



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION AGENDA OCTOBER 17, 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, October 12, 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 **October 3, 2018**.C. Consent Calendar of **October 17, 2018**.

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

E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM**1. 2932 HERMOSA ROAD**

(1:45) Assessor's Parcel Number: 015-194-017

Owner: 2932 Hermosa Road LP

(Review Staff Report to consider adding the house at 2932 Hermosa Road to the City's Potential Historic Resources List as when it is restored it may be eligible to be designated a Structure of Merit.)

MISCELLANEOUS ACTION ITEM**2. 501 NIÑOS DRIVE**

(1:50) Assessor's Parcel Number: 017-362-005

Owner: CITY OF SANTA BARBARA

(Review staff report to consider removal of Dwight Murphy Field located at 501 Niños Drive from the Potential Historic Resources List as it does not meet the criteria to qualify as a historic resource.)

MISCELLANEOUS ACTION ITEM**3. 700 STATE ST****C-G Zone**

(2:00) Assessor's Parcel Number: 037-092-016
Application Number: MST2018-00554
Owner: Ortega Pacific, LLC
Applicant: ASI Development
Business Name: 7-Eleven

(Appeal of a Sign Committee action approving signage proposed under SGN2018-00084. The approved proposal includes a 11.9 square foot reverse channel letter wall sign and 4 square foot non-illuminated wood blade wall sign on a new aluminum bracket that will be painted with a bronze finish. The proposal also includes a 3.19 square foot non-illuminated ATM sign to be hung from the interior of the window frame, a pair of .25 square foot vinyl logos flanking the front door, and a banded stripe across the front window. A total of 19.59 square feet of signage is proposed for the tenant space.)

(Consider the appeal of Virginia Rehling, of the Sign Committee's Final Approval on September 11, 2018.)

MISCELLANEOUS ACTION ITEM**4. 809 DE LA VINA ST****C-G Zone**

(2:20) Assessor's Parcel Number: 037-041-009
Application Number: MST2017-00017
Owner: 815 De La Vina LLC
Applicant: Trish Allen
Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Queen Anne historic building, Ott House, listed on the City's List of Potential Historic Resources. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of 2 new three-story residential buildings, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 16 studio apartments and 22 one-bedroom apartments ranging from 283 square feet to 910 square feet with an average unit size of 550 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

(Consider the applicant's request to exempt the project from the requirement that story-poles be installed prior to Planning Commission Concept Review Hearing, per City Council Resolution #17-006.)

CONCEPT REVIEW - NEW**5. 9 W ANAPAMU ST****C-G Zone**

(2:40) Assessor's Parcel Number: 039-231-037
Application Number: MST2018-00497
Owner: 1129 State Street
Applicant: Jeff Gorrell

(This is designated City Landmark: San Marcos Building, constructed in 1926 in the Churrigueresque Spanish Style, by architect Myron Hunt and HC Chambers. Proposal for entry upgrades to allow for new and relocated entries. Project includes, at 1131 State Street demolishing the recessed patio, pushing the storefront towards State Street, and adding entry storefronts leading into 1131 and 1124 State Street at Paseo #1. At 1119 State Street converting a window bay to a new storefront, and at 1123 State Street converting the existing window walls to two new entries off the existing courtyard.)

(Action may be taken if sufficient information is provided. Landmark Findings are required.)

PROJECT DESIGN REVIEW**6. 1019 CHAPALA ST****C-G Zone**

(3:10) 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.)

PROJECT DESIGN REVIEW**7. 433 E CABRILLO BLVD****HRC-2/SP-1/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 017-680-009
Application Number: MST2016-00284
Owner: American Tradition LLC
Applicant: Suzanne Elledge
Architect: Robert Glazier

(Proposal for a 52-60 room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site consisting of two and three story structures. The proposed square footage on this lot is approximately 88,000 square feet. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion. Back-of-house functions, service areas, and at-grade parking are proposed for the Parking Lot site.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS