



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

NOVEMBER 1, 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, October 27, 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 **October 18, 2017**.C. Consent Calendar of **November 1, 2017**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM**1. CITY'S POTENTIAL HISTORIC RESOURCES LIST UPDATE**

(1:45) Staff: Nicole Hernandez, Urban Historian
(Consider a proposed removal from the City's Potential Historic Resources List.)

La Rosa Bungalow Court, 221 East Haley Street, APN 031-202-013

The property will be considered for removal from the Potential Historic Resources List as it does not retain integrity of setting, feeling, and association because this section of Haley Street has become commercial and mixed use, and the property does not convey its significance to qualify as a historic resource.

REVIEW AFTER FINAL**2. 206 E ANAPAMU ST****C-G Zone**

(1:50) Assessor's Parcel Number: 029-162-039
Application Number: MST2015-00342
Owner: Storke, LLC
Applicant: Traci Taitt

(Proposal to demolish the wooden members of an existing 720 square foot trellis for safety measures at the front of an existing commercial development. The existing trellis is failing. The existing stucco columns are proposed to remain. A separate application will be submitted at a later date to replace the trellis with a new design. No new non-residential square footage is proposed.)

(Original approval was granted for the demolition of the 720 square foot trellis structure at Anapamu Street with it to be replaced at a later date. Review After Final is requested to not replace the trellis structure. Project was last reviewed on July 15, 2015.)

CONCEPT REVIEW - NEW**3. 700 E ANAPAMU ST****R-M Zone****(2:10)**

Assessor's Parcel Number: 029-180-009
Application Number: MST2017-00690
Owner: Santa Barbara High School District
Applicant: David Hetyonk

(This building is a designated City Landmark: Santa Barbara High School Main Building and Stadium Ticket Booth. Courtesy review of a proposal to replace the deteriorated existing window at Room 205 on the rear elevation of the Main Building with an aluminum clad window. Project is a test to evaluate if this window is an appropriate alternative to a wood window to match the originals. No other improvements are proposed to this historic site.)

(Courtesy review. Comments only.)

CONCEPT REVIEW - NEW**4. 721 E COTA ST****R-M Zone****(2:30)**

Assessor's Parcel Number: 031-110-004
Application Number: MST2017-00689
Owner: Santa Barbara High School District

(This building is a designated City Landmark: Santa Barbara Junior High School. Courtesy review of a proposal to replace the existing multi-purpose room and locker room buildings with one new structure.)

(Courtesy review. Comments only.)

CONCEPT REVIEW - NEW**5. 113 W DE LA GUERRA ST****C-G Zone**

(2:50) Assessor's Parcel Number: 037-082-027
Application Number: MST2015-00626
Owner: John R. Dewilde
Architect: Ed De Vicente

(The building at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, eligible as a Structure of Merit: W.D. Smith Building, constructed in 1928. Proposal for a 23-unit mixed-use project to be developed under the Average Unit-Size Density (AUD) program on two parcels known as 113-115 W. De La Guerra Street (APN 037-082-027) and 117 W. De La Guerra Street (APN 037-082-003). The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct a 19,767 square foot, three- and four-story mixed-use building that includes 16,907 square feet of residential area, 1,162 square feet of commercial area, and 1,698 square feet of circulation. Twenty-six parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 735 square feet and a unit mix of studios, one-bedroom, and two-bedroom units. The two parcels have a General Plan Land Use designation of Commercial/High Residential/Priority Housing Overlay (37-63 du/ac). The proposed density on the lots totaling 16,273 net square feet will be 62 units per acre. One existing Queen Palm in the right of way is proposed to be relocated. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger.)

(A. Review of Addendum to the Historic Structures/Sites Report prepared by Alex Cole. The report found that because the proposed project meets the relevant Secretary of the Interior's Standards for Rehabilitation, the impact will be less than significant (Class III). Because the front historic section will be retained, there will be no direct, indirect, or cumulative project effects on the historic character-defining features and site.)

(B. Comments Only. Project requires review by Planning Commission for AUD concept review.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS