



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

SEPTEMBER 19, 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, September 14, 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 **September 05, 2018**.C. Consent Calendar of **September 19, 2018**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

(1:50) Staff: Nicole Hernandez, Urban Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of 46 historic resources per attached Exhibit A.)

ARCHAEOLOGY REPORT**2. 632 E DE LA GUERRA ST****R-M Zone****(2:45)**

Assessor's Parcel Number: 031-102-004
Application Number: MST2018-00243
Owner: Kristen Hoye
Architect: Karl Kras

(Proposal for a new residential unit and garage. Project consists of the demolition of a 225 square foot detached accessory building on a site developed with a 1,145 square foot single-unit residential building, and the construction of a two-story 1,670 square foot structure containing a two-car garage, laundry, and studio residential unit. Project requires Staff Hearing officer review for an open yard modification.)

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

FINAL REVIEW**3. 800 SANTA BARBARA ST****C-G Zone**

(2:50) 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).)

(Final Approval is requested. Project was last reviewed on September 5, 2018.)

CONCEPT REVIEW - NEW**4. 2010 GARDEN ST****RS-15 Zone**

(3:50) Assessor's Parcel Number: 025-331-015
 Application Number: MST2018-00463
 Owner: Girod Family Trust
 Applicant: Serena McClintick
 Architect: Harrison Design Associates

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a new detached two-car garage and approximately 68 square feet of associated hardscape. Staff Hearing officer review is required for the garage structure to be located in the required 30-foot front setback.)

(Concept Review. Comments Only. Project requires Staff Hearing officer approval for the garage to be located in the required 30-foot front setback.)

REVIEW AFTER FINAL**5. 206 E VICTORIA AVE****C-G Zone**

(4:30) Assessor's Parcel Number: 029-122-001
Application Number: MST2016-00528
Owner: Presidio Market Liquor & Grill, Inc.
Applicant: Elsa Reader

(This is a revised scope of work. The Victorian style buildings constructed in 1888, "Bernasconi Residence and Barn" are designated Structures of Merit. Proposal for improvements to the Bernasconi Residence including replacement of the unpermitted stucco siding with wood siding, replacement of vinyl sliders with double-hung, wood windows to match the original windows, and a change of use from office occupancy to residential use. Project requires Staff Hearing officer review for an Open Yard Modification to allow for the reduced area of qualifying open yard, and a Landscape Waiver for the existing Presidio Market parking lot.)

(Comments Only. Review After Final is requested for an Open Yard Modification to allow for the reduced area of qualifying open yard, and a Landscape Waiver for the Presidio Market parking lot. Project was last reviewed on September 20, 2017.)

CONCEPT REVIEW - CONTINUED**6. 1227 STATE ST****C-G Zone**

(5:10) Assessor's Parcel Number: 039-182-003
Application Number: MST2018-00417
Owner: 1221 Victoria Court, LP
Architect: Jeff Gorrell

(Proposal for site improvements to Victoria Court including a new paint color scheme, awnings, lighting, landscaping, skylights, and miscellaneous decorative additions.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 8, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
029-033-011	1415		Alta Vista Rd.
027-212-006	309	W.	Arrellaga St.
027-251-005	326	E.	Arrellaga St.
027-760-002	508	E.	Arrellaga St.
027-760-003	512	E.	Arrellaga St.
039-322-038	21	E.	Canon Perdido St.
037-052-026	28	E.	Canon Perdido St.
031-011-018	126	E.	Canon Perdido St.
039-322-051	10	E.	Carrillo St.
039-322-045	12	E.	Carrillo St.
029-221-015	329	E.	Carrillo St.
039-211-008	1123		Castillo St.
039-161-002	1235		Castillo St.
039-111-008	1317		Castillo St.
039-112-030	1328		Castillo St.
027-161-005	1629		Castillo St.
027-161-004	1631		Castillo St.
025-042-002	222	E.	Constance Ave.
037-113-022	318	W.	Cota St.
037-113-023	320/322	W.	Cota St.
037-113-025	332	W.	Cota St.
037-112-011	414	W.	Cota St.
037-112-012	418	W.	Cota St.
037-081-032	219	W.	De la Guerra St.
031-082-005	228	E.	De la Guerra St.
037-081-002	231	W.	De la Guerra St.
037-041-008	815		De La Vina
025-331-017	2024		Garden St.
025-331-018	2044		Garden St.
025-331-020	2050		Garden St.
027-021-017	210	W.	Islay St.
027-082-002	327	W.	Islay St.
028-042-001	802		Jimeno Rd.
029-051-012	885		Jimeno Rd.
025-262-003	326	E.	Junipero Plaza
029-131-010	1219		Laguna St.
027-252-039	1520		Laguna St.
027-252-042	1524		Laguna St.
027-202-021	1604		Laguna St.
027-201-010	1609/1611		Laguna St.
027-201-009	1615		Laguna St.
037-092-010	35	E.	Ortega St.
031-012-021	828		Santa Barbara Street
031-012-001	834		Santa Barbara Street
029-291-007	915		Santa Barbara Street
039-131-017	1325		State Street

total proposed 46