



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

AUGUST 9, 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
Steve Hausz
Bill Mahan
Judy Orías
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Irma Unzueta, 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, August 4, 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 **July 26, 2017**.C. Consent Calendar of **August 9, 2017**.

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

E. Subcommittee Reports.

DISCUSSION ITEM – REQUEST FOR RECONSIDERATION**1. 25 W ANAPAMU ST**

(1:45) Assessor's Parcel Number: 039-231-003
Owner: : Catherine G. Cavaletto Trustee Rev Trust Agreement
(Discussion of request by Commissioner Hausz for possible reconsideration of the July 26, 2017 Structure of Merit designation based on its lack of historic integrity. Debate is limited to the question of whether there is a majority of the Commission interested in reconsidering the matter.)

DISCUSSION ITEM**2. MILLS ACT PROGRAM**

(1:50) Staff: Nicole Hernandez
(Presentation by the Urban Historian about the Mills Act program.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**3. 205 & 209 NATOMA ST, 115 BURTON CIR**

(2:00) Assessor's Parcel Number: 033-063-006
Owner: 205 Natoma, LLC
Owner: Jerry D. Stark
(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Hirte triplex residence, a Spanish Colonial Revival style house constructed in 1940 located at 205 Natoma Street, 209 Natoma Street, and 115 Burton Circle.)

MISCELLANEOUS ACTION ITEM**4. 205 & 209 NATOMA ST, 115 BURTON CIR**

(2:05) Assessor's Parcel Number: 033-063-006
Owner: 205 Natoma, LLC
Owner: Jerry D. Stark

(Application for a Mills Act contract for the designated Structure of Merit, the Hirte triplex residence, a Spanish Colonial Revival style residence constructed in 1940 located at 205 Natoma Street, 209 Natoma Street, and 115 Burton Circle. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, recommendation to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated Structure of Merit property at 205 & 209 Natoma Street and 115 Burton Circle, and recommendation to the Community Development Director to approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM**5. 212 CANON DR**

(2:10) Assessor's Parcel Number: 053-162-002
Owner: Edelheit Family Revocable Trust

(Application for a Mills Act contract for the designated Structure of Merit, the Tudor Revival style residence constructed in 1928-1929 located at 212 Canon Drive. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, recommendation to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated Structure of Merit property at 212 Canon Drive, and recommendation to the Community Development Director to approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM**6. 232 EAST LOS OLIVOS ST**

(2:15) Assessor's Parcel Number: 025-252-002
Owner: Sean Black, Trustee of the Sean Black Trust

(Application for a Mills Act contract for the designated City Landmark, the Frothingham House, designed by George Washington Smith in 1922 in the Spanish Colonial Revival style located at 232 East Los Olivos Street. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, recommendation to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated City Landmark property at 232 East Los Olivos Street, and recommendation to the Community Development Director to approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM**7. 1029-1031 STATE ST**

(2:20) Assessor's Parcel Number: 039-281-012
 Owner: Cold Spring RE, LLC

(Application for a Mills Act contract for the designated City Landmark, the Janssens/Orella/Birk building, designed by Edwards, Plunkett, and Howell in 1927 in the Spanish Colonial Revival style located at 1029-1031 State Street. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan, recommendation to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated City Landmark property at 1029-1031 State Street, and recommendation to the City Community Development Director to approve the Mills Act contract.)

ARCHAEOLOGY REPORT**8. 707 KIMBALL AVE****M-1/SD-3 Zone**

(2:25) Assessor's Parcel Number: 017-161-006
 Application Number: MST2017-00052
 Owner: Nopal Investment Company, LLC
 Architect: Edwards Pitman Architects

(Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006 and 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single-family dwellings will be demolished under separate permit. This project requires Staff Hearing Officer review for a Coastal Development Permit.)

(Review of a Phase 1 Archaeological Report prepared by David Stone, Dudek.)

CONCEPT REVIEW - NEW**9. CITYWIDE-VARIOUS CITY LOCATIONS**

(2:30) Assessor's Parcel Number: ROW-000-944
 Application Number: MST2017-00407

(Proposal for a Citywide upgrade of streetlights from high pressure sodium to light emitting diode.)

(Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL**10. 1015 ORILLA DEL MAR**

(2:50) Assessor's Parcel Number: 017-322-015
Application Number: MST2016-00053
Owner: City of Santa Barbara
Applicant: Carson Wollert, Project Engineer

(The property is a designated Structure of Merit, constructed in 1930 by William Mooser. Proposal for Coastal Exemption for a 6,000 linear foot water main replacement located along E Cabrillo Blvd and Orilla Del Mar. Retention of air release valve design in the public right-of-way.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 12, 2017.)

FINAL REVIEW**11. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone**

(3:15) Assessor's Parcel Number: 033-112-006
Application Number: MST2016-00540
Owner: Hannah Beachside, LLC
Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appealable Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. Proposal includes converting the approximately 681 square foot one-bedroom apartment on the second floor into restaurant and dining area for restaurant B.)

(Final Approval is requested. Project was last reviewed on June 14, 2017.)

PROJECT DESIGN REVIEW**12. 800 SANTA BARBARA ST****C-2 Zone**

(3:40) Assessor's Parcel Number: 031-012-028
Application Number: MST2015-00023
Owner: 800 Santa Barbara, LLC
Applicant: Jan Hochhauser
Architect: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,586 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 778 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

(Project Design Approval is requested. Project was last reviewed on June 14, 2017. Project requires CEQA Exemption 15183.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS