



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JULY 11, 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, July 6, 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 27, 2018**.C. Consent Calendar of **July 11, 2018**.

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

E. Subcommittee Reports

1. There will be an Historic Landmarks Committee Designation Subcommittee meeting on September 11, 2018 at 10:00 am in the Public Works Conference Room at 630 Garden Street.

DISCUSSION ITEM**1. AMERICANS WITH DISABILITIES ACT BUILDING CODE REQUIREMENTS****(1:50)**

Staff:

Andrew Stuffer, Chief Building Official

(Presentation by the City of Santa Barbara Chief Building Official on common building code accessibility requirements that significantly affect project design.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**2. 428 CHAPALA ST****(2:20)**

Assessor's Parcel Number:

037-211-026

Owner:

Casa De Sevilla Partners, LP

A. (Rescind Historic Landmarks Commission resolution 2018-1 from January 24, 2018 based on the acceptance of the Historic Structures/Sites Addendum Report accepted by the Historic Landmarks Commission on June 27, 2018.)

B. (Public Hearing to adopt a revised resolution of the Structure of Merit designation of the building located at 428 Chapala Street based on the findings of the Historic Structures/Sites Report Addendum accepted by the Historic Landmarks Commission on June 27, 2018.)

(Adopt Resolution 2018-108 to designate as a Structure of Merit, the designation boundary includes the entire building because the resource remains significant in its ability to connect to the social history of the Casa de Sevilla Restaurant however the north, east and west elevations do not convey their original appearance as detailed in the accepted Historic Structures/Sites Addendum Report, Exhibit B.)

FINAL REVIEW**3. 9 E DE LA GUERRA ST****C-G Zone**

(2:35) 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. Project Design Approval was granted on May 2, 2018.)

IN-PROGRESS REVIEW**4. 800 SANTA BARBARA ST****C-G Zone**

(3:00) Assessor's Parcel Number: 031-012-028
 Application Number: MST2015-00023
 Owner: 800 Santa Barbara, LLC
 Agent: Heidi Jones, SEPPS, INC
 Architect: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

(In-Progress Review; Comments Only. Project Design Approval was granted on August 9, 2017.)

REVIEW AFTER FINAL**5. 214 E DE LA GUERRA ST****C-G Zone**

(3:45) Assessor's Parcel Number: 031-082-002
Application Number: MST2016-00447
Owner: Lauritson, Betty Jo Trust 4/22/03
Applicant: The Cearnal Collective, LLP

(The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot, and construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay (37-63 dwelling units per acre). The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio House and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.)

(Review After Final is requested for final details. Final Approval was granted on December 13, 2017.)

CONCEPT REVIEW - CONTINUED**6. 1202 DIANA RD****RS-6 Zone**

(4:15) 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 II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the project meets the Secretary of the Interior's Standards for Rehabilitation and project impacts would be less than significant (Class III).)

(B. Fourth 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 May 2, 2018.)

CONCEPT REVIEW - NEW**7. 1000 STEPS (CAMINO AL MAR)****E-3/SD-3 Zone****(4:50)**

Assessor's Parcel Number: 045-185-0RW
 Application Number: MST2018-00297
 Owner: City of Santa Barbara Parks & Rec.
 Applicant: George Thomson

(Camino al Mar (1000 Steps) is eligible for designation as a Structure of Merit. Proposal to replace the lower portion of the public beach access stairs located at the end of Santa Cruz Boulevard. The project includes adding nine additional steps to allow for safe access to the beach, replacement of the existing guard-rail at the mid-level landing, addition of handrails from beach to street elevation, and addition of slip-proof tread to all stairs and landings. Project includes Planning Commission review of a Coastal Development Permit.)

(A. Review of a Phase I - II Historic Structures/Sites Report prepared by Post/Hazeltine Associates. Camino al Mar possesses sufficient potential historic significance to meet criteria a, d, e, g, and i and Additional Criteria 6 to make it eligible for listing as a City of Santa Barbara Structure of Merit. The report determined that the proposed project to rehabilitate Camino Al Mar meets the Secretary of the Interior's Standards for Rehabilitation provided samples of the final railing and tread types are reviewed and approved by the HLC and project impacts would be Less than Significant (Class III).)

(B. Concept Review. Comments Only. Project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)

MISCELLANEOUS ACTION ITEM**8. 1000 STEPS (CAMINO AL MAR)****(5:30)**

Assessor's Parcel Number: 045-185-0RW
 Owner: City of Santa Barbara Parks & Rec.

(Pursuant to the Municipal Code Section 22.22.030 (D) (3), if the Commission accepts the conclusions of the Historic Structures/Sites Report that the property has the potential for designation as a City Historic Resource, it shall be acted upon by the Commission for listing on the Potential Historic Resources List concurrent with HLC review of the submitted Historic Structures/Sites Report. Consider adding the Camino Al Mar to the City's Potential Historic Resources List as it was found eligible to be designated a Structure of Merit in the Historic Structures/Sites Report accepted by the HLC on July 11, 2018. Once the project has been completed, the HLC will have a hearing for consideration of designation as a Structure of Merit.)

(To add the Camino Al Mar to the City's Potential Historic Resources List as it is eligible for Structure of Merit designation.)

PROJECT DESIGN REVIEW**9. 806 VINE AVE****R-M Zone****(5:35)**

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 designated 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.)

(Project Design Approval is requested. Project must comply with Staff Hearing officer Resolution 025-18. Project was last reviewed on May 30, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS