



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JUNE 27, 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 22, 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 **June 13, 2018**.C. Consent Calendar of **June 27, 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. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

(1:50) (The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 19, 2018 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 215 A EAST CANON PERDIDO ST**

(1:55) Assessor's Parcel Number: 029-292-031
Owner: California State Parks

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 25, 2018 to consider a recommendation to City Council for City Landmark designation of the Alhecama Theatre located at 215 A East Canon Perdido Street.)

HISTORIC STRUCTURES REPORT**3. 428 CHAPALA ST**

M-C Zone

(2:00) Assessor's Parcel Number: 037-211-026
Application Number: MST2018-00331
Owner: Casa De Sevilla Partners, LP
Applicant: Post Hazeltine Associates

(Review of a Phase II Addendum Historic Structures/Sites Report re-evaluating the eligibility of the building at 428 Chapala Street for listing as a significant historic resource.)

(Review of a Phase II Addendum Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The Addendum to the 2005 Historic Structures/Sites Report found that the 1877 sandstone block wall wing on the south elevation currently retains sufficient historical integrity and visibility to be eligible for listing as a Structure of Merit.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**4. 428 CHAPALA ST****(2:10)**

Assessor's Parcel Number: 037-211-026

Owner: Casa De Sevilla Partners, LP

(Public Hearing to consider Structure of Merit designation of the 1877, Italianate, sandstone block wall on the south elevation of the building located at 428 Chapala Street.)

HISTORIC STRUCTURES REPORT**5. 2315 CHAPALA ST**

RS-7.5 Zone

(2:15)

Assessor's Parcel Number: 025-113-011

Application Number: MST2018-00171

Owner: Darren A. Peterson

Designer: Brian Miller

(Review of a Phase I Historic Structures/Sites Report.)

(Review of a Phase I Historic Structures/Sites Report, prepared by Jean-Guy Tanner Dube, Appleton Partners LLP. The report found the building constructed in 1923 does not qualify as a historic resource.)

CONCEPT REVIEW - NEW**6. CITYWIDE**

ROW Zone

(2:25)

Assessor's Parcel Number: 000-000-0RW

Application Number: SGN2018-00065

Owner: City of Santa Barbara

Applicant: Nina Johnson

(Proposal to add new regulatory signage on sidewalks in commercial areas and public parking lots and structures to educate the public and enforce the City's Outdoor Smoking Ordinance.)

(Comments Only.)

FINAL REVIEW**7. 3 E DE LA GUERRA ST**

C-G Zone

(3:05)

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.)

(Final Approval is requested. The project was last reviewed on May 2, 2018.)

CONCEPT REVIEW - CONTINUED**8. 226 E ANAPAMU ST**

O-R Zone

(3:25) 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.)

(Fifth Concept Review. Comments Only. Project requires review by Planning Commission. Project design was last reviewed on May 16, 2018.)

FINAL REVIEW**9. 29 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(4:15) 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.)

(Final Approval is requested. Project was last reviewed on June 13, 2018.)

CONCEPT REVIEW - CONTINUED**10. 809 DE LA VINA ST** C-G Zone
(4:45)

Assessor's Parcel Number: 037-041-009
 Application Number: MST2017-00017
 Owner: 815 De La Vina, LLC
 Agent: SEPPS
 Architect: 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, 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 22 studio apartments, 11 one-bedroom apartments, and 5 two-bedroom apartments ranging from 540 square feet to 1,687 square feet with an average unit size of 844 square feet. The proposed density on this 29,548 square foot parcel is 57 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.)

(Sixth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on May 2, 2018.)

REVIEW AFTER FINAL**11. 1001 STATE STREET** C-G Zone
(5:30)

Assessor's Parcel Number: 039-281-024
 Application Number: MST2018-00308
 Owner: Anatega Partners LLC
 Applicant: The Cearnal Collective, LLP

(One-Time Pre-Application Consultation Review. Proposal to remove existing openings at the second floor of an existing commercial building and install new clerestory windows at the perimeter of the building except along the wall that is adjacent to the neighboring building. The project includes reconfiguration of plastered entries to the building, and replacement of plaster eave with wood decking.)

(Pre-Application Consultation. Comments Only.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS