



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JUNE 13, 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
Heidi Reidel, 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, June 8, 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 **May 16, 2018**.C. Consent Calendar of **May 30** and **June 13, 2018**.

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

E. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 24 W GUTIERREZ ST**

M-C Zone

(1:50)

Assessor's Parcel Number: 037-211-020

Application Number: MST2017-00303

Owner: Susan Mart Trustee of Susan Budinger Loncki

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.)

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

HLC-PRE-APPLICATION REVIEW**2. 222 E CANON PERDIDO ST**

C-G Zone

(1:55) Assessor's Parcel Number: 031-012-025
Application Number: MST2018-00250
Owner: 222 East Canon Perdido St. LLC
Applicant: Trish Allen

(One-Time Pre-Application Consultation for a new residential project using the Average Unit Size Density Incentive Program (AUD) on a parcel with a General Plan land use designation of Commercial/High Residential (28-36 du/ac). The project will include eight new one-bedroom units ranging in size from 920 to 1,004 square feet, with an average of 975 square feet. The units will be configured as townhomes, stacked above single-car garages and contained in two buildings. The site is currently developed with a three-story 13,183 square foot commercial building and 40 surface parking spaces. The project proposes to provide a total of 34 spaces, eight within single-car garages, 17 spaces within a 3-tier puzzle lift to serve the commercial building, and nine surface parking spaces including two Americans with Disabilities Act (ADA) van accessible stalls.)

(Pre-Application Consultation. Comments Only.)

PROJECT DESIGN REVIEW**3. 2014 GARDEN ST**

RS-15 Zone

(2:35) Assessor's Parcel Number: 025-331-016
Application Number: MST2018-00103
Owner: John & Catherine Moore
Agent: Serena McClintick
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.)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance Findings are required. Project was last reviewed on May 2, 2018.)

CONCEPT REVIEW - NEW

- 4. 520 PLAZA RUBIO** RS-15 Zone
(3:05) Assessor's Parcel Number: 025-281-003
Application Number: MST2018-00109
Owner: Peter & Molly Sorensen

(This residence is eligible for designation as a Structure of Merit as a contributing structure in the Potential Mission Gardens Historic District. Proposal for a new air conditioning unit to be located 4'-1" from the interior property line.)

(Action may be taken if sufficient information is provided. Design Review Waiver is required.)

REVIEW AFTER FINAL

- 5. 402 PLAZA RUBIO** RS-15 Zone
(3:25) Assessor's Parcel Number: 025-263-001
Application Number: MST2017-00354
Owner: Evan B. Jones Living Trust

(This is a revised project description. The Spanish Colonial residence constructed in 1925 by Mary Craig is a designated Structure of Merit. Proposal to replace an aluminum garage door with two 7'9" wood carriage doors and jalousie window with window to match original. Project includes adding an air conditioning unit 3'5" from the property line at the southwest side of the residence, behind an existing site wall.)

(Review After Final is requested for a condenser unit to be located 3'5" from the property line. Design Review Waiver is required.)

CONCEPT REVIEW - NEW

- 6. 9 W FIGUEROA STREET** C-G Zone
(3:40) Assessor's Parcel Number: 039-281-041
Application Number: MST2018-00248
Owner: City of Santa Barbara
Applicant: City of Santa Barbara

(Proposal to close off the existing Lot 3 pedestrian paseo and relocate the paseo west, adjacent to the existing vehicular entrance to Lot 3. The current paseo would be blocked off by installing decorative walls with operable gates at the north and south points of entry. The existing eight columns within the current paseo are proposed to be removed, lighting upgraded, and an above ground transformer installed by Southern California Edison (SCE). The project would direct pedestrian traffic to a new walkway which would connect to a new mid-block crossing between Lot 3 and the north side of Figueroa Street.)

(Concept Review. Comments Only.)

CONCEPT REVIEW - NEW**7. 111 E ARRELLAGA ST**

O-R Zone

(4:10) Assessor's Parcel Number: 027-191-006
 Application Number: MST2018-00242
 Owner: Folk Inn Santa Barbara LLC
 Applicant: Dana Severy
 Architect: DMHA

(The Craftsman style building constructed in 1906 is eligible for designation as a Structure of Merit. Proposal to convert an existing 4,688 square foot mixed-use building into a bed and breakfast. Project includes an interior remodel for seven suites, as well as minor exterior improvements to the building with new dormers and skylights on the roof, and replacement of two non-original second floor windows on the street façade. Also proposed is a new 1,167 square foot sandstone hardscaped terrace and entry stair with landscaping, a plunge pool with lounge area and trellis at the rear of the property, site upgrades to meet Americans with Disabilities Act (ADA) requirements, and new on-site parking with 10 standard spaces, and one ADA van space. Project requires review by Planning Commission for a Conditional Use Permit.)

(Concept Review; Comments Only. Project requires review by Planning Commission for a Conditional Use Permit.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**8. 111 E ARRELLAGA ST**

(4:50) Assessor's Parcel Number: 027-191-006
 Owner: Glyn Davies

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Craftsman style house constructed in 1906 located at 111 East Arrellaga Street.)

(Adopt Resolution 2018-57 to designate as a Structure of Merit the Craftsman style house located at 111 East Arrellaga Street.)

PROJECT DESIGN REVIEW**9. 29 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(4:55) Assessor's Parcel Number: 033-112-006
 Application Number: MST2017-00543
 Owner: Hannah Beachfront LLC
 Architect: Henry Lenny

(Proposal for tenant improvements for a new café consisting of exterior and interior alterations to an existing commercial building located in the Appealable Jurisdiction of the Coastal Zone. The project proposes a remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It proposes a new attached trash enclosure at the west elevation off Helena Street and the creation of an outdoor dining area facing Cabrillo Boulevard, including landscaping.)

(Project Design Approval is requested. Project was last reviewed on April 18, 2018.)

REVIEW AFTER FINAL**10. 418 STATE ST**

M-C Zone

(5:35)

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 May 2, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS