



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JANUARY 24, 2018

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

COMMISSION MEMBERS:

William La Voie, *Chair*
Michael Drury
Anthony Grumbine
Steve Hausz
Ed Lenvik
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, January 19, 2018, 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. 2018 Election of Chair and Vice Chair.
- B. 2018 Appointment of Consent Review Representatives and Subcommittees.
- C. 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.

- D. Approval of the minutes of the Historic Landmarks Commission meeting of **January 10, 2018**.
- E. Consent Calendar of **January 24, 2018**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. There will be a meeting of the HLC Designations Subcommittee on Wednesday, January 24, 2018 at 10:00 a.m. in the Community Development 2nd Floor Conference Room, 630 Garden Street.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 428 CHAPALA ST****(1:55)**

Assessor's Parcel Number: 037-211-026

Owner: Casa De Sevilla Partners, LP

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Commercial Vernacular style house constructed in 1870 located at 428 Chapala Street. The item was continued on November 29, 2017.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**2. 2219 CHAPALA ST****(2:00)**

Assessor's Parcel Number: 025-183-006

Owner: Brent H. Kimball

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house constructed in 1929 located at 2219 Chapala Street. The item was continued on November 29, 2017.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**3. 2127 DE LA VINA ST****(2:05)** Assessor's Parcel Number: 025-232-003

Owner: Anna Marie M. Alvarez

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Craftsman style house constructed in 1918 located at 2127 De La Vina Street. The item was continued on November 29, 2017.)

HISTORIC STRUCTURES REPORT**4. 219 E HALEY ST****M-C Zone****(2:15)** 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.)

(A. Review of the Historic Structures/Sites Report prepared by Alexandra Cole for 219 E. Haley. The report found the property does not meet the criteria to qualify as a historic resource.)

(B. Review of the Historic Structures/Sites Report prepared by Alexandra Cole for 221 E. Haley. The report found the property does not meet the criteria to qualify as a historic resource.)

CONCEPT REVIEW - CONTINUED**5. 1700 BLK E CABRILLO BLVD 1693 SEG ID**

(2:25) Assessor's Parcel Number: ROW-001-693
 Application Number: MST2017-00526
 Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating a quarter mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Environmental Review will also be conducted.)

(Second Concept Review. Comments Only. Project was last reviewed on September 6, 2017.)

CONCEPT REVIEW - CONTINUED**6. 301 E YANONALI ST****M-1/SP-2/SD-3 Zone**

(3:25) Assessor's Parcel Number: 017-630-005
 Application Number: MST2012-00494
 Owner: The Wright Partners
 Agent: Suzanne Elledge Planning & Permitting
 Architect: The Cearnal Collective, LLP

(Proposal to construct a new 25,550 square foot, single-story commercial building and a new 8,065 square foot, two-story commercial building with 138 surface level parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit and Development Plan square footage is required.)

(Sixth Concept Review. Comments Only. Project requires review by Planning Commission. Project was last reviewed on November 29, 2017.)

FINAL REVIEW**7. 100 BLK STATE ST**

(4:10) 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.)

(Final Approval is requested. Project was last reviewed on January 10, 2018.)

FINAL REVIEW**8. 1232 DE LA VINA ST****P-R Zone**

(4:30) Assessor's Parcel Number: 039-172-005
Application Number: MST2016-00489
Owner: City of Santa Barbara
Applicant: Justin Van Mullem

(The building is a designated Structure of Merit: Louis Lowry Davis Center. Proposal for minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing a new plaster and wood pergola and new 6-foot tall wrought iron fencing to enclose a new courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance, and the construction of two new trellis structures. New landscaping, site lighting, and interior alterations are also proposed. A Zoning Modification was approved to allow the proposed trellis to encroach into the required 10' interior setback.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution 042-17. Project was last reviewed on July 12, 2017.)

FINAL REVIEW**9. 610 CASTILLO ST****R-MH Zone**

(5:00) Assessor's Parcel Number: 037-113-032
 Application Number: MST2016-00423
 Owner: Edward St. George Revocable Trust
 Applicant: Shelby Messner
 Architect: Keith Nolan

(The existing house at 612 Castillo Street is on the City's Potential Historic Resources List as a contributing structure to the potential Castillo Street Historic District. Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density (AUD) Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new 2-story buildings. The five residential units comprise of four 2-bedroom units, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in 5,974 square feet of development. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).)

(Final Approval is requested. Project was last reviewed on May 31, 2017.)

FINAL REVIEW**10. 618 CASTILLO ST****R-MH Zone**

(5:30) Assessor's Parcel Number: 037-113-028
 Application Number: MST2016-00424
 Owner: Edward St. George
 Agent: Shelby Messner
 Architect: Keith Nolan

(The existing Queen Anne Free Classic style house and sandstone wall in front of the house are on the City's Potential Historic Resources List as contributing structures to the potential Castillo Street Historic District. Proposal for a four-unit project developed under the Average Unit-Size Density (AUD) Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in a total of 5,078 square feet of development. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).)

(Final Approval is requested. Project was last reviewed on May 31, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS