



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

NOVEMBER 28, 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:

Tava Ostrenger, Assistant City Attorney
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 Wednesday, November 21, 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.

NEW ITEM

A. 813 ANACAPA ST

C-G Zone

Assessor's Parcel Number: 037-052-033
Application Number: MST2018-00612
Owner: Sima El Paseo LP
Applicant: Bob Cunningham

(This is a City Landmark: El Paseo. Proposal to permit the removal of two mature fern pine trees to be replaced with a new appropriate species.)

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

REVIEW AFTER FINAL**B. 634 ANACAPA ST****M-C Zone**

Assessor's Parcel Number: 031-151-020
Application Number: MST2015-00300
Owner: Craviotto Primo Investments, LLC
Applicant: Anatega Partners LLC
Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit-Size Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. The project includes Staff Hearing officer review for a zoning modification to allow the project to exceed the allowed density.)

(Review After Final is requested for an alternate exterior light fixture. Project was last reviewed on December 7, 2016.)

NEW ITEM**C. 400 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-212-021
Application Number: MST2018-00599
Owner: Safina Abraham Tr 1/17/95
Architect: David Watkins

(Proposal to convert three existing parking stalls on a non-residential parcel in El Pueblo Viejo Landmark District into one standard and one van accessible parking space, and for yellow truncated domes along the Gutierrez street path of travel. A Design Review Waiver is required for relief from parking lot planters due the presence of private easements.)

(Action may be taken if sufficient information is provided. Design Review Waiver is required.)

PROJECT DESIGN AND FINAL REVIEW**D. 634 SANTA BARBARA ST****M-C Zone**

Assessor's Parcel Number: 031-152-001
Application Number: MST2018-00252
Owner: 634 Santa Barbara Street
Applicant: Mike Ober

(Proposal for site improvements at a commercial building located in the El Pueblo Viejo Landmark District. Project includes a six foot tall wood gate at the alley facing Santa Barbara Street, and shifting the existing parking spaces at the rear of the property towards Ortega Street to create a new exterior storage area. The storage area will include two shipping containers screened by a ten foot wood fence and sliding gate, and a new awning cover. Project will address violations listed in ENF2016-00767 by removing unpermitted no parking signs, removal of miscellaneous items blocking access to required parking, and adding Americans with Disabilities Act (ADA) accessible parking signage for the accessible parking space.)

(Project Design Approval and Final Approval are requested. Project was last reviewed on July 11, 2018.)