



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

DECEMBER 13, 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, December 8, 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 29, 2017**.C. Consent Calendar of **December 13, 2017**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 924 ANACAPA ST****(1:50)**

Assessor's Parcel Number: 029-291-018

Owner: 924 Group, LLC

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the 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: PUBLIC HEARING**2. 901 N MILPAS ST (AKA 900 PHILINDA AVE)****(2:00)**

Assessor's Parcel Number: 029-313-015

Owner: Old Dairy Partners, LLC

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the 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: PUBLIC HEARING**3. 1110-1114 STATE STREET****(2:10)**

Assessor's Parcel Number: 039-232-009

Owner: La Arcada Investment Corporation

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the La Arcada Building, designed by Myron Hunt in 1926 and located at 1110-1114 State Street.)

ARCHAEOLOGY REPORT**4. 101 S CANADA ST****R-2 Zone**

(2:20) Assessor's Parcel Number: 017-231-016
 Application Number: MST2016-00536
 Owner: Edward St. George
 Applicant: On Design, LLC

(Proposal to construct a 4,176 square foot, two-story duplex and a 631 square foot three-car garage on a 13,153 square foot lot. An existing 1,046 square foot single-family residence would remain, and would be remodeled to include a 754 square foot second-story addition above a new 457 square foot two-car garage and one-car carport. Total development on site will be 7,064 square feet. There will be 525 cubic yards of grading excavation and 635 cubic yards of fill dirt. Also proposed is to demolish two unpermitted sheds and two-car garage. This proposal will address violations identified in enforcement case ENF2016-01675.)

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

ARCHAEOLOGY REPORT**5. 1425 LAS POSITAS RD****SP-9/S-D-3 Zone**

(2:25) Assessor's Parcel Number: 047-010-064
 Application Number: MST2017-00773
 Owner: City of Santa Barbara
 Applicant: Erin Markey, Creeks Restoration Planner

(Proposal to restore 1,400 linear feet of Arroyo Burro. Project components include removal of pipe and wire bank revetment, concrete and other debris removal, restoration of hydraulic function, creation of over an acre of floodplain habitat. Project includes over 8,000 native plantings, including 475 trees. Project involves four parcels (047-010-064, 047-010-009, 047-010-065, and 047-061-026.)

(Review of a Phase 1 Archaeological Resources Report, prepared by Heather McDaniel, Dudek.)

CONCEPT REVIEW - NEW**6. 100 BLK STATE ST**

(2:30) Assessor's Parcel Number: ROW-002-066
 Application Number: MST2017-00821
 Owner: City of Santa Barbara
 Applicant: Teri Green

(Proposal to remove the existing bus bench and shelter within the public-right-of way adjacent to the Harbor View Inn project located at 101 State Street. The existing Lockheed Mural will remain, but the adjoining wall will be removed as a part of the project. All bricks affected would be replaced to match the existing sidewalk brick in color and pattern.)

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

CONCEPT REVIEW - NEW**7. 1732 CHAPALA ST****R-MH Zone**

(2:55) Assessor's Parcel Number: 027-101-001
Application Number: MST2017-00781
Owner: Daniel Mark Heckman
Applicant: Craig Shallenberger

(The Craftsman style triplex building constructed in 1913 is on the City's Potential Historic Resources List, as it is eligible to be designated a Structure of Merit. Proposal for additions to develop a four-unit residential project under the Average Unit Density Incentive Program (AUD). The proposal includes demolishing the detached 612 square foot three-car garage and constructing approximately 870 square feet of garages, with an approximately 665 square foot second-floor studio unit above. The residential units will be located in the existing triplex and in the studio unit, with an average unit size of 565 square feet. The proposed density on the 7,509 square foot parcel will be 27 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. Additional site improvements include removing over-height fencing and hedges, and constructing a 116 square foot laundry room and 74 square foot mechanical room attached to the new garage structure. Staff Hearing Officer review is required for zoning modifications to allow the new garage-studio building to encroach into the required front and interior setback.)

(Concept Review. Comments Only. Staff Hearing Officer review is required for zoning modifications to allow the new garage-studio building to encroach into the required front and interior setback.)

PROJECT DESIGN REVIEW**8. 1424 STATE ST****C-G Zone**

(3:40) 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 in diameter) Eucalyptus trees to be replaced with 3 Atlas Cedar, 2 Mediterranean Fan Palm, 6 Brisbane Box, 5 Chinese Pistache, and 9 Queen Palm. All other landscaping and hardscaping is to remain. No changes are proposed to the existing commercial building.)

(Fourth Concept Review. Project Design Approval is requested. Project was last reviewed on November 15, 2017.)

FINAL REVIEW**9. 214 E DE LA GUERRA ST****C-G Zone**

(4:25) 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, and 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 (37-63 dwelling units per acre). 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.)

(A. Review of a Letter Addendum to the Historic Structures/Sites Report, prepared by Alexandra Cole.)

(B. Final Approval is requested. Project was last reviewed on November 15, 2017.)

CONCEPT REVIEW - CONTINUED**10. 809 DE LA VINA ST****C-G Zone****(5:25)**

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.).)

(Fourth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on November 15, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS