



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

OCTOBER 3, 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 28, 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 19, 2018**.C. Consent Calendar of **October 3, 2018**.

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

E. Subcommittee Reports

F. The American Institute of Architects announces the 10th Annual ArchitectTour, "Rediscover Downtown," on Saturday, October 6, 2018. A 12-site tour celebrating the local architecture and the fabric of Santa Barbara's downtown, its benefits and cultural identity, including historic properties, hidden gems, and recent additions.**DISCUSSION ITEM****1. FIVE YEAR PLAN****(1:50)**

Staff:

Nicole Hernandez, Urban Historian

(Discussion and Review of the Five Year Historic Resource Work Program based on the Possible Implementation Measures outlined in the Historic Resources Element of the General Plan and provide direction regarding staff's suggested Five Year Historic Resources Work Program and recommendation to City Council for approval.)

CONCEPT REVIEW - NEW**2. 2010 GARDEN ST****RS-15 Zone****(2:00)**

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.)

CONCEPT REVIEW - NEW**3. 401 SHORELINE DR****HC/P-R/SD-3 Zone**

(2:40) Assessor's Parcel Number: 033-120-018
Application Number: MST2018-00493
Owner: City of Santa Barbara

(Los Banos del Mar Pool is a City Landmark and listed on the National Register of Historic Places and located in the appealable jurisdiction of the coastal zone. Proposal to replace demolish the non-historically significant and non-operational West Beach Childrens' Wading Pool constructed in 1977, including fencing, picnic areas, hardscape, and the adjacent playground, with a new splash pad and playground. The new playground proposes interactive play fountains and playground structures designed to mimic harbor and ocean related structures nearby. The project includes new picnic areas, landscaping, fencing, walkways, resilient rubber play surfaces, and a new 400 square foot restroom and mechanical building. Planning Commission review required for a Coastal Development Permit.)

(Concept Review. Comments Only. Planning Commission review is required for a Coastal Development Permit.)

REVIEW AFTER FINAL**4. 1001 STATE ST****C-G Zone**

(3:40) Assessor's Parcel Number: 039-281-024
Application Number: MST2018-00308
Owner: 1001 State Street Partners, LLC
Architect: Cearnal Collective LLP

(Proposal to remove existing openings at the second floor of an existing commercial building and install new clerestory windows at the perimeter of the building except along the wall that is adjacent to the neighboring building. The project includes reconfiguration of plastered entries to the building, and replacement of plaster eave with wood decking.)

(Review After Final is requested for various facade improvements, including maintaining the existing entrance and reducing the number of windows proposed at the east elevation, reconfiguring the layout of existing corbels, and lowering the plaster feature at the west elevation entrance 36" than originally proposed. Project was last reviewed on August 8, 2018.)

CONCEPT REVIEW - NEW

5. 1019 CHAPALA ST

C-G Zone

(4:10) Assessor's Parcel Number: 039-272-009
Application Number: MST2018-00500
Owner: Coastal Collective LLC
Architect: Ken Dickson

(Proposal for façade improvements to an existing commercial building located in El Pueblo Viejo Landmark District. Project includes improvements to windows and doors, replacement of brick with sandstone wainscot below the storefront windows, elimination of the stucco on Chapala Street, and changes to the existing awnings. Also proposed are paint changes to the building, window and door trim, addition of scones to the Chapala and rear elevation, and a new fence and gate.)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS