



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

MAY 1, 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 26, 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 attempt to 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 17, 2019**.C. Approval of the Consent Calendar of **May 1, 2019**.

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

E. The Historic Landmarks Commission will appoint a member to The Criminal Courthouse Project Subcommittee.

F. Subcommittee Reports.

(1:55PM) ARCHAEOLOGY REPORT**1. 500 JAMES FOWLER RD**

Assessor's Parcel Number: 073-450-003
Zone: A-F/SD-3
Application Number: PLN2019-00135
Owner: City of Santa Barbara
Applicant: Henry Thompson
Agent: Leif Reynolds

(Proposal to relocate approximately 575 feet of Airport Security Fencing on the north side of the ready return lot approximately 65 feet to the south to provide increased clearance for aircraft using Gate 1 at the Santa Barbara Airline Terminal. The Airport Security Fencing on the south side of the ready return lot would be relocated approximately 65 feet to the south in order to provide for the rental car parking that is being taken on the north side of the lot.)

Acceptance of a Phase I Archaeological Resources Report and Native American Outreach Summary Report, prepared by Eric S. Nocerino, is requested.

(2:00PM) ARCHAEOLOGY REPORT**2. 520 ANACAPA ST**

Assessor's Parcel Number: 031-201-023
 Zone: M-C
 Application Number: PLN2017-00120
 Owner: Sanchez Louis/Leonila A
 Agent: Trish Allen, SEPPS, Inc.
 Architect: Tom Ochsner
 Landscape Architect: Julio Veyna

(This is a revised project description: Proposal for a mixed-use project. Project proposes a lot merger of five parcels (APNs 031-201-022, -023, -024, -026, -017); the adaptive re-use of an existing 6,392 square foot mixed-use building, containing a residential unit, and an existing 4,548 square foot commercial building; demolition of three commercial buildings totaling 4,758 square feet; and the construction of a new 12,001 square foot, 7-unit apartment structure. Total units on site will be 8, two-bedroom units ranging in size from 800 to 1,512 square feet. Also proposed are 16 uncovered parking spaces and 12 covered parking spaces, and roof mounted photovoltaic paneling.)

Acceptance of a Phase I Archaeological Resources Report, prepared by SWCA Environmental Consultants, is requested.

(2:05PM) CONTINUED ITEM: CONCEPT REVIEW**3. 2010 GARDEN ST**

Assessor's Parcel Number: 025-331-015
 Zone: RS-15
 Application Number: PLN2018-00463
 Owner: Bruce Burlington
 Applicant: Serena Mcclintick
 Architect: Harrison Design Associates

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a new detached two-car garage and approximately 68 square feet of associated hardscape. The proposed total of 5,363 square feet on a 23,294 square foot lot is 114% of the maximum guideline floor-to-lot area ratio.)

A. Acceptance of a Phase I & II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates, is requested. The report concluded that the proposed project to construct a detached garage meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources located on and adjacent to 2010 Garden Street are less than significant (Class III).

B. Second Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for the garage structure to be located in the required 30-foot front setback. Project was last reviewed on October 3, 2018.)

(2:50PM) NEW ITEM: CONCEPT REVIEW

- 4. 532 E SOLA ST**
Assessor's Parcel Number: 029-091-008
Zone: R-2
Application Number: PLN2018-00672
Owner: Jakob Bogenberger & Susan Swift
Architect: Arketype Architects Inc.

(The Spanish Colonial Revival residence is on the City's List of Potential Historic Resources as it is contributing to the potential Bungalow Haven Historic District. Project is also in the Lower Riviera Special Design district and must also comply with the Lower Riviera Special Design District Guidelines. Proposal for a remodel and additions to the one-story 1,761 square foot residence, including demolition of 36 square feet off an existing porch at the driveway side yard and 318 square feet at the rear living area to accommodate a rear 293 square foot addition. A 373 square foot accessory dwelling unit is proposed in the partial basement. Site improvements include new deck area, reconstruction of the front patio trellis, remodel of the existing garage, fencing, and a new swimming pool. The proposed total of 2,102 square feet on a 6,250 square foot lot is 77% of the maximum floor-to-lot area ratio.)

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

(3:35PM) NEW ITEM: CONCEPT REVIEW

- 5. 600 N MILPAS ST & 911 E COTA ST**
Assessor's Parcel Number: 031-183-022, 031-183-020
Zone: C-G
Application Number: PLN2018-00620
Owner: 600 N Milpas, LLC
Architect: DMHA Architecture
Tenant: Los Agaves Restaurant

(The Spanish Colonial Revival style building, constructed in 1927, is a designated Structure of Merit. Proposal for improvements to Los Agaves Restaurant, involving a 650 square foot addition at the rear of the building for new indoor dining area, and a new outdoor dining patio. The project includes additional improvements at the adjacent parcel 911 E Cota Street, including demolishing the existing single-family residence, storage shed, and detached garage to allow for a revised parking lot design, and construction of a new trash enclosure.)

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

(4:20PM) CONTINUED ITEM: CONCEPT REVIEW

- 6. 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.)

Second Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on April 17, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS