



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

AUGUST 22, 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, August 17, 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 **August 08, 2018**.C. Consent Calendar of **August 22, 2018**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 2014 GARDEN STREET**

(1:45) Assessor's Parcel Number: 025-331-016

Owner: John and Catherine Moore

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Mission Revival style residence designed by noted architect Arthur Page Brown in 1894, located at 2014 Garden Street.)

MISCELLANEOUS ACTION ITEM**2. 2014 GARDEN STREET**

(1:50) Assessor's Parcel Number: 025-331-016

Owner: John and Catherine Moore

(Application for a Mills Act contract. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m) for a designated Structure of Merit property at 2014 Garden Street, and recommend that the Community Development Director approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**3. 1703 CHAPALA STREET**

(1:55) Assessor's Parcel Number: 027-092-014

Owner: Elihu and Jen Bogan

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Queen Anne Free Classic style house constructed in 1903 located at 1703 Chapala Street.)

MISCELLANEOUS ACTION ITEM

4. 1703 CHAPALA STREET

(2:00) Assessor's Parcel Number: 027-092-014

Owner: Elihu and Jen Bogan

(Application for a Mills Act contract. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

5. 520 PLAZA RUBIO

(2:05) Assessor's Parcel Number: 025-281-003

Owner: Molly and Peter Sorensen

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the post World War II Spanish Colonial Revival style house constructed in 1951 located at 520 Plaza Rubio.)

MISCELLANEOUS ACTION ITEM

6. 520 PLAZA RUBIO

(2:10) Assessor's Parcel Number: 025-281-003

Owner: Molly and Peter Sorensen

(Application for a Mills Act contract. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

7. 1307 PANCHITA PLACE

(2:15) Assessor's Parcel Number: 029-092-007

Owner: Jestin St. Peter, Jaime Heer

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Craftsman style house constructed in 1920 located at 1307 Panchita Place.)

MISCELLANEOUS ACTION ITEM

8. 1307 PANCHITA PLACE

(2:20) Assessor's Parcel Number: 029-092-007

Owner: Jestin St. Peter, Jaime Heer

(Application for a Mills Act contract. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

9. 2801 VERDE VISTA DRIVE

(2:25) Assessor's Parcel Number: 053-372-006

Owner: Erin and Nicholas Sanchez

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Tudor Revival style house constructed in 1931 located at 2801 Verde Vista Drive.)

MISCELLANEOUS ACTION ITEM

10. 2801 VERDE VISTA DRIVE

(2:30) Assessor's Parcel Number: 053-372-006

Owner: Erin and Nicholas Sanchez

(Application for a Mills Act contract. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)

CONCEPT REVIEW - NEW**11. 3 ROSEMARY LN****RS-15 Zone**

(2:35) Assessor's Parcel Number: 015-093-019
 Application Number: MST2018-00332
 Owner: Kurt G. Harris

(The English Cottage style residence designed by Harriett Moody in 1940 is a designated Structure of Merit. Proposal to demolish the attached one-car garage and flower room for a new 516 square foot two-car garage and 1,012 square feet of additions to the first and second floor living space. Exterior improvements to the residence include replacement of the entry and east side doors and abatement of violations listed in ENF2017-00723 by restoring the one set of diamond pane casements on the front elevation to match original. The project also involves demolition of two non-conforming sheds and construction of a 375 square foot detached artist studio, replacement and extension of a six foot high wooden fence on the south lot line, and a new eight foot high wooden fence on the eastern lot line. The proposed total of 3,387 square feet on a 12,289 square foot lot is 84% of the maximum guideline floor-to-lot area ratio.)

(A. Review of a Phase 1 & 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project's impacts to significant historic resources are Less than Significant (Class III).)

(B. Concept Review. Action may be taken if sufficient information is provided. Structure of Merit and Neighborhood Preservation Ordinance Findings are required.)

CONCEPT REVIEW - CONTINUED**12. 809 DE LA VINA ST****C-G Zone**

(3:25) Assessor's Parcel Number: 037-041-009
 Application Number: MST2017-00017
 Owner: 815 De La Vina LLC
 Applicant: Trish Allen
 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 16 studio apartments and 22 one-bedroom apartments ranging from 283 square feet to 910 square feet with an average unit size of 550 square feet. The proposed density on this 29,275 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.)

(Seventh Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on June 27, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS