from 3714-3744 State Street. Project requires Development Plan approval by Planning Commission for the new nonresidential square footage.)

(Project requires environmental analysis. Comments Only.)

CONTINUED ITEM**5. 40 E ANAPAMU ST****C-2 Zone**

(4:05) Assessor's Parcel Number: 039-232-002
 Application Number: SGN2017-00052
 Applicant: John Coplin
 Applicant: Jessica Cadiente, Library Director
 Business Name: City of Santa Barbara Library Main Branch

(The Central Library building constructed in 1917, the Faulkner Gallery constructed in 1931, and five Eucalyptus Citriodora trees planted in 1931 are designated City Landmarks. Proposal for a temporary education campaign with screened vinyl photos and quotes, to be mounted on construction security fencing for the Santa Barbara Museum of Art renovation. The signage would be eight feet high along 252 lineal feet. A Sign Exception is requested for the signage to remain in place for an extended temporary period.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed May 17, 2017. Sign Exception findings are required.)

CONTINUED ITEM

6. 1130 STATE ST

C-2 Zone

(4:20)

Assessor's Parcel Number: 039-232-020
Application Number: SGN2017-00051
Applicant: John Coplin
Business Name: Santa Barbara Museum of Art

(This building is on the City's Potential Historic Resources List: Santa Barbara Museum of Art. Proposal for a temporary education campaign with screened vinyl photos and images of art to be mounted on construction security fencing for the Santa Barbara Museum of Art renovation. The signage would vary from six to eight feet high along 128 lineal feet. A Sign Exception is requested for the signage to remain in place for an extended temporary period.

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed May 17, 2017. Sign Exception findings are required.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS