



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION CONSENT AGENDA SEPTEMBER 19, 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, 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

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. 2932 HERMOSA RD

RS-7.5/USS Zone

| | |
|---------------------------|--------------------|
| Assessor's Parcel Number: | 051-194-017 |
| Application Number: | MST2017-00668 |
| Owner: | 2932 Hermosa Rd LP |
| Architect: | James Mayo Macari |
| Contractor: | Jacobsen Builders |

(This is a revised scope of work. Project includes restoring the front elevation to the original condition as the plaster and chimney were previously removed without a permit. The Spanish Colonial Revival style residence, constructed in 1924, may be eligible for designation as a Structure of Merit. Proposal for additions and alterations to the single-unit residence, including enclosing an existing second story deck, addition of a patio area on the south elevation, and reconfiguration of the non-conforming one-car garage. The project includes removal of the non-original entry canopy, replacing the existing windows to match the original and restoring the fireplace to match the original. The proposed total of 2,152 square feet on a 7,358 square foot lot is 64% of the maximum required floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Project was last reviewed on September 5, 2018.)

REVIEW AFTER FINAL**B. 101 E VICTORIA ST****C-G Zone**

Assessor's Parcel Number: 029-071-013
 Application Number: MST2011-00204
 Owner: Dehlsen Associates, LLC
 Architect: Kirk Gradin
 Landscape Architect: Derrik Eichelberger

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

(Review After Final is requested to repair the existing planter wall along Anacapa Street, and for new permeable pavers between tire runs in parking lot stalls. Project was last reviewed on September 5, 2018.)

REVIEW AFTER FINAL**C. 33 E CARRILLO ST****C-G Zone**

Assessor's Parcel Number: 039-282-009
 Application Number: MST2017-00596
 Owner: Levon Investments, LLC
 Architect: Cearnal Collective LLP
 Landscape Architect: Bob Cunningham

(This building is located in El Pueblo Viejo Landmark District. Proposal for two, 8'-10" wrought iron handrails at an existing concrete ramp at the secondary building entrance from the parking lot fronting Anacapa Street.)

(Review After Final is requested for minor improvements necessitated by new construction, including: replacement of a tree, installation of new shrubs and groundcover plants, and replacement of tile pavement at the building entrance on Carrillo Street.)

REVIEW AFTER FINAL**D. 1032 SANTA BARBARA ST****C-G Zone**

Assessor's Parcel Number: 029-212-024
 Application Number: MST2016-00071
 Owner: David Myers
 Applicant: DesignARC, INC.

(The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required. Project was granted a zoning modification by the Staff Hearing officer for the reduced area of qualifying private outdoor living space on November 9, 2016.)

(Review After Final is requested for the following: addition of a bike rack at the front of the building on the Santa Barbara Street frontage, pulling the deck trellises back from the property line on the south elevation, elimination of an arched deck opening at the north elevation, addition of an enclosed exit stair from the roof deck, and improvements to the second level exit balcony on the north side of the property line. Project was last reviewed on May 2, 2018.)

NEW ITEM**E. 212 W CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-101-012
 Application Number: MST2018-00464
 Owner: HHLP Santa Barbara I Associates, LLC
 Architect: Andrulaitis + Mixon
 Business Name: Hotel Milo Santa Barbara

(Proposal for site improvements to two parcels associated with Hotel Milo, located in El Pueblo Viejo Landmark District. At 212 W Cabrillo the alterations include permitting an existing trash enclosure and eliminating four parking spaces to be relocated at 122 W Cabrillo Boulevard. At 122 W Cabrillo Boulevard improvements include the addition of five new parking spaces in a proposed valet parking lot, Americans with Disabilities Act (ADA) improvements, and partial reduction of an existing site hedge. Proposal includes interior alterations and the change of use of an existing storage room into one new hotel room. The proposed parking alterations include one additional parking space for the proposed hotel unit.)

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

REVIEW AFTER FINAL**F. 29 W ANAPAMU ST****C-G Zone**

Assessor's Parcel Number: 039-231-002
Application Number: MST2016-00487
Owner: Stuart Fuss
Architect: AB Design Studio Inc

(Proposal to convert attic area to additional 585 square feet of new office on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.)

(Review After Final is requested to maintain the existing roof on south and north elevation without expansion of the attic, removal of balconies on the north and south elevation and associated framing to be replaced with Juliet balconies on each side. Project was last reviewed on March 22, 2017.)