



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION SPECIAL MEETING AGENDA APRIL 4, 2018

2:00 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 29, 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 21, 2018**.C. Consent Calendar of **April 4, 2018**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM**1. 1325 STATE ST**

(2:15) Assessor's Parcel Number: 039-131-017

Owner: Almond Holdings, LLC

(Add the postwar interpretation of the Spanish Colonial Revival/Mediterranean style building designed by Soule and Murphy in 1946 to the City's Potential Historic Resources List as it was found to be eligible to be designated a Structure of Merit in the Historic Structures/Sites Report reviewed by the HLC on March 21, 2018. The building will be added to the next round of designations as a Structure of Merit.)

ARCHAEOLOGY REPORT**2. 806 VINE AVE****R-M Zone**

(2:20) 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 eligible for listing as a 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.)

(Review of a Phase 1 Archaeological Resources Report prepared by David Stone, Amec Foster Wheeler.)

CONCEPT REVIEW - CONTINUED**3. 433 E CABRILLO BLVD****HRC-2/SP-1/SD-3 Zone**

(2:25) Assessor's Parcel Number: 017-680-009
Application Number: MST2016-00284
Owner: American Tradition, LLC
Applicant: Suzanne Elledge
Architect: Robert Glazier

(Proposal for a 56 room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site consisting of two- and three-story structures. The proposed square footage on this lot is approximately 88,000 square feet. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion. Back-of-house functions, service areas, and at-grade parking are proposed for the Parking Lot Site.)

(Seventh Concept Review. Comments Only. Project requires review by Planning Commission. Substantial Conformance Determination will be made by the Community Development Director. Project was last reviewed on October 18, 2017.)

CONCEPT REVIEW - CONTINUED**4. 226 E ANAPAMU ST****O-R Zone****(3:10)**

Assessor's Parcel Number: 029-162-006
Application Number: MST2017-00092
Owner: Barranca Enterprises, Inc.
Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated office/High Density within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires concept review by Planning Commission.)

(A. Review of a Cultural Landscape Study prepared by Post/Hazeltine Associates. The Cultural Landscape Study did not identify a substantially intact cultural landscape covering the entire study area; however, clusters of substantially intact resources were identified that have a direct association with the late 19th and early 20th century settlement of the Laguna neighborhood and contribute substantially to the neighborhood's streetscape. The Historic Structures/Sites Report prepared by Alexandra Cole concluded that cottages 228 and 230 East Anapamu Street, and 223A, 223B, 223D, and 223F East Figueroa Street are considered eligible for listing as Structures of Merit. Cottage 226 East Anapamu Street, building at 232 East Anapamu Street, and cottages 1117 and 1121 Garden Street and 223C, E, G, and H East Figueroa Street are not considered significant. The report was last reviewed on August 23, 2017. Staff will note on all the parcels of the properties found significant in the reports that are not on the subject parcel that they are eligible to be designated historic resources and will notify the owners.)

(B. Third Concept Review. Comments Only. Project requires review by Planning Commission. Project design was last reviewed on April 19, 2017.)

MISCELLANEOUS ACTION ITEM**5. 228 E ANAPAMU ST**

(4:40) Assessor's Parcel Number: 029-162-007
Owner: Figamu, LLC

(Add the Queen Anne Free Classic house constructed in 1905 to the City's Potential Historic Resources List as it was found to be eligible to be designated a Structure of Merit in the Historic Structures/Sites Report accepted by the HLC on April 4, 2018. Once the project has been completed, the building will have a hearing for designation as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**6. 230 E ANAPAMU ST**

(4:45) Assessor's Parcel Number: 029-162-008
Owner: Figamu, LLC

(Add the Queen Anne Free Classic house constructed in 1905 to the City's Potential Historic Resources List as it was found to be eligible to be designated a Structure of Merit in the Historic Structures/Sites Report accepted by the HLC on April 4, 2018. Once the project has been completed, the building will have a hearing for designation as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTIONS OF INTENTION**7. 223D & 223F EAST FIGUEROA ST**

(4:50) Assessor's Parcel Number: 029-162-023, -019
Owner: Steve Hoegerman

(At the owner's request, the Commission is requested to adopt Resolutions of Intention to hold a Public Hearing on April 18, 2018 to consider Structure of Merit designation of the vernacular cottages constructed in 1925 and 1916 located at 223D and 223F East Figueroa Street as part of a bungalow court.)

REVIEW AFTER FINAL**8. 35 STATE ST****HRC-2/S-D-3 Zone**

(4:55) Assessor's Parcel Number: 033-102-018
Application Number: MST97-00357
Owner: 35 State Street Hotel Partners, LLC
Agent: Ken Marshall
Applicant: Michael Rosenfeld
Architect: DesignARC, Inc.
Engineer: Penfield & Smith Engineers, Inc.
Landscape Architect: Suding Design
Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, formerly Entrada de Santa Barbara, now Hotel Californian, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area, and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final is requested for the finalized gobo design patterns to the light pattern projections on the Area C façade located on the northeast corner of State Street and Mason Street. Project was last reviewed on February 7, 2018.)

CONCEPT REVIEW - CONTINUED**9. 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.)

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

CONCEPT REVIEW - CONTINUED**10. 1732 CHAPALA ST****R-MH Zone****(5:45)**

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.)

(Third 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, and for the reduced area of qualifying open yard. Project was last reviewed on February 7, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS