



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

NOVEMBER 15, 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, November 10, 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 **November 1, 2017**.C. Consent Calendar of **November 15, 2017**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 924 ANACAPA ST**

(1:45) Assessor's Parcel Number: 029-291-018
Owner: 924 Group, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on December 13, 2017 to consider a recommendation to City Council for City Landmark designation of the Margaret Baylor Inn/Lobero Building, designed by noted architect Julia Morgan in 1926 and located at 924 Anacapa Street.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 901 N MILPAS ST (AKA 900 PHILINDA AVE)**

(1:45) Assessor's Parcel Number: 029-313-015
Owner: Old Dairy Partners, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on December 13, 2017 to consider a recommendation to City Council for City Landmark designation of the Live Oak Dairy Building, designed by Alex D'Alfonso in 1939 and located at 901 North Milpas Street (also known as 900 Philinda Avenue.).

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 1110-1114 STATE ST**

(1:45) Assessor's Parcel Number: 039-232-009
Owner: La Arcada Investment Corporation

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on December 13, 2017 to consider a recommendation to City Council for City Landmark designation of the La Arcada Building, designed by Myron Hunt in 1926 and located at 1110-1114 State Street.)

ARCHAEOLOGY REPORT**4. 219 E HALEY ST****M-C Zone**

(1:50) Assessor's Parcel Number: 031-202-014
 Application Number: MST2016-00078
 Owner: Price Living Trust
 Architect: Greg Christman

(This is a one-time pre-application consultation. Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 14 two-bedroom units (8 townhomes, 5 flats), 16 one-bedroom units, and 5 studios, totaling 35 residential units and 26,093 square feet, with an average unit size of 732 square feet. Also proposed are two commercial spaces totaling 1,816 square feet. Total development on site will be 52,055 square feet. The proposed density on this 25,541 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 35 covered parking spaces for the residential units and 7 covered parking spaces for the commercial area, with 38 spaces required. Grading is yet to be determined. Planning Commission review is required.)

(Architectural Board of Review (ABR) project. Review of a Phase 1 Archaeological Resources Report prepared by Heather McDaniel McDevitt and David Stone.)

IN-PROGRESS REVIEW**5. 214 E DE LA GUERRA ST****C-G Zone**

(1:55) Assessor's Parcel Number: 031-082-002
 Application Number: MST2016-00447
 Owner: Betty Jo Lauritson Trust
 Applicant: The Cearnal Collective, LLP

(The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes 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 a Development Plan. The Louisa Ygnacio House and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.)

(In-Progress Review. Comments Only. Project must comply with Planning Commission Resolution No. 012-17. Project was last reviewed on September 6, 2017.)

CONCEPT REVIEW - CONTINUED**6. 809 DE LA VINA ST****C-G Zone**

(2:35) Assessor's Parcel Number: 037-041-009
 Application Number: MST2017-00017
 Owner: 809 De La Vina Street, LLC
 Owner: Jeremy Bassan
 Architect: DesignARC

(The project site contains a Queen Anne historic building eligible to be designated as a City Landmark: Ott House. This is a revised project description. The total proposed floor area has been reduced from 40,820 square feet to approximately 34,018 square feet. The project has 42 residential units. Proposal for a new residential project using the Average Unit-Size Density (AUD) Incentive Program. The project will comprise a voluntary lot merger of three parcels: APNs 037-041-009, 037-041-008, 037-041-010 (809 and 815 De La Vina Street, and 208 W. De La Guerra Street). The project involves the demolition of all existing improvements, except the Ott House, and constructing 2 new three-story apartment buildings. The unit mix will be approximately 18 studio apartments, 20 one-bedroom apartments, and 4 two-bedroom apartments, with an average unit size of approximately 550 square feet. A ground-level parking garage with stackers is proposed under one of the new three-story buildings that will provide approximately 43 parking spaces and approximately 42 bike spaces. Project is within the Priority Housing Overlay (37-63 du/ac.).)

(Third Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on July 12, 2017.)

CONCEPT REVIEW - CONTINUED**7. 1424 STATE ST****C-G Zone**

(4:05) Assessor's Parcel Number: 039-072-020
 Application Number: MST2015-00442
 Owner: 22483 PCH II, LP
 Landscape Architect: Arcadia Studio

(This is a revised project description: Proposal for changes to landscaping plans at an existing commercial parcel, including the removal of 20 (10 to 14 inch in diameter) Eucalyptus trees and 6 (20 inch in diameter) Coral trees to be replaced with 6 Southern Magnolia, 3 Atlas Cedar, 2 Mediterranean Fan Palm, 6 Brisbane Box, 5 Chinese Pistache, 5 Golden Medallion, and 9 Queen Palm. The Coral trees are proposed to be removed in two phases. All other landscaping and hardscaping is to remain. No changes are proposed to the existing commercial building.)

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

CONCEPT REVIEW - CONTINUED**8. 433 E CABRILLO BLVD****HRC-2/SP-1/SD-3 Zone**

(4:45) Assessor's Parcel Number: 017-680-009
Application Number: MST2016-00284
Owner: American Tradition, LLC
Applicant: Suzanne Elledge
Architect: Robert Glazier

(Proposal for an approximately 54-room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site consisting of two- and three-story structures. The proposed square footage on this lot is approximately 84,478 square feet. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion. Back-of-house functions, service areas, and at-grade parking are proposed for the Parking Lot site.)

(Sixth Concept Review. Comments Only. Substantial Conformance Determination will be made by the Community Development Director. Project was last reviewed on October 18, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS