



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

MARCH 7, 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, March 2, 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 21, 2018**.C. Consent Calendar of **March 7, 2018**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 3014 PASEO DEL REFUGIO**

(1:45) Assessor's Parcel Number: 053-201-011

Owner: Nancy Tuomey

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house constructed in 1927 located at 3014 Paseo Del Refugio.)

CONCEPT REVIEW - CONTINUED**2. 3014 PASEO DEL REFUGIO****RS-7.5 Zone**

(2:00) Assessor's Parcel Number: 053-201-011

Application Number: MST2018-00044

Owner: Nancy Tuomey

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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on February 21, 2018.)

CONCEPT REVIEW - CONTINUED**3. 1700 BLK E CABRILLO BLVD 1693 SEG ID**

(2:30) 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.)

(A. Review of the Memorandum evaluating the Historic Resources Evaluation Report prepared by Sharon Carmack, Rincon Consultants, Inc. The Memorandum evaluating the Historic Resources Evaluation Report with the City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological and Historic Structures and Sites concluded that the East Cabrillo Boulevard Historic District is eligible to be designated a City Landmark. The report found the proposed project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties and would not result in an adverse effect to the historic resource.)

(B. Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 24, 2018.)

CONCEPT REVIEW - NEW**4. 2932 HERMOSA RD****RS-7.5/USS Zone**

(4:15) Assessor's Parcel Number: 051-194-017
 Application Number: MST2017-00668
 Owner: 2932 Hermosa Rd, LP
 Architect: James Mayo Macari
 Contractor: Jacobsen Builders

(The Spanish Colonial Revival style residence, constructed in 1924, is eligible for designation as a Structure of Merit. Proposal for additions and alterations to the single-unit residence, including changes to the front façade and roofline. Project involves adding a new entry foyer, removing and adding a fireplace, addition of a 34 square foot kit patio, and reconfiguration of the non-conforming one-car garage. The proposed total of 2,152 square feet on a 7,358 square foot lot is 71% of the maximum required floor-to-lot area ratio.)

(A. Review of the Phase 1 Historic Structures/Sites Report prepared by Roy Harthorn. The report concluded that the house at 2932 Hermosa Road constructed in 1924 meets significance criteria to qualify as a Structure of Merit and is also a significant historic resource for the purposes of California Environmental Quality Act review.)

(B. Miscellaneous Action Item. Pursuant to the Municipal Code Section 22.22.030 (D) (3), if the Commission accepts the conclusions of the Historic Structures/Sites Report that the property has the potential for designation as a City Historic Resource, it shall be acted upon by the Commission for listing on the Potential Historic Resources List concurrent with HLC review of the submitted Historic Structures/Sites Report. Consider adding the Spanish Colonial Revival style house constructed in 1924 to the City's Potential Historic Resources List as it was found eligible to be designated a Historic Resource in the Historic Structures/Sites Report accepted by the HLC on March 7, 2018. Once the project has been completed, the building will have a hearing for consideration of designation as a Structure of Merit.)

(C. Concept Review. Comments Only.)

CONCEPT REVIEW - NEW**5. 813 ANACAPA ST****C-G Zone**

(4:45) Assessor's Parcel Number: 037-052-033
 Application Number: MST2018-00075
 Owner: Sima El Paseo, LP
 Applicant: Leland Walmsley

(El Paseo is a designated City Landmark. Proposal for site work and landscaping improvements, including reconstructing a previously removed steel trellis. Project includes hardscape alterations to non-original flagstone paving for new planting areas, existing terracotta pots to be replaced with new decorative pottery, and adding two additional trees and a decorative tree grate.)

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

CONCEPT REVIEW - NEW

6. 701 ANACAPA ST

C-G Zone

(5:15) Assessor's Parcel Number: 037-092-010
Application Number: MST2018-00037
Owner: Roy W. Yeabsley Living Trust
Architect: Kevin Moore

(This building is on the City's Potential Historic Resources List: "Livingston Arts and Crafts Center," Plunkett design. Proposal for shell and core improvements, including replacement of two existing windows, infilling the wall on the east elevation, and adding a new folding window system and bar-top. Project includes repairing existing pavers, and adding a new fountain at the east side of the building.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS