



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

APRIL 17, 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, April 12, 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 **April 3, 2019**.C. Approval of the Consent Calendar of **April 17, 2019**.

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

E. Subcommittee Reports.

(1:50PM) ARCHAEOLOGY REPORT**1. 525 E YANONALI ST**

Assessor's Parcel Number: 017-540-007
Zone: OM-1/SD-3
Application Number: PLN2019-00111
Applicant: City of Santa Barbara, owner

(Proposal to install approximately 11,800-linear feet of 24-inch polyvinylchloride (PVC) potable water pipe underground, varying in depth from 5-feet to 17-feet, and through City streets from the Desalination Plant (located at 525 E. Yanonali St) to the intersection at Mission Street and Garden Street. At that point, the new pipe will intercept an existing water main. The existing water main will be repurposed to convey water from that point to the Cater Water Treatment Plant (WTP). A Coastal Exemption has been requested for the approximately 800 linear feet of new potable water main to be installed in the Coastal Zone.)

Acceptance of a Phase I Archaeological Resources Report, prepared by Heather McDaniel McDevitt, is requested.

(1:55PM) NEW ITEM: CONCEPT REVIEW**2. 325 CHAPALA ST, 101 & 123 W GUTIERREZ ST, 324 DE LA VINA ST, (LOWER MISSION CREEK BETWEEN GUTIERREZ & U.S. 101)**

Assessor's Parcel Numbers: 037-245-003, 004, 015, & 018, ROW-002-035, ROW-002-099

Zone: C-G

Application Number: PLN2019-00070

Owner: Santa Barbara County Flood Control District

Applicant: City of Santa Barbara

(Proposal for improvements to Reach 3, part of the Lower Mission Creek Flood Control Project, located between Highway 101 and the Gutierrez Street Bridge. The project includes the removal of concrete sloped embankment, concrete riprap, and non-native vegetation, and the construction of a new vertical concrete wall, natural channel banks with rock slope protection, and installation of native vegetation. Proposal to treat the new concrete channel wall with a faux sandstone form liner pattern to match the Gutierrez Street Bridge project, and install four foot high black ornamental railings on top of the channel wall to match the railing at the Chapala Street Bridge to the south.)

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

(2:40PM) NEW ITEM: CONCEPT REVIEW**3. 1790 SYCAMORE CANYON RD**

Assessor's Parcel Number: 013-163-018

Zone: RS-1A

Application Number: PLN2019-00128

Owner: Kara Block

Applicant: Kras Design Studio

(This site contains a designated City Landmark: Jack's Trough/Courtney Fountain, constructed in 1926 by Lulah Riggs. The lot is otherwise vacant as the original non-historic residence was demolished. Proposal for a new 1,930 square foot two-story residence and detached 665 square foot garage to be constructed. The project includes new entry gates and restoration of the historic fountain. The proposed total of 2,595 square feet on a 34,309 square foot lot is 54% of the maximum guideline floor-to-lot area ratio.)

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

(3:25PM) PROJECT DESIGN APPROVAL**4. 1700 BLK E CABRILLO BLVD**

Assessor's Parcel Number: ROW-001-693
Application Number: PLN2017-00526
Applicant: City of Santa Barbara, owner

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating quarter mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Planning Commission approved the Coastal Development Permit on May 17, 2018.)

Project Design Approval is requested. Project Design Approval will require compliance with Planning Commission Resolution #016-18, and the Project Compatibility Analysis. Landmark and Historic Resource findings are required. Project was last reviewed on February 20, 2019.

(4:25PM) NEW ITEM: CONCEPT REVIEW**5. 135 E ORTEGA ST**

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PLN2019-00114
Owner: Refugio Properties, LLC
Applicant: LMA Architects

(This site is located in El Pueblo Viejo Landmark District and adjacent to a designated City Landmark at 713 Santa Barbara Street. The site is currently developed with commercial office space and a manufacturing/storage building. Proposal to construct a 1,200 square foot ground level office addition at the rear dock under an existing roof canopy, and permit an existing 233 square foot rear utility enclosure. Site improvements include reconfiguration of the existing parking lot paving, including new Americans with Disabilities Act (ADA) path of travel walkways, and associated parking lot landscaping. Development Plan Approval findings are required for the construction of new nonresidential floor area.)

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

(5:10PM) IN-PROGRESS REVIEW HEARING**6. 1111 E CABRILLO BLVD**

Assessor's Parcel Number: 017-352-004
Zone: HRC-1/SD-3
Application Number: PLN2018-00634
Owner: KHP IV Santa Barbara LLC
Applicant: SEPPS, Inc.
Architect: Andrulaitis + Mixon

(Proposal for improvements at the Hyatt Centric Santa Barbara. 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 with valet spaces to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz buildings, 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, and providing outdoor patio areas connecting to the meeting room and restaurant.)

In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed and granted Project Design Approval on April 3, 2019.

(5:40PM) CONTINUED ITEM: CONCEPT REVIEW**7. 522 STATE ST**

Assessor's Parcel Number: 037-173-046
Zone: M-C
Application Number: PLN2019-00127
Owner: Charles C Craviotto & Georgetta M Surv'S Trust
Applicant: Andrulaitis + Mixon

(Proposal for a new outdoor Beer Garden associated with Institution Ale located adjacently at 516 State Street. Project involves renovating an existing 120 square foot storage structure, constructing a new 150 square foot shed and installing new bike racks at the rear of the parcel adjacent to the City Parking Lot. Project includes perimeter wrought iron fencing, gates and pilasters, new string lighting hung from decorative posts, landscaping, associated outdoor furniture, and amenities including a fire pit and grass corn hole play surface.)

Second Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on April 3, 2019.

(6:10PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

8. 633 E CABRILLO BLVD

Assessor's Parcel Number: 017-680-013
Zone: HRC-1/SP-1/SD-3
Application Number: PLN2019-00141
Owner: Fess Parker Doubletree Hotel
Applicant: Ideation Design Group

(Proposal for improvements at the Hilton Santa Barbara Beachfront Resort, located in El Pueblo Viejo Landmark District and in the non-appealable jurisdiction of the coastal zone. Project includes a remodel to the existing bar patio area, including hardscape and landscape improvements, removal and replacement of a low site wall, addition of a new low site wall, gates, a glass windscreen, and pergola.)

Project Design Approval and Final Approval are requested. Compliance with the Project Compatibility Analysis is required. Project was last reviewed on April 3, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS