



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

MAY 2, 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
Kathleen Goo, 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. 3308. 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, April 27, 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 **April 18, 2018**.C. Consent Calendar of **May 2, 2018**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 111 E ARRELLAGA ST**

(1:45) Assessor's Parcel Number: 027-191-006

Owner: Glyn Davies

(At the owner's request, the Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 16, 2018 to consider Structure of Merit designation of the Craftsman style house constructed in 1906 located at 111 East Arrellaga Street.)

HISTORIC STRUCTURES REPORT**2. 2932 HERMOSA RD****RS-7.5/USS Zone**

(1:50) 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.)

(Review of a Phase I Historic Structures/Sites Report, prepared by Roy Harthorn. The report concluded that the building, as it stood both in advance of the work recently undertaken and the alterations, does not maintain enough integrity to convey its original appearance, nor is there sufficient evidence to reconstruct the building to its original appearance. The building does not qualify as historic resource. Report was last reviewed on March 7, 2018.)

CONCEPT REVIEW - CONTINUED**3. 809 DE LA VINA ST****C-G Zone****(2:10)**

Assessor's Parcel Number: 037-041-009
 Application Number: MST2017-00017
 Owner: 815 De La Vina, LLC
 Agent: SEPPS
 Architect: The Cearnal Collective, LLP

(This is a revised project description. The project site contains a Queen Anne historic building, Ott House, listed on the City's List of Potential Historic Resources. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of 2 new three-story residential buildings, one of which includes a small fourth-floor portion, measuring 7,908.3 square feet and 32,765.4 square feet, and with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 16 studio apartments, 10 one-bedroom apartments, and 6 two-bedroom apartments ranging from 540 square feet to 1,200 square feet with an average unit size of 758 square feet. The proposed density on this 29,548 square foot parcel is 38 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

(A. Review of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report found that the property at 208 West De La Guerra Street does not meet any of the significance criteria that would make it eligible for listing at the local, state, or national level. Therefore, 208 West De La Guerra Street is not a significant resource for the purposes of environmental review. The house at 815 De La Vina Street meets significance criteria that make it eligible to be designated a Structure of Merit and for listing in the California Register of Historical Resources and National Register of Historic Places. Except for the sandstone hitching post on De La Vina Street, the other improvements on the property including the landscape, are not significant contributors to the property's historic significance. Therefore, the house 815 De La Guerra Street is a significant resource for the purposes of environmental review, and a Phase 2 Historic Structures/Sites Report is recommended. The report found that a substantially intact streetscape is not present on the 200 block of East De La Guerra Street or the 800 block of De La Vina Street.)

(B. Fifth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on December 13, 2017.)

ARCHAEOLOGY REPORT**4. 2014 GARDEN ST****RS-15 Zone**

(3:10) Assessor's Parcel Number: 025-331-016
 Application Number: MST2018-00103
 Owner: John & Cat Moore
 Applicant: Adele Goggia

(The Mission Revival style residence, constructed in 1894, Crocker Row House #2, is on the City's Potential Historic Resources List. Proposal for a remodel and site alterations to the single residential unit, including demolition of the existing two-car garage, for a new 745 square foot two-car garage and storage structure. Project involves removal of the sunroom off the second story to be replaced with a first-floor breakfast room, alterations to windows and doors, re-roofing, and improvements to the existing covered porch. Additional site alterations include changing the gravel driveway to permeable pavers, changes to hardscape and landscape, removal of 10 non-specimen trees, and relocation of two fruit trees. This project will address Building Violation BLD2016-02590 by removal of the existing fountain from the rear yard. The proposed total of 4,154 square feet on a 13,900 square foot lot is 99% of the maximum required floor-to-lot area ratio.)

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

CONCEPT REVIEW - NEW**5. 2014 GARDEN ST****RS-15 Zone**

(3:15) Assessor's Parcel Number: 025-331-016
 Application Number: MST2018-00103
 Owner: John & Cat Moore
 Applicant: Adele Goggia

(The Mission Revival style residence, constructed in 1894, Crocker Row House #2, is on the City's Potential Historic Resources List. Proposal for a remodel and site alterations to the single residential unit, including demolition of the existing two-car garage, for a new 745 square foot two-car garage and storage structure. Project involves removal of the sunroom off the second story to be replaced with a first-floor breakfast room, alterations to windows and doors, re-roofing, and improvements to the existing covered porch. Additional site alterations include changing the gravel driveway to permeable pavers, changes to hardscape and landscape, removal of 10 non-specimen trees, and relocation of two fruit trees. This project will address Building Violation BLD2016-02590 by removal of the existing fountain from the rear yard. The proposed total of 4,154 square feet on a 13,900 square foot lot is 99% of the maximum required floor-to-lot area ratio.)

(A. Review of a Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report found that the house at 2014 Garden Street meets City of Santa Barbara significance criteria and is eligible for designation as a City Landmark as well as listing on the California State Register of Historic Resources and the National Register of Historic Places.)

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

CONCEPT REVIEW - CONTINUED**6. 1202 DIANA RD****RS-6 Zone****(4:00)**

Assessor's Parcel Number: 031-190-008
 Application Number: MST2017-00217
 Owner: BLH Properties, LLC
 Applicant: Shaun Lynch
 Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing 1.06 acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,000 to 15,566 square feet. The proposal includes development of one new primary dwelling unit on three of the four proposed lots, subject to review by the Single Family Design Board (SFDB). Proposed lot three (3) includes an existing one-story residential adobe, subject to review by the Historic Landmarks Commission (HLC). The existing adobe residence is deemed eligible to be designated a historic resource by the City Urban Historian. The application includes demolition of the "as-built" non-permitted additions, resulting in a 975 square foot residence to remain. An option is included for a new 400 square foot garage. The proposed total of 1,375 square feet, including a two-car garage, located on a 12,648 square foot lot, is 40% of the required floor-to-lot area ratio (FAR). Site improvements for the subdivision include demolition of the existing detached garage and detached accessory buildings, site grading (990 cubic yards of cut and 540 cubic yards of fill), removal/relocation of Oak trees, and paving to create a new shared driveway easement connecting the proposed four lots to Cota Street. The existing driveway to Diana Road will remain. The project requires Planning Commission review for a Tentative Subdivision Map (TSM) and includes a request for Street Frontage Modifications and Public Street Waiver. The application will address all violations identified in ENF2017-00868.)

(A. Review of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the adobe house constructed in 1921 at 1202 Diana Road is eligible for designation as a Structure of Merit and listing on the California Register of Historic Resources and the National Register of Historic Places.)

(B. Third Concept Review. Comments Only. Project requires Planning Commission review for a Tentative Subdivision Map and includes a request for a Public Street Waiver and Street Frontage Modifications. Project was last reviewed on April 18, 2018.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**7. 1202 DIANA RD****(4:45)**

Assessor's Parcel Number: 031-190-008
 Owner: BLH Properties, LLC

(Based on the conclusions of the Historic Structures/Sites Report, the Historic Landmarks Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 16, 2018 to consider Structure of Merit designation of the adobe house constructed in 1921 located at 1202 Diana Lane.)

FINAL REVIEW**8. 1032 SANTA BARBARA ST****C-G Zone**

(4:50) Assessor's Parcel Number: 029-212-024
Application Number: MST2016-00071
Owner: David Myers
Applicant: David Watkins

(The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required. Project was granted a zoning modification by the Staff Hearing Officer for the reduced area of qualifying private outdoor living space on November 9, 2016.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 072-16. Project was last reviewed on December 7, 2016.)

REVIEW AFTER FINAL**9. 418 STATE ST****M-C Zone**

(5:30) Assessor's Parcel Number: 037-212-024
Application Number: MST2017-00044
Owner: Hughes Land Holding Trust
Agent: Kevin Moore

(Proposal includes a lot tie between 418 and 416 State Street with interior and exterior improvements to occur at both parcels. Site improvements at 418 State Street include a remodel of the front façade, new flooring at the rear to become outdoor dining, and interior improvements. The existing detached storage structure behind 416 State Street will be remodeled to become a kitchen and storage space with exterior improvements to include new windows and doors. The existing parking lot will be adjusted to provide 4 uncovered parking spaces including an Americans with Disabilities Act parking space, a new trash enclosure, and bike parking. The site is within the 50% Parking Zone of Benefit.)

(Review After Final is requested for improvements to the State Street façade, including changes to the arch openings and pillars. Project was last reviewed on April 18, 2018.)

CONCEPT REVIEW - NEW

10. 3 E DE LA GUERRA ST

C-G Zone

(6:00)

Assessor's Parcel Number: 037-052-027
Application Number: MST2018-00142
Owner: Santa Barbara Trust For Historic Preservation
Applicant: Michael Imwalle
Designer: Trevor Zellet

(Parcel contains a designated City Landmark: De La Guerra Adobe. Proposal for a temporary privacy screen for the Casa De La Guerra courtyard, consisting of a black iron frame and fabric. The screen is proposed to be installed and removed before and after events.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS