



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

FEBRUARY 6, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Wendy Edmunds
Steve Hausz
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
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, February 1, 2019, 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 **January 23, 2019**.C. Approval of the Consent Calendar of **February 6, 2019**.

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

E. Subcommittee Reports.

DISCUSSION ITEM**1. STAFF PRESENTATION****(1:50)** Staff:

Nicole Hernandez, Urban Historian

Barbara Shelton, Environmental Analyst

(Training on review process of Historic Structures/Sites Reports, Archaeology Reports, and Santa Barbara Landmark districts.)

DISCUSSION ITEM**2. STAFF PRESENTATION ON STATE HOUSING LEGISLATION****(2:00)**

Staff:

Rosie Dyste, Project Planner

(Staff discussion of three bills from the state's 2017 Housing Package (AB 678, SB 167, and SB 35) and their relationship to the City's proposed work program for Residential Multi-unit Objective Design Standards. An Ad Hoc Subcommittee will be formed comprised of members from Historic Landmarks Commission, Architectural Board of Review, and Planning Commission to advise staff on development of objective design standards for residential multi-unit development. Staff is requesting that a Historic Landmarks Commissioner be appointed to the subcommittee.)

PROJECT DESIGN REVIEW AND FINAL REVIEW**3. 10 E YANONALI ST OC/SD-3 Zone**

(3:00) Assessor's Parcel Number: 033-081-002
Application Number: MST2019-00029
Owner: Yanonali Properties LLC

(This building is on the City's List of Potential Historic Resources as it is eligible to be designated a Structure of Merit. The resource is an intact brick warehouse, used as a wholesale grocery from 1923 to 1957. Proposal to install one 8' x 8' mural in the currently closed space off Helena Avenue.)

(Project Design Approval and Final Approval are requested. Historic Resource findings are required.)

CONCEPT REVIEW - NEW**4. 215 E VICTORIA ST O-R Zone**

(3:20) Assessor's Parcel Number: 029-072-013
Application Number: MST2018-00671
Owner: Gary James & Laury Jarvis Re Woods
Applicant: Bildsten Architecture & Planning

(This site is located in El Pueblo Viejo Landmark District. Proposal to demolish the existing 1,018 square foot garage and 45 square foot shed to construct a new two-unit apartment building on two levels with parking and open space at grade. The project will be developed under the Average Unit-Size Density Incentive Program with two one-bedroom units, and the existing five units to remain. The proposed density on this 12,977 square foot parcel is 24 units per acre on a parcel within the office/High Residential (28-36 du/ac). Minor improvements are proposed at the three-unit building fronting Victoria Street, including replacing an existing deck, relocating the stair to the second level, and removing a side stair. Two orange trees adjacent to the proposed building will be removed, and new citrus proposed along the perimeter parking area of the driveway.)

(Concept Review. No appealable decision will be made at this hearing.)

CONCEPT REVIEW - CONTINUED

5. 1111 E CABRILLO BLVD

HRC-1/SD-3 Zone

(4:05)

Assessor's Parcel Number:	017-352-004
Application Number:	MST2018-00634
Owner:	KHP IV Santa Barbara LLC
Applicant:	Steve Fort
Architect:	Andrulaitis + Mixon

(The original hotel building is on the City's List of Potential Historic Resources as it is eligible for designation as a City Structure of Merit. Proposal involves reconfiguration of the existing parking to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz building, and an outdoor space and wood trellis at the Santa Clara building lobby. Improvements to the Santa Clara building include removing a portion of the colonnade to reveal the original hotel entry, removal of the stair enclosure at the east end of the parcel to be replaced with a curving exterior stair and deck, outdoor patio areas, and renovations to the pool area with replacement of the existing fencing and relocation of the pool entry.)

(Second Concept Review. No appealable decision will be made at this hearing. Project was last reviewed on January 23, 2019.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS