



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA AUGUST 22, 2018

11:00 A.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

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. 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).

NOTE: Agenda schedule is subject to change as cancellations occur.

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.

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.

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

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.

CONTINUED ITEM

A. 227 E ARRELLAGA ST

R-M Zone

Assessor's Parcel Number:	027-192-026
Application Number:	MST2016-00413
Owner:	Unity Church
Agent:	Susetta Naylor

(This is a revised scope of work. The Mid-Century Modern building, constructed in 1958 and designed by Robert I. Hoyt, is a designated Structure of Merit: Unity Church. Proposal for landscape and hardscape improvements to the site including a removable shade structure, revised planting design, built-in seating, and nine new trees.)

(Action may be taken if sufficient information is provided. Structure of Merit findings are required. Project was last reviewed on October 5, 2016.)

NEW ITEM**B. 21 E CANON PERDIDO ST****C-G Zone**

Assessor's Parcel Number: 039-322-038
Application Number: MST2018-00426
Owner: El Centro Building LLC
Architect: Anacapa Architecture
Engineer: Windward Engineering
Contractor: Skyline Construction

(The El Centro Building constructed in 1927 and designed by Edwards Plunkett and Howell is eligible for designation as a Structure of Merit. Proposal to replace selected windows and doors, install skylights, and construct exterior accessibility improvements. Project will address violations listed in ENF2018-00341.)

(Action may be taken if sufficient information is provided. Structure of Merit findings are required.)

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

Assessor's Parcel Number: 037-212-024
Application Number: MST2018-00196
Owner: Hughes Land Holding Trust
Architect: Kevin Moore

(Proposal for an interior and exterior remodel of an existing commercial building located in El Pueblo Viejo Landmark District. Project includes tenant improvements at Suite C for a new beer tasting bar, remodeled openings on the East Facade, a new retail area, and hardscape and landscape improvements to the existing outdoor patio area. The project will also involve an interior remodel and new roof equipment.)

(Review After Final is requested for the revisions to the landscape design and terrace plan. Project was last reviewed on May 14, 2018.)

NEW ITEM**D. 218 E ORTEGA ST****M-C Zone**

Assessor's Parcel Number: 031-152-027
Application Number: MST2018-00337
Owner: Sanchez Family GST Exempt Trust FBO
Applicant: Efrain Lopez
Designer: Patricio Nava

(Proposal for site improvements to a commercial lot located in El Pueblo Viejo Landmark District, including resurfacing the existing asphalt parking lot, and permitting a 355 square foot storage structure, light pole, and screening at the rear of the property. Project will address violations listed in ENF2018-00175 by returning the use of the lot to a towing and impound yard.)

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