



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

DECEMBER 12, 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:

Tava Ostrenger, Assistant City Attorney
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

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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, December 7, 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 **November 28, 2018**.C. Consent Calendar of **December 12, 2018**.

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

E. Subcommittee Reports.

DISCUSSION ITEM**1. COMMITTEE FOR PLAQUES**

(1:45) Staff: Nicole Hernandez, Urban Historian
(Review and appoint committee to develop directory of plaques.)

ARCHAEOLOGY REPORT**2. 226 E ANAPAMU ST****O-R Zone**

(1:50) Assessor's Parcel Number: 029-162-006
Application Number: MST2017-00092
Owner: Barranca Enterprises, Inc
Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated office/High Density within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires concept review by Planning Commission.)

(Review of a Phase I Archaeological Resource Survey, prepared by Heather Macfarlane and Michael H. Imwalle.)

REVIEW AFTER FINAL

3. 500 BLK STATE ST SEG ID 1879

(1:55) Assessor’s Parcel Number: ROW-001-879
Application Number: MST2017-00323
Owner: City of Santa Barbara, Downtown Parking
Applicant: Heather Buck

(Proposal to temporarily install plants within the existing non-operational sidewalk fountains adjacent to the Hotel Santa Barbara as part of the State Street Beautification Project.)

(Review After Final is requested to remove the two existing planter fountains and replace with star shaped sandstone. Project was last reviewed at consent on November 14, 2018.)

PROJECT DESIGN REVIEW

4. 24 W GUTIERREZ ST

M-C Zone

(2:20) Assessor’s Parcel Number: 037-211-020
Application Number: MST2017-00303

Owner: Susan Martin Budinger Trust
Applicant: Ryan Jeffrey

(The proposal involves relocation or salvage of historic materials and demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building, containing two residential condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,532 and 3,445 square feet.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution 054-18. Project was last reviewed on November 14, 2018.)

CONCEPT REVIEW - NEW

5. 331 W PEDREGOSA ST

R-MH Zone

(3:05) Assessor’s Parcel Number: 027-012-002
Application Number: MST2018-00613
Owner: Philip Black
Architect: Natalie Cope Phillips

(Bowman Bungalow is on the City's List of Potential Historic Resources as it is eligible to be designated a Structure of Merit. Proposal to redevelop an existing garage into a 428 square foot two-story accessory dwelling unit. Staff Hearing Officer review is required for Interior Setback Modifications to allow the accessory dwelling unit to be located within the required six foot interior setbacks.)

(No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for Interior Setback Modifications to allow the Accessory Dwelling Unit to encroach in the required six-foot interior setbacks.)

PROJECT DESIGN REVIEW

6. 1732 CHAPALA ST

R-MH Zone

(3:50)

Assessor's Parcel Number: 027-101-001
Application Number: MST2017-00781
Owner: Daniel Mark Heckman
Applicant: Craig Shallenberger

(The Craftsman style triplex building constructed in 1913 is a designated Structure of Merit. Proposal for additions to develop a four-unit residential project under the Average Unit Density Incentive Program (AUD). The proposal includes demolishing the detached 612 square foot three-car garage and constructing approximately 870 square feet of garages, with an approximately 665 square foot second floor studio unit above. The residential units will be located in the existing triplex and in the studio unit, with an average unit size of 565 square feet. The proposed density on the 7,509 square foot parcel will be 27 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. Additional site improvements include removing over-height fencing and hedges, and constructing a 116 square foot laundry room and 74 square foot mechanical room attached to the new garage structure.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution 033-18. Project was last reviewed on April 18, 2018.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

7. 2948 SERENA ROAD

(4:35)

Assessor's Parcel Number: 051-202-022
Owner: Francis C. Thompson

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the Spanish Colonial Revival style house, designed constructed in 1925 located at 2948 Serena Road.)

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on February 20, 2018 to consider Listing on the Potential Historic Resources List or Structure of Merit designation of the Spanish Colonial Revival style house constructed in 1925 located at 2948 Serena Road.)

CONCEPT REVIEW - NEW**8. 2948 SERENA RD****RS-7.5/USS Zone**

(4:40) Assessor's Parcel Number: 051-202-022
 Application Number: MST2017-00399
 Owner: Francis C. Thompson
 Applicant: Tony Tomasello

(The Spanish Colonial Revival style residence, constructed in 1925 is eligible for designation as a Structure of Merit. Proposal for additions and alterations to the existing one-story 1,017 square foot single-family dwelling with a 169 square foot detached accessory building and one-car garage. The project proposes demolition of 79 square feet of habitable space from the dwelling and removal of the existing one-car garage, and the addition of 451 square feet to the ground floor of the residence, 1,220 square feet for a new partial basement level, and 401 square feet for a partially subterranean garage with two tandem parking spaces. The project will also address violations listed in ZIR No. 18473 by removing the existing rear deck and cover, for a new replacement deck. The proposed total of 3,109 square feet (of which 1,220 square feet on the partial basement level and 401 square feet on the subterranean garage is receiving a 50% FAR reduction) on a 7,637 square foot lot is 76% of the maximum required floor-to-lot area ratio.)

(No final appealable decision will be made at this hearing. Environmental assessment is required.)

CONCEPT REVIEW - CONTINUED**9. 3 ROSEMARY LN****RS-15 Zone**

(5:25) Assessor's Parcel Number: 015-093-019
 Application Number: MST2018-00332
 Owner: Kurt G. Harris

(This is a revised project description. The English Cottage style residence designed by Harriett Moody in 1940 is a designated Structure of Merit. Proposal to demolish the attached garage and flower room for a new 585 square foot two-car garage and 450 square feet of additions to the first floor living space. A dormer on the rear of the house will be enlarged to create a legal third bedroom adding 77 square feet to the second floor. Exterior improvements to the residence include replacement of the entry and east side doors and abatement of violations listed in ENF2017-00723 by restoring the one set of diamond pane casements on the front elevation to match original. The project also involves demolition of a non-conforming shed, and replacement and extension of a six foot high wooden fence on the south lot line. The proposed total of 2714 square feet on a 12,289 square foot lot is 67% of the maximum guideline floor-to-lot area ratio.)

(No final appealable decision will be made at this hearing. Project was last reviewed on November 28, 2018.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS