



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

FEBRUARY 21, 2018

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

COMMISSION MEMBERS:

William La Voie, *Chair*
Anthony Grumbine, *Vice Chair*
Michael Drury
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, February 16, 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. 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 **February 7, 2018**.C. Consent Calendar of **February 21, 2018**.

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

E. Subcommittee Reports.

F. Appointment of Members to Los Patos/Cabrillo Roundabout and Railroad Bridge Design Ad Hoc Subcommittee.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 1415 DOVER RD****(1:45)**

Assessor's Parcel Number: 019-201-001

Owner: Paul and Julie Candau

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the American Colonial style house designed by architect Leonard Cooke in 1927 and constructed in 1928, located at 1415 Dover Road.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A****(1:55)**

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 16, 2018 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

HISTORIC STRUCTURES REPORT**3. 610 SIERRA ST****R-2 Zone**

(2:00) Assessor's Parcel Number: 025-404-002
Application Number: MST2017-00774
Owner: Jane Killebrew
Agent: Roberta Serbia
Architect: Susan Sherwin

(The Spanish Colonial Revival residence constructed in 1924 is on the City's Potential Historic Resources List, eligible to be designated a Structure of Merit. Proposal to convert the existing 396 square foot two-car garage to habitable space and construct a new 442 square foot two-car garage. Also proposed are an interior remodel, additions to the dining room, entry area, service porch, master bedroom, and existing second-floor deck. The project will include a new exterior stair to the upper deck, a new spa, and hardscape. The proposed total 3,193 square feet on an 8,155 square foot lot is 99% of the maximum guideline floor-to-lot area ratio.)

(Review of the Historic Structures/Sites Report prepared by Alexandra Cole. The report concluded that the building does not rise to a level to be considered eligible to be designated as a Structure of Merit.)

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

(2:10) Assessor's Parcel Number: 031-202-014
Application Number: MST2016-00078
Owner: Price Living Trust
Architect: Greg Christman

(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.)

DISCUSSION ITEM**5. ACCESSORY DWELLING UNIT (ADU) ORDINANCE**

(2:35) Staff: Marck Aguilar, Project Planner
Rosie Dyste, Project Planner

(ADU discussion of design standards for administrative approval, proposed for inclusion in the ADU Ordinance. The draft ADU Ordinance is scheduled for a City Council Ordinance Committee hearing on February 27, 2018, for review and to make a recommendation to City Council.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**6. 3014 PASEO DEL REFUGIO**

(3:20) Assessor's Parcel Number: 053-201-011
Owner: Nancy Tuomey and Frederick Graham

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the Spanish Colonial Revival style house constructed in 1928 located at 3014 Paseo Del Refugio.)

CONCEPT REVIEW - NEW**7. 3014 PASEO DEL REFUGIO****RS-7.5 Zone**

(3:20) Assessor's Parcel Number: 053-201-011
Application Number: MST2018-00044
Owner: Nancy Tuomey and Frederick Graham
Architect: Jonathan Villegas

(The Spanish Colonial Revival residence, constructed in 1927, is eligible for designation as a Structure of Merit. Proposal for a 1,345 square foot addition and interior remodel to the one-story, single-unit residence. The existing 476 square foot detached garage is proposed to be demolished and will be replaced with a new detached accessory building, consisting of a two-car garage and second floor Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other improvements include a new trellis, outdoor fireplace, new ribbon driveway, and alterations to the front façade and entry patio. The proposed total of 2,748 square feet of development on an 8,959 square foot lot is 80% of the maximum guideline floor-to-lot area ratio (FAR).)

(Concept Review. Comments Only.)

PROJECT DESIGN REVIEW

8. 20 W FIGUEROA ST

C-G Zone

(4:05) Assessor's Parcel Number: 039-231-017
Application Number: MST2017-00772
Owner: 2024 Fig, LLC
Applicant: Valerie Froscher

(This building was designed in 1931 by Windsor, Soule, and Murphy in the Spanish Colonial Revival style. Proposal for façade improvements to the existing commercial building including changes to paint, awnings, tile, lighting, and new windows and doors in the existing openings.)

(Project Design Approval is requested. Project was last reviewed on February 7, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
019-201-011	1334		Alameda Padre Serra
029-150-038	1226		Alta Vista Rd.
029-033-011	1415		Alta Vista Rd.
029-033-10	1419		Alta Vista Rd.
033-082-010	127-131		Anacapa St.
027-041-018	1830		Anacapa St.
025-251-009	2120		Anacapa St.
025-192-005	2233		Anacapa St.
025-032-003	2535		Anacapa St.
029-060-002	856		Arguello Rd.
027-251-005	326	E.	Arrellaga St.
027-252-005	434	E.	Arrellaga St.
027-212-006	309	W.	Arrellaga St.
027-153-048	1620		Grand Ave.
027-153-047	1630		Grand Ave.
027-153-043	1640		Grand Ave.
027-141-014	1723		Grand Ave.
027-153-037	1740		Grand Ave.
027-153-038	1746		Grand Ave.
027-141-010	1747		Grand Ave.
025-346-015	2010		Grand Ave.
031-201-014	133	E.	Haley St.
031-211-020	301	E.	Haley St.
031-291-007	532	E.	Haley St.
031-303-001	802	E.	Haley St.
037-211-003; 037-211-002	17-23	W.	Haley St.
037-211-028	35	W.	Haley St.
037-161-017	222	W.	Haley St.
027-032-010	35	E.	Islay St.
027-041-012	115	E.	Islay St.
027-111-002	118	E.	Islay St.
027-112-003	224	E.	Islay St.
027-121-001	300	E.	Islay St.
027-051-012	321	E.	Islay St.
027-064-005	512	E.	Islay St.
027-101-007	11	W.	Islay St.
027-101-006	15	W.	Islay St.
027-101-005	21	W.	Islay St.
027-101-004	23	W.	Islay St.
027-101-003	25	W.	Islay St.
027-101-002	29	W.	Islay St.
027-101-001	33	W.	Islay St.
015-093-005	1		Rosemary Ln.
015-093-018	2		Rosemary Ln.
015-093-019	3		Rosemary Ln.
015-093-002	4		Rosemary Ln.
015-091-019	5		Rosemary Ln.
015-091-010	26		Rosemary Ln.
053-231-011	3626		San Remo Dr.
025-131-007	2311		Santa Barbara St.