



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

MARCH 20, 2019

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
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, March 15, 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.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

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 **March 6, 2019**.C. Approval of the Consent Calendar of **March 20, 2019**.

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

E. Subcommittee Reports.

(1:50) MISCELLANEOUS ACTION ITEM**1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Staff: Nicole Hernandez, Urban Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of historic resources per attached Exhibit A.)

(2:50PM) ARCHAEOLOGY REPORT**2. 302 W MONTECITO ST**

Assessor's Parcel Number: 037-232-002

Zone: C-G

Application Number: PLN2016-00426

Owner: Edward St. George

Agent: Sepps

Applicant: On Design LLC

Architect: Kirk Gradin, Architect

(This is a revised project description: Proposal for a three-story development consisting of a hotel and commercial space. The project will comprise a voluntary lot merger of two lots at 302 & 308 W. Montecito Street (APNs 037-232-011 & 037-232-002). All existing development on the two lots, consisting of four residential apartments totaling 2,540 square feet and 517 square feet of office space, will be demolished. New development on this merged 18,927 square foot parcel will be a 26,818 square foot, three-story building containing a 15,210 square foot, 34-room hotel and 464 square feet of commercial floor area. Also proposed are 38 parking spaces of which 33 are to be provided in a 3-

story stacker system, and 2 covered bicycle parking spaces. Planning Commission approval is required, as this project involves a Transfer of Existing Development Rights from the Sandman Hotel located at 3714-3744 State Street for 24 hotel rooms, and a Development Plan for commercial square footage allotments from the Minor and Small Additions categories on both parcels.)

Review of a Phase I Archaeological Resources Report, prepared by Heather McDaniel McDevitt, Dudek.

(2:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 1900 GARDEN ST

Assessor's Parcel Number: 025-391-014
Zone: RS-15
Application Number: PLN2019-00023
Owner: Goerner, John D
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. Project includes a Minor Zoning Exception request for the location of the trash enclosure in the required interior setback.)

Project Design Approval and Final Approval are requested. Historic Resource Findings are required. Project requires Minor Zoning Exception findings for the location of the trash enclosure. Project was last reviewed at Consent on February 20, 2019, and continued to the Full Commission at the applicant's request.

(3:25PM) IN-PROGRESS REVIEW HEARING

4. 433 E CABRILLO BLVD

Assessor's Parcel Number: 017-680-009
Zone: HRC-2/SP-1/SD-3
Application Number: PLN2016-00284
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.)

In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed and received Project Design Approval on November 14, 2018.

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
037-071-006	405	W.	De la Guerra St.
037-071-005	411	W.	De la Guerra St.
031-071-009	825		De la Guerra Terrace
031-071-015	830		De la Guerra Terrace
029-222-008	430-432	E.	Figueroa St.
027-051-009	1815		Laguna
027-051-008	1821		Laguna
033-33-010	119		Los Aguajes
033-033-006	215		Los Aguajes
033-033-003	225		Los Aguajes
033-032-008	230		Los Aguajes
033-033-002	231		Los Aguajes
039-061-008	211	W.	Micheltorena
039-061-004	221	W.	Micheltorena
027-221-016	222	W.	Micheltorena
039-061-005	227	W.	Micheltorena
039-061-002	233	W.	Micheltorena
027-212-012	302	W.	Micheltorena
031-303-022	435	N.	Milpas St.
031-241-038	500	N.	Milpas St.
031-241-037	502-504	N.	Milpas St.
031-241-031	506	N.	Milpas St.
031-241-032	508	N.	Milpas St.
031-241-033	510	N.	Milpas St.
031-241-039	512	N.	Milpas St.
031-241-036	514-516	N.	Milpas St.
031-183-022	600	N.	Milpas St.
031-181-011	605	N.	Milpas St.
031-183-024	606	N.	Milpas St.
031-181-009	631-35	N.	Milpas St.
029-032-010	1405	N.	Salsipuedes
Total Proposed: 31			