



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

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

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

E. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 743 LITCHFIELD LN****RS-15 Zone****(1:45)**

Assessor's Parcel Number: 041-181-010
Application Number: MST2018-00002
Owner: Inger L. Budke

(Proposal to construct a 656 square foot, ground-level addition and a 1,364 square foot, lower-level addition to an existing 1,163 square foot, one-story single residential unit. Other site improvements include the relocation of the existing 387 square foot garage. Approximately 255 cubic yards of cut and fill will occur under the main building footprint, and 15 cubic yards of cut and fill will occur outside of the main building foot print, with 270 cubic yards of export to leave the site. The proposed total of 3,570 square feet of development on a 17,656 square foot lot located in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow a new two-car garage and restroom to be located within the required 30-foot front and 10-foot interior setback.)

(Review of a Phase 1 Archaeological Resources Report prepared by David Stone.)

CONCEPT REVIEW - NEW**2. 1325 STATE ST****C-G Zone**

(1:50) Assessor's Parcel Number: 039-131-017
Application Number: MST2018-00079
Owner: Almond Holdings, LLC
Architect: Susette Naylor

(The two-story commercial building constructed by Winsor Soule may be eligible to be designated a Structure of Merit. Proposal to convert the existing 1,494 square foot second story from existing office occupancy to a residential unit. The proposal includes a remodel at the first floor commercial space, demolition of one of two existing access stairs to paseo, and minor improvements involving a remodel to the existing roof structure, replacement of skylights, and removal of upper floor exterior awnings. No expansion of existing floor area is proposed. The project requires Planning Commission review for an Open Yard Modification for the second floor balcony, and a Parking Modification for the required one residential parking space.)

(A. Review of the Phase I Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the building designed by Soule and Murphy in 1946 is eligible for listing as a Structure of Merit. The proposed project impacts to the significant historic resource would be less than significant (Class III).)

(B. Concept Review. Comments Only. Project requires Planning Commission review for an Open Yard Modification for the second floor balcony, and a Parking Modification for the required one residential parking space.)

CONCEPT REVIEW - CONTINUED**3. 806 VINE AVE****R-M Zone**

(2:30) Assessor's Parcel Number: 031-023-009
 Application Number: MST2017-00528
 Owner: Jack Delano Family Limited Partners
 Architect: Keith Rivera

(The residence located at 415 Old Coast Highway is a designated Structure of Merit. Proposal to relocate the historic 1,631 square foot single-unit residence from 415 Old Coast Highway to the lot at 806 Vine Avenue. The project includes constructing a new understory consisting of a 1,096 square foot four-car common garage and 608 square feet of habitable area, resulting in a new cumulative 2,239 square foot single-unit residence. No work is proposed on the existing 1,283 square foot single-unit residence also on the lot. The proposal will involve new associated site paving, landscaping, utilities, and a new 24" inch retaining wall. Project requires a Modification by the Staff Hearing Officer for the reduced area of qualifying open yard.)

(A. Review of the Phase II Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project's impacts to significant historic resources on and adjacent to the existing location of the resource and its proposed relocation from 415 Old Coast Highway to 806 Vine Avenue are less than significant (Class III).)

(B. Second Concept Review. Comments Only. Project requires a Modification by the Staff Hearing Officer for the reduced area of qualifying open yard. Project was last reviewed on September 6, 2017.)

CONCEPT REVIEW - NEW**4. 1220 STATE ST****C-G Zone**

(3:15) Assessor's Parcel Number: 039-183-059
 Application Number: MST2016-00555
 Owner: Nassau Land Company, LP
 Applicant: The Towbes Group, Inc.
 Architect: The Cearnal Collective, LLP
 Engineer: Stantec Engineers

(Proposal for exterior improvements to the existing public paseo north of the Granada Theatre. The project includes the demolition of an existing pedestrian ramp and repaving of an existing parking lot. Construction of two new residential garages of 470 and 567 square feet are proposed, as well as a new trash and recycling enclosure. Improvements to the public paseo will include a new stair, ramp, and lighting, and new 8'-6" foot high walls to enclose bus/truck parking service to the Granada Theatre. Access to the parking garages, bus/truck parking, and trash/recycling enclosure will be off Paseo De Las Granadas, with no changes to occur to Paseo De Las Granadas. The paseo connecting State Street to Paseo De Las Granadas will be enhanced with a new site wall, landscaping, lighting, and paving to match Paseo De Las Granadas. Lot line adjustments are required for the existing parcels to accommodate the proposed configuration.)

(Concept Review. Comments Only. Project requires Planning Commission review for the proposed lot line adjustment.)

CONCEPT REVIEW - NEW**5. 209 STATE ST****C-2/SD-3 Zone**

(4:00) Assessor's Parcel Number: 033-042-017
Application Number: MST2018-00110
Owner: City of Santa Barbara
Applicant: Teri Green

(This is a designated City Landmark: Southern Pacific Railroad Station, constructed in 1905. Proposal to install eight prefabricated bike lockers in conjunction with the new commuter train service, commencing in Santa Barbara on April 2, 2018. The bike lockers are to be painted Malaga green and constructed of fiberglass reinforced plastic to resist impact and stains. The bike lockers are to be installed in a semicircle configuration, totaling approximately 109 square feet, atop the existing concrete area adjacent to the handicap parking at the west end of the lot.)

(Concept Review. Action may be taken if sufficient information is provided. Findings for alterations to a City Landmark are required.)

CONCEPT REVIEW - CONTINUED**6. 24 W GUTIERREZ ST****M-C Zone**

(4:20) Assessor's Parcel Number: 037-211-020
Application Number: MST2017-00303
Owner: Susan Budinger Loncki Trust
Applicant: Ryan Jeffrey

(The proposal involves relocation or salvage of historic materials and demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building, containing two residential condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,532 and 3,445 square feet.)

(Fifth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map. Project was last reviewed on February 7, 2018.)

PROJECT DESIGN REVIEW**7. 501 BRINKERHOFF AVE****C-G Zone**

(4:45) Assessor's Parcel Number: 037-162-008
 Application Number: MST2015-00111
 Owner: Ryan & Jil Bell
 Applicant: Jarrett Gorin
 Architect: Gordon Brewer

(This is a revised project description. The single-unit residence is a designated Structure of Merit: Bungalow Triplet, and is located in the Brinkerhoff Avenue Landmark District. Proposal to replace a shed roof with a gabled roof that will increase the roof height for a portion of the dwelling, and for exterior alterations including new windows and doors and an interior remodel to an existing 708 square foot, one-story, single-family residence with a covered entry deck. No new square footage is proposed to the dwelling, and no parking exists at the site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). Project received Staff Hearing Officer approval on October 12, 2016, for a zoning modification to allow an increased roof height and alterations to the dwelling in the required front setback.)

(Project Design Approval and Final Approval are requested. Historic Resource Findings are required. Project was last reviewed on October 7, 2015.)

CONCEPT REVIEW - CONTINUED**8. 701 ANACAPA ST****C-G Zone**

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

(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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 7, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS