



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

FEBRUARY 6, 2019

11:00 A.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

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 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

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.

REVIEW AFTER FINAL

A. 29 E CABRILLO BLVD

HRC-2/SD-3 Zone

Assessor's Parcel Number:	033-112-006
Application Number:	MST2016-00540
Owner:	Hannah Beachside LLC
Architect:	Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor. Staff Hearing officer review is required for exterior changes in the required 20 foot front setback.)

(Review After Final is requested to revise the patio paving for Restaurant "A" to integral colored concrete. Project was last reviewed on November 14, 2018.)

REVIEW AFTER FINAL**B. 122 W CABRILLO BLVD HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-101-012
Application Number: MST2016-00414
Owner: HHLP Santa Barbara I Assoc, LLC
Architect: Joe Andrulaitis + Mixon

(Proposal to install packaged terminal air conditioning (PTAC) units and custom decorative grills under the existing windows of Hotel Milo buildings at 122, 202, 212, and 222 W Cabrillo Blvd and 211 W Mason St, all located within the appealable jurisdiction of the Coastal Zone.)

(Review After Final is requested to install new mini split heat pumps for the first floor rooms at 202 W Cabrillo. Project was last reviewed on February 22, 2017.)

REVIEW AFTER FINAL**C. 212 W CABRILLO BLVD HRC-1/SD-3 Zone**

Assessor's Parcel Number: 033-101-012
Application Number: MST2018-00464
Owner: HHLP Santa Barbara I Assoc, LLC
Architect: Andrulaitis + Mixon
Business Name: Hotel Milo Santa Barbara

(Proposal for site improvements to two parcels associated with Hotel Milo, located in El Pueblo Viejo Landmark District. At 212 W Cabrillo the alterations include permitting an existing trash enclosure and eliminating four parking spaces to be relocated at 122 W Cabrillo Boulevard. At 122 W Cabrillo Boulevard improvements include the addition of five new parking spaces in a proposed valet parking lot, Americans with Disabilities Act (ADA) improvements, and partial reduction of an existing site hedge. Proposal includes interior alterations and the change of use of an existing storage room into one new hotel room. The proposed parking alterations include one additional parking space for the proposed hotel unit.)

(Review After Final is requested for the following: eliminate the unpermitted trash enclosure at 212 W. Cabrillo and add a new trash enclosure, revise parking striping at 212 W. Cabrillo to add two parking spaces, and revise parking striping at 202 W. Cabrillo to provide an additional ADA space and accessible drop off space. Project was last reviewed on October 3, 2018.)

NEW ITEM**D. 920 TREMONTA RD RS-1A Zone**

Assessor's Parcel Number: 019-072-011
Application Number: MST2019-00041
Owner: Alexander Survivor's Trust 5/14/87

(Murphy House is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to remove an existing 40'-0" sycamore tree.)

(Action may be taken if sufficient information is provided. Historic Resource findings are required.)

NEW ITEM**E. 607 E SOLA ST R-2 Zone**

Assessor's Parcel Number: 029-033-020
Application Number: MST2018-00636
Owner: Dehlsen, J & D Family Trust
Applicant: Jonathan Villegas

(The Craftsman style residence located in the Lower Riviera Special Design District, is on the City's List of Potential Historic Resources as contributing to the potential Bungalow Haven Historic District. Proposal for a 56 square foot addition at the rear of the residence, reconfiguration of the entry porch with new front access stairs, and demolition of the existing stucco brick fireplace and chimney to be replaced with wood framed wall with stucco to match the existing shape and configuration. Project includes extending the side roof eave for sun cover, a wood awning at the front window, door and window improvements, a ribbon driveway, and entry gate. The proposed total of 1,869 square feet on a 5,000 square foot lot is 77% of the maximum guideline floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided. Historic Resource and Lower Riviera Special Design District findings are required.)

NEW ITEM**F. 1900 GARDEN ST RS-15 Zone**

Assessor's Parcel Number: 025-391-014
Application Number: MST2019-00023
Owner: John D Goerner
Architect: Justin Harmin

(Hopkins House "El Nido" is on the City's List of Potential Historic Resources as it is eligible for designation as a Landmark. Proposal for improvements to the non-historic carport, including removing the pitched tile roof structure to be replaced with a flat roof, and constructing 40 square feet of unconditioned storage area with a concealed EV charging station.)

(Action may be taken if sufficient information is provided. Historic Resource findings are required.)

REVIEW AFTER FINAL**G. 34 W MISSION ST****C-G Zone**

Assessor's Parcel Number: 025-311-017
Application Number: MST2017-00666
Owner: Julie Nakagama
Architect: Becker Hensen Niksto Architects

(This is a revised project description. Flying A Film Studio, constructed in 1913, is a designated City Landmark. Proposal to demolish the existing non-historic garage to accommodate accessible parking, and provide an additional paved parking space. Site improvements include a new walkway, new handrails at the exterior stairs, and replacement of entry landings. Staff Hearing officer review is required for a Parking Modification to allow for the reduction of parking.)

(Review After Final is requested to demolish the existing non-historic garage to accommodate accessible parking, and provide an additional paved parking space. Staff Hearing officer review is required for a Parking Modification to allow for the reduction of parking. No appealable decision will be made at this hearing. Project was last reviewed on October 18, 2017.)