



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

SEPTEMBER 5, 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 31, 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 22, 2018**.C. Consent Calendar of **September 5, 2018**.

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

E. Subcommittee Reports

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 1440 SANTA ROSA AVENUE**

(1:45) Assessor's Parcel Number: 045-132-019

Owner: Donna and Robert Bernard

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house constructed in 1921 out of adobe material located at 1440 Santa Rosa Avenue.)

ARCHAEOLOGY REPORT**2. 317 E VALERIO ST****R-2 Zone**

(1:55) Assessor's Parcel Number: 027-121-015

Application Number: MST2018-00205

Owner: Suzanne Kaljian Cohen

Architect: NMA Architects

Contractor: Kifer Construction

(Proposal to demolish an existing 723 square foot detached accessory building and construct a new 795 square foot detached accessory building comprising a two-car garage for the main dwelling unit and a one-car garage bay for a 638 square foot Accessory Dwelling Unit (ADU) above. The proposed project includes a new trellis, pool, spa and associated equipment to be located in the rear yard. Approximately 490 cubic yards of cut and 220 cubic yards of fill will occur on site, of which 200 cubic yards will be exported off site.)

(Review of a Phase 1 Archaeological Resources Report, prepared by A. Jaqua Consulting.)

CONCEPT REVIEW - NEW**3. 803 BATH ST****R-MH Zone****(2:00)**

Assessor's Parcel Number: 037-032-014
 Application Number: MST2017-00714
 Owner: Michael B. Furst Revocable Trust 12
 Applicant: SEPPS
 Architect: John Beauchamp

(The two-story Craftsman Residence constructed in 1906 is a designated Structure of Merit. Proposal to demolish a portion of the unpermitted L-shaped accessory building comprising a garage and accessory space, and constructing a new conforming single-car carport. The proposal includes relocating a portion of the northerly site wall onto the existing foundation as part of the accessory building alteration and constructing a new infill wall adjacent to the proposed carport. Project includes replacement of the unpermitted upper window sashes to match the original diamond pane configuration, permitting two driveway gates, a skylight, HVAC equipment, and removing gutters that encroach onto the adjacent property to the west. Project requires Staff Hearing officer review for an Outdoor Living Space Modification to allow the reduction of the required 800 square feet of open yard on lots less than 5,000 square feet, and two Interior Setback Modifications to allow the carport to encroach into the required three foot interior setback for covered parking, and to allow the accessory storage building to encroach into the required six foot interior setback. This project will address violations listed in ENF2016-01512, ENF2017-00969, and ZIR2016-00467. The proposed total of 2,267 square feet on a 4,097 square foot lot is 102% of the maximum guideline floor-to-lot area ratio.)

(Concept Review. Comments Only. Project requires review by the Staff Hearing officer for an Outdoor Living Space Modification to allow the reduction of the required 800 square feet of open yard on lots less than 5,000 square feet, and two Interior Setback Modifications to allow the carport to encroach into the required three foot interior setback for covered parking, and to allow the accessory storage building to encroach into the required six foot interior setback.)

CONCEPT REVIEW - CONTINUED**4. CITYWIDE****ROW Zone****(2:45)**

Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2018-00469
 Owner: City of Santa Barbara

(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.)

(Courtesy Review. Comments Only. Citywide Signage to be approved by Sign Committee. Project was last reviewed on June 27, 2018.)

IN-PROGRESS REVIEW**5. 800 SANTA BARBARA ST****C-G Zone**

(3:15) Assessor's Parcel Number: 031-012-028
 Application Number: MST2015-00023
 Owner: 800 Santa Barbara, LLC
 Applicant: Heidi Jones
 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 was last reviewed on July 25, 2018.)

CONCEPT REVIEW - CONTINUED**6. 3 ROSEMARY LN****RS-15 Zone**

(4:45) 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 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.)

(Concept Review. Comments Only. Project was last reviewed on August 22, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS