III.C

City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: November 29, 2018
AGENDA DATE: December 6, 2018
PROJECT ADDRESS: 208 W. De la Guerra St., 809 De la Vina St., and 815 De la Vina St.
(MST2017-00017)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4560
Allison De Busk, Senior Planner
Kathleen Kennedy, Project Planner

I. PROJECT DESCRIPTION

The proposal consists of a new 38-unit, 38,957 square foot (net) residential project to be developed under the Average Unit-Size Density (AUD) Incentive Program at 208 W. De la Guerra Street, 809 De la Vina Street, and 815 De la Vina Street. The project includes a lot merger of three parcels (APNs 037-041-008, -009, and -010) to create a 29,275 square foot (net) lot. The project includes the demolition of the two-story, five-unit apartment building and one-story, one-unit cottage at 208 W. De la Guerra Street, the two-story commercial building at 809 De la Vina Street, and the one-story commercial building and shed at 815 De la Vina Street. The Ott House, a Designated Structure of Merit, located at 815 De la Vina Street, would be relocated to the corner of De la Guerra and De la Vina Streets and incorporated into the project.

The new residential building would consist of ten (10) studio apartments and twenty-two (22) one-bedroom apartments ranging from 440 square feet to 901 square feet. The Ott House has 6 residential units (four studio apartments, a one-bedroom apartment, and a two-bedroom apartment) ranging from 291 to 714 square feet. The project would have an average unit size of 567 square feet. A total of 40 vehicle parking spaces (38 standard, 2 accessible) and 40 bicycle parking spaces are proposed on the ground level of the proposed building.

The three parcels have a zoning classification of C-G (Commercial General) and General Plan Land Use designation of Commercial/High Residential (28-36 du/acre) Priority Housing Overlay (37-63 du/acre). The proposed density for the merged 29,548 square foot (gross) lot would be 57 dwelling units per acre.

A Phase 1 Historic Structures/Sites Report was prepared to evaluate all structures on the project site. A Phase 2 Historic Structures/Sites Report was prepared to evaluate the impacts of the proposed project on the potential historic resources identified in the Phase 1 Report.

The proposed project will require Project Design Approval and Final Approval by the Historic Landmarks Commission.
II. CONCEPT REVIEW

This project requires Planning Commission Conceptual Review because the combined lot size is more than 15,000 square feet and the project is being proposed under the AUD Priority Housing Overlay (SBMC §30.150.060.A). The purpose of this hearing is for the Planning Commission and the public to review the proposed project design and provide the applicant, staff, and the Historic Landmarks Commission (HLC) with comments on the proposed design and improvements, and General Plan consistency (SBMC §30.150.060.E).

Staff recommends that the Planning Commission review the proposed project, consider the issues outlined in this report, and provide comment and recommendation by majority vote regarding the proposed design and improvement of the project and the project’s consistency with the City’s General Plan. The Planning Commission’s comments and recommendations will be communicated to the HLC for use in their deliberations on the project.

III. BACKGROUND

A. PRT REVIEW

The project was reviewed by the City’s Pre-Application Review Team (PRT) in August 2017. The PRT letter identified areas of concern, as well as items that will need to be addressed prior to application completeness and environmental review, including storm water management and an assessment of the project’s impacts on historic resources. The project was significantly revised after the PRT review in the following ways:

- Revisions to the architectural style.
- Reduction in the number of residential units from 42 to 38.
• Reduction in the mass, bulk, and scale of the proposal.
• Elimination of the fourth story.
• Reduction in the average unit size from 685 to 567 square feet and reduction in density from 63 du/acre to 57 du/acre.
• Elimination of parking stackers in the garage.
• Relocation of the Ott House, a significant historic resource, to the corner of the project site.

B. DESIGN REVIEW

The proposed project has been reviewed by the Historic Landmarks Commission (HLC) on seven occasions.

On February 8 and July 12, 2017, the HLC members commented that the proposed size, bulk, and scale, and architecture were not acceptable. On November 15, 2017, the HLC found that the proposal was improved but was not ready for Planning Commission concept review. On December 13, 2017, a straw vote failed regarding project compatibility with the neighborhood (see Exhibit C).

On May 2, 2018, the HLC reviewed a revised project prepared by a new architect that included the relocation of the Ott House to the corner of the project site. The HLC members commented that they appreciated the changes to the project and the direction; however, they did not support the proposed fourth story of the new building. At the same hearing, the HLC reviewed and accepted the Phase 1 Historic Sites/Structures Report, which stated that the Ott House at 815 De la Vina Street meets significance criteria that make it eligible to be designated a Structure of Merit. The report also recommended that a Phase 2 report be prepared to evaluate the impacts of the proposed project on the potential historic resource.

On June 27, 2018, the HLC reviewed the proposal again and was not in support of the massing at the rear of the building, and suggested a partial or major reduction of the proposed third floor. The HLC stated that the Compatibility Analysis Criteria generally had been met (per SBMC 22.22.145.B.) as follows:

a. The project is compatible with the City Charter and Municipal Code requirements in that it is providing the housing as requested under the AUD program.

b. It will be compatible with the architectural character of the city.

c. The Commission feels that it is not compatible in size, bulk, and scale with the neighborhood, with the exception of the De la Vina elevation which is compatible with the neighborhood in both setback, massing, and scale.

d. The Commission is concerned about the habitability of the units, particularly in respect to any future development and the impact upon any future development, and has requested modulation of the mass to that end.

e. Sensitive to adjacent landmarks.
f. The Commission unanimously supports the restoration and relocation of the Ott house and providing an appropriate setting by the relocation and emphasizing its relationship to the neighborhood.

g. Public views and views of the ocean and mountains are not negatively affected.

h. Adequate open space is provided but additional landscaping to mitigate the mass of the building has been requested.

i. The Commission appreciates the effort to provide adequately sized parking spaces, however neighbors have expressed concerns over the impact of parking in the neighborhood. The Commission recognizes that parking is not in their purview and made no comments.

On August 22, 2018, the HLC reviewed the project again, which included the following revisions: a reduction in the roof massing, especially towards the rear of the building, to facilitate a visual break such that it appears to be two buildings; additional trees and other landscaping; and changes to the window configuration. At that meeting, HLC members commented that the project has achieved a sufficient reduction in size, bulk, and scale to make it compatible with the neighborhood, site and HLC expectations. The HLC continued the project to the Planning Commission for AUD concept review (see Exhibit D).

Since the last HLC concept review meeting on August 22, 2018, the following revisions have been made to the project plans:

- Driveway from De la Vina St. reduced to one-way (ingress only)
- Entrance to bicycle parking directly from sidewalk
- Additional landscaping information provided
- Window and door detailing refined
- New mirador on De la Vina St. elevation
- Distance between units 1 and 3 and units 2 and 4 widened
- Parking spaces narrowed and one space added
- Door and window head heights lowered
- Trees shown as deciduous

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Trish Allen, SEPPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owners:</td>
<td>815 De la Vina Street LLC</td>
</tr>
<tr>
<td>Site Information</td>
<td></td>
</tr>
<tr>
<td>Parcel Number:</td>
<td>Address:</td>
</tr>
<tr>
<td>037-041-010</td>
<td>208 W. De la Guerra St.</td>
</tr>
<tr>
<td>037-041-009</td>
<td>809 De la Vina St.</td>
</tr>
<tr>
<td>037-041-008</td>
<td>815 De la Vina St.</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>29,275.0 sf total (net)</td>
</tr>
<tr>
<td>7,414.8 sf</td>
<td>5,130.4 sf</td>
</tr>
<tr>
<td>17,002.5 sf</td>
<td>29,547.7 sf total (gross)</td>
</tr>
</tbody>
</table>
**General Plan**: Commercial/ High Density Residential/ Priority Housing Overlay (37-63 du/ac)

**Zoning**: C-G (Commercial General)

**Existing Use:**
- 208 W. De la Guerra St.: 6 residential units
- 809 De la Vina St.: commercial
- 815 De la Vina St.: Ott House, 6 res. units

**Topography**: 1% slope

### Adjacent Land Uses

<table>
<thead>
<tr>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Residential</td>
<td>Commercial</td>
<td>Commercial, Residential</td>
</tr>
</tbody>
</table>

### B. PROJECT STATISTICS

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>12</td>
<td>38</td>
</tr>
<tr>
<td>Residential</td>
<td>approx. 4,733 sf</td>
<td>38,957 sf</td>
</tr>
<tr>
<td>Commercial</td>
<td>approx. 3,095 sf</td>
<td>0 sf</td>
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</tbody>
</table>

### V. POLICY AND ZONING CONSISTENCY ANALYSIS

#### A. ZONING ORDINANCE CONSISTENCY

<table>
<thead>
<tr>
<th>Standard (SBMC Ch. 30.150)</th>
<th>Requirement/ Allowance</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUD -Density-Priority Housing Units -Max. Average Unit Size</td>
<td>37-63 du/ac 25-42 units 970-811 sf</td>
<td>57 du/ac 38 units 567 sf</td>
</tr>
<tr>
<td>Setbacks -Front -Interior (adj. to nonresidential zone) - Interior (adj. to residential zone)</td>
<td>5 feet (variable) 0 feet 6 feet (variable)</td>
<td>5 feet (variable) 0 feet 6 feet (variable)</td>
</tr>
<tr>
<td>Building Height</td>
<td>45 feet</td>
<td>Approximately 36 feet</td>
</tr>
<tr>
<td>Parking – Vehicle -Residential</td>
<td>1 per unit (38 spaces) plus 2 ADA spaces</td>
<td>38 spaces plus 2 ADA spaces*</td>
</tr>
<tr>
<td>Parking – Bicycle -Residential (covered and secured)</td>
<td>1 per unit (38 spaces)</td>
<td>40 spaces</td>
</tr>
<tr>
<td>Open Yard</td>
<td>4,391.25 sf (15% of net lot area)</td>
<td>5,031.9 sf (17.2% of net lot area)</td>
</tr>
</tbody>
</table>
Lot Coverage

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>-Building</td>
<td>8,715 sf</td>
<td>29.5%</td>
<td>17,722 sf</td>
<td>60.5%</td>
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<tr>
<td>-Paving/Driveway</td>
<td>8,488 sf</td>
<td>28.7%</td>
<td>3,655 sf</td>
<td>12.5%</td>
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<tr>
<td>-Landscaping</td>
<td>12,345 sf</td>
<td>41.8%</td>
<td>7,898 sf</td>
<td>27.0%</td>
</tr>
</tbody>
</table>

* Includes electric vehicle charging station.

As identified in the Table above and discussed in more detail below, the proposed development would be consistent with requirements of the Zoning Ordinance.

The project is proposed under the City’s AUD Program, which allows up to 63 dwelling units per acre with a maximum average unit size of 811 square feet under the Priority Housing Density requirements. At 29,548 square feet (gross), the subject property can have up to 42 units with an average unit size of 811 square feet. The project proposes 38 units with an average unit size of 567 square feet. The Priority Housing Overlay density allowance is contingent upon the project being developed and maintained as rental housing. As such, the project would be required to record a covenant against title requiring the housing to remain rental housing for as long as the housing is developed at the Priority Housing Overlay density.

The surrounding area includes one-, two-, and three-story residential and commercial development. Projects developed in accordance with the AUD ordinance must conform to the maximum height standards specified in the zone in which the lot is located. In this case, the C-G zone allows buildings up to 45 feet tall (or 60 feet tall for Community Benefit Projects or Community Benefit Housing Projects). The proposed project would have a maximum of three stories and would not exceed 45 feet, and would therefore comply with zoning height requirements. Much of the development would be three stories, with a height of approximately 36 feet. The portion of the development closest to De la Vina Street is proposed as two-stories with a height of approximately 27 feet to be more compatible with the exiting streetscape.

The project complies with all setback requirements. The AUD Program requires a 5-foot variable setback from the front property lines, a 6-foot variable setback from interior property lines adjacent to residential zones, and no setback from interior property lines adjacent to nonresidential zones.

The project proposes to use the Alternative Open Yard Design (30.150.090.G.2.b.iii.) available to AUD projects in nonresidential zones, which requires the provision of 15% of the lot area as common outdoor area. The project provides a total of 5,031.9 square feet (approximately 17% of the lot area) of common outdoor area located on the ground level. In addition to the 15% required common outdoor area, the project provides private balconies and decks for each of the units in the new building.

The AUD Program requires a minimum of one covered or uncovered parking space per residential unit, plus any additional accessible parking required by the building code (SBMC§ 30.150.090.F and 30.175.030.I.1). Guest parking is not required. The project site is located in the Central Business District but is not within a designated Zone of Benefit. Per the City’s Zoning Ordinance, parking spaces can be replaced with electric vehicle charging stations (EVCS) on a one-to-one basis (SBMC §30.175.050.I). Consistent with the Zoning Ordinance, the proposed project provides 38 standard vehicle parking spaces and 2 accessible parking spaces. One of the accessible parking spaces has an EVCS.
Covered and secured bicycle parking for residents is provided in a bicycle parking room at the ground floor (40 spaces). The proposed bicycle parking is consistent with Ordinance requirements (SBMC §30.150.090.F).

**B. GENERAL PLAN CONSISTENCY**

A brief summary of the most relevant General Plan goals, policies, and implementation strategies is provided below. A more complete list is provided in Exhibit E. Staff requests Planning Commission feedback regarding consistency with the City’s General Plan, including policies related to Land Use, Housing, Circulation, Environmental Resources and Conservation Elements. Staff finds that the current proposal is potentially consistent with the General Plan as identified below.

1. **LAND USE ELEMENT**

   The project site is located in the West Downtown neighborhood. This neighborhood is bounded on the north by Sola Street; on the south and west by Highway 101; and on the east by De la Vina, Ortega, and Chapala Streets. This neighborhood is one of the oldest in the City and is predominantly developed with commercial and multi-family land uses, with some single-family residences. The area has seen increased development over the past 20 years with a transition to higher density residential projects.

   The Land Use Element includes a policy (Policy LG6, Location of Residential Growth) to encourage new residential units in the Downtown area and includes an implementation action (LG6.3, Priority Housing Overlay) to provide for increased densities in select areas of the city, which was implemented through adoption of the Priority Housing Overlay. The project is proposed at 57 dwelling units per acre, and would add 26 net new rental units to the City’s housing stock by using the City’s AUD Program and Priority Housing Overlay in the Downtown area.

   The Land Use Element also calls for enhancement of community character (Policy LG12, Community Character) and includes an implementation action (LG12.2, Building Size, Bulk and Scale) to ensure that proposed buildings are compatible in scale with the surrounding built environment, particularly adjacent to historic structures. Review of the project by the HLC will ensure that the design is compatible with the neighborhood and sensitive to historic resources, both onsite and adjacent to the project. Therefore, the proposed project is potentially consistent with the Land Use Element.

2. **HOUSING ELEMENT**

   The Housing Element includes multiple policies and implementation strategies encouraging and facilitating the development of new housing. Santa Barbara has very little vacant or available land for new residential development and, therefore, City housing policies support buildout of infill housing units in the City’s urban areas where individual projects are deemed appropriate and compatible. A goal of the Housing Element is to encourage construction of a wide range of housing types to meet the needs of various household types and to assist in the production of new housing opportunities which vary sufficiently in type and affordability to meet the needs of all economic and social groups.
The proposed project would demolish 6 existing rental units, preserve 6 existing rental units in the Ott House and provide 32 new units, for a total of 38 rental units, which is a net increase of 26 units on the project site. The units would be relatively small (ranging in size from 290 to 901 square feet), consisting of 14 studio, 23 one-bedroom, and 1 two-bedroom units. Therefore, the proposed project is potentially consistent with the Housing Element.

3. **HISTORIC RESOURCES ELEMENT**

The Historic Resources Element includes multiple policies and implementation strategies encouraging the preservation and enhancement of historic resources.

A Phase 1 Historic Structures/Sites Report (Post/Hazeltine Associates, April 16, 2018) was prepared to evaluate all structures on the site (see Exhibit F). On May 2, 2018, the HLC reviewed and accepted the report, which stated that the Ott House at 815 De la Vina Street meets significance criteria that make it eligible to be designated a Structure of Merit and for listing in the California Register of Historical Resources and National Register of Historic Places. Except for the sandstone hitching post on De la Vina Street, no other improvements on the project site were identified as significant contributors to the property's historic significance. The report also recommended that a Phase 2 report be prepared to evaluate the impacts of the proposed project on the potential historic resource. On September 19, 2018, the City Council designated the Ott house as a Structure of Merit.

The project would relocate the Ott House, a Queen Anne style building that is a City Designated Structure of Merit, consistent with Policy HR1, which refers to preservation of historic resources, and Policy HR3, which discourages demolition of historic resources.

A Phase 2 Historic Structures/Sites Report (Post/Hazeltine Associates, November 20, 2018) was prepared (see Exhibit G). The report concludes that the proposed project’s impacts to significant historic resources on and adjacent to the project site at 208 De la Guerra St., 809 De la Vina St., and 815 De la Vina St., and nearby historic resources on the 800 block of De la Vina Street and the proposed Lower De la Vina Historic District, are less than significant. After implementation of the proposed project, the Ott House would maintain its status as a Potential City of Santa Barbara Landmark. The Phase 2 Report was reviewed by the HLC on November 14, 2018 (see draft minutes in Exhibit D). Some revisions to the report were requested and the report is set to be reviewed again on November 28, 2018.

The project is potentially consistent with Historic Resources Element policies related to compatibility of development and respect for historic context (Policy HR2), and protection of neighborhood and streetscape historic resources (Policies HR5 and HR6). Therefore, the proposed project is potentially consistent with the Historic Resources Element.

4. **ENVIRONMENTAL RESOURCES ELEMENT**

The Environmental Resources Element (inclusive of the Conservation Element) includes policies (ER29, Visual Resources Protection and ER30, Enhance Visual Quality) to
protect and enhance visual resources. Currently, visual resource considerations are done on a case-by-case basis depending on the specifics of the project location and design.

The proposed project is located in the Downtown core where views of the mountains or beach are not readily available from the public street due to existing development. Because the proposed project would introduce a new two- and three-story structure into an area currently developed with other two-, and three-story structures, the project would not significantly alter views to public resources. Therefore, the project is potentially consistent with the Environmental Resources Element.

5. CIRCULATION ELEMENT

The Circulation Element includes multiple policies and implementation strategies to encourage alternative modes of transportation.

An electric vehicle charging station is included in the parking garage to assist resident owners of electric vehicles. The project site is located in the Central Business District and, as a result, is close to transit stops. Also, the project provides a covered and secured bicycle parking area for each of the residential units, consistent with Policy C7.7 (Bicycle Parking and Other Needs).

In accordance with the guidelines and policies of the Pedestrian Master Plan, a 1-foot wide easement would be dedicated to the City in order to provide the required 6-inch wide curb, 3.5-foot wide parkway (furnishing zone), 6-foot wide sidewalk (through pedestrian zone), and 6-inch wide frontage zone along De la Guerra Street.

Therefore, the project is potentially consistent with the Circulation Element.

VI. NEXT STEPS

Following the Planning Commission concept review, the applicant must submit a complete project application and staff would commence environmental review. Once the project is deemed complete and an environmental determination has been made, the project would return to HLC for a decision regarding Project Design approval. The project as proposed is not required to return to the Planning Commission.

Exhibits:

A. Applicant's letter, dated November 26, 2018
B. Project Plans
C. HLC Minutes (2/8/17; 7/12/17; 11/15/17; 12/13/17)
D. HLC Minutes (5/2/18; 6/27/18; 8/22/18; 11/14/18-draft)
E. Applicable General Plan Policies

The following exhibits are available electronically on the City website:

F. Phase 1 Historic Structures/Sites Report (Post/Hazeltine Associates, April 16, 2018)
26 November 2018

Planning Commission
c/o Kathleen Kennedy, Project Planner
Planning Division, Community Development
City of Santa Barbara
630 Garden St.
Santa Barbara, CA  93101

RE: 809, 815 De la Vina Street (APNs 037-041-009, -008) & 208 W. De la Guerra Street-MST2017-00017, Project Description/Applicant Letter

Dear Planning Commissioners:

On behalf of the project applicant, 815 De la Vina LLC, we are pleased to submit this Applicant/Project Description letter as part of our proposed project submittal materials.

I. General Site Information

The subject properties are located at 809, 815 De la Vina Street and 208 W. De la Guerra Street, in the West Downtown neighborhood. The properties are zoned C-G, General Commercial with a General Plan Land Use Designation of High Density Residential (28 - 36 du/acre) and with a High Priority Housing Overlay (37-63 du/acre). The gross lot area of the merged parcels is approximately 29,548 square feet and the net area is approximately 29,275 square feet. The site located at 815 De la Vina is currently developed with a two-story Queen Anne style structure (Ott House) containing six (6) residential units; the property at 809 De la Vina is currently developed with a two-story Mediterranean style commercial building, and 208 W. De la Guerra is currently developed with a single-story cottage and two-story apartment building containing five (5) residential units.

II. Project Description

The proposed development consists of 32 new residential units (10 studio apartments and 22 one-bedroom apartments ranging in size from 400 to 900 square feet) and retention of the six (6) units in the Ott House for a total of 38 units, consistent with the City’s Average Unit Size Density program and the High-Priority Housing Density Overlay. The proposal includes the demolition of the existing structures located at 809 De la Vina and 208 W. De la Guerra and the relocation of the Ott House from 815 De la Vina to 208 W. De la Guerra.

EXHIBIT A
A total of 40 parking spaces are proposed along with 40 bike parking spaces. Other proposed improvements include a right-of-way dedication along the De la Guerra Street frontage to achieve consistency with the Pedestrian Master Plan, a driveway to access the parking garage off of De la Guerra Street, relocation of the driveway on De la Vina, and proposed new landscaping. Please refer to the lot coverage and site data that is reproduced on the cover sheet of the project plans for additional detail.

The proposed project is in an ideal location in terms of its proximity and walking distance to downtown, transit corridors, services, commercial businesses, restaurants and potential places of employment for project residents. As a means to address concerns associated with public parking availability, the applicant has partnered with Zipcar and Paseo Nuevo. Each resident will be provided with a monthly Zipcar membership and will have the ability to park or have guests park in the Paseo Nuevo parking structure which is within a reasonable walking distance of the project site.

Historic Landmarks Commission

The current project concept plans were presented to the Historic Landmarks Commission (HLC) on May 2, June 27 and August 22, 2018. The HLC forwarded the project to the Planning Commission stating the project compatibility analysis criteria. Additionally, a Massing Study was prepared (Post/Hazeltine Associates) and presented to the HLC to characterize the neighborhood’s development pattern and a Phase 1 Historic Structures/Sites Report (HSSR) was also prepared (Post/Hazeltine) to evaluate existing resources and the potential to relocate the Ott House. Both reports were reviewed and accepted by HLC. A Phase 2 HSSR has been prepared and is scheduled for HLC review on November 28, 2018.

Project Justifications

The proposed development will increase the City’s workforce housing stock in the desirable West Downtown neighborhood. It is in close proximity to many services and businesses along with transit corridors that will facilitate alternative means of transportation.

The project will enhance the streetscape and neighborhood which is developed with a range of architectural styles and mix of uses from various commercial businesses to multiple and single residential units. The project preserves an existing Structure of Merit, the Ott House, and proposes to relocate the structure to the street corner, a more prominent location resulting in greater public visibility. As stated in the Phase 2 HSSR report, “The relocated Ott House with its prominent corner turret would then form an appropriate transition between the neighboring proposed Lower De la Vina Historic District and the more eclectic development that characterizes the 800 block of De la Vina Street and the north side of the 200 block of De la Guerra Street.”

The proposed development is consistent with the City’s Zoning Ordinance, does not propose zoning modifications, and is consistent with applicable General Plan policies.
On behalf of the applicant and project team, we appreciate your consideration and feedback of the proposed project and look forward to further developing the design details with the Historic Landmarks Commission.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

[Signature]

Trish Allen, AICP
Senior Planner
CONCEPT REVIEW - NEW

4. 809 DE LA VINA ST, 815 DE LA VINA ST, & 208 W DE LA GUERRA ST  C-2 Zone

(3:10)

Assessor’s Parcel Numbers: 037-041-009; -009; -010
Application Number: MST2017-00017
Owner: 809 De La Vina Street, LLC
Owner: Jeremy Bassan
Architect: DesignARC

(The parcel at 815 De La Vina includes a Queen Anne style building constructed in 1888 that is eligible to be designated a City Landmark. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010). Proposal includes demolishing all existing improvements, except the historic Queen Anne building, and constructing 2 new, three-story apartment buildings. The unit mix will be 4 studio apartments, 21 one-bedroom apartments, and 9 two-bedroom apartments, with an average unit size of 647 square feet. Also proposed are 34 parking spaces to be housed in two first-floor parking garages, and 34 bike parking spaces. The proposed density on this 29,375 square foot parcel is 51 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac).

(Comments Only. Project requires review by Planning Commission.)

Actual time: 3:10 p.m.

Present: Mark Kirkhart, Architect, DesignARC; Melisa Cinarli Turner, Designer, DesignARC; and Jeremy Bassan, Owner
Staff comments: Ms. Hernandez summarized her written evaluation of the project’s consistency with the draft Infill Design Guidelines for compatibility with an adjacent historic resource and made suggestions for methods to help the new construction meet the guidelines.

Public comment opened at 3:25 p.m.

The following people spoke with concerns about the project:
1. Jackie Ellis, neighbor, commented on the challenge of parking in a highly dense area.
2. Mathew A. Williams, speaking on behalf of Mary Williams, adjacent property owner, expressed concern about the project not meeting parking requirements, neighborhood compatibility, and FAR requirements.
3. Don Sharp, nearby building owner, stated that this is a special block and the 1800s homes add to making it unique and should be respected. He is concerned with the lack of parking and children’s playing area.

The following people spoke in support of the project:
1. Jesse Hizenstat spoke in support of the project for bringing an affordable housing solution for young professionals.
2. Correspondence in support of the project from Dan Crawford and Home Furnace Company was acknowledged.

Public comment closed at 3:35 p.m.

Motion: Continued indefinitely with comments:
1. The Commission appreciated the saving of the Queen Anne historic house, and respecting it with appropriate the setbacks from the historic resource.
2. The Commission appreciated the open space and the setback from the corner.
3. The size, bulk, and scale are not appropriate to the historic resource and create a problem with neighborhood compatibility.
4. The parking is inadequate for the neighborhood and should be increased.
5. The adjacency of commercial property needs to be considered in setbacks and building configuration, particularly of open space.
6. The quality of life of the occupants is not adequately addressed, in particular the adjacency of commercial space, lack of parking, and air quality.
7. The architecture is not acceptable. It needs to be a compatible style and more sympathetic to the Queen Anne style of the existing building.
8. The symmetry and regularity of the proposed building are fighting the Queen Anne style and the style of most of the residences in the neighborhood. Study simplifying the massing and details.
9. The Commission supported the use of porches and suggested that balconies are usually stacked on top of porches in traditional architecture.
10. Provide view studies of the Mesa and the mountains from public rights of way.

Action: Suding/Mahan, 6/0/0. (Murray and Veyna absent.) Motion carried.

** MEETING ADJOURNED AT 5:36 P.M. **
CONCEPT REVIEW - CONTINUED

7. 809 & 815 DE LA VINA ST, 208 W DE LA GUERRA ST  C-2 Zone

(3:40)

Assessor’s Parcel Number: 037-041-009, -008, -010
Application Number: MST2017-00017
Owner: 809 De La Vina Street, LLC
Owner: Jeremy Bassan
Architect: DesignARC

(The project site contains a Queen Anne historic building eligible to be designated as a City Landmark: Ott House. Proposal for a new residential project using the Average Unit-Size Density (AUD) Incentive Program. The project will comprise a voluntary lot merger of three parcels: APNs 037-041-009, 037-041-008, 037-041-010 (809 and 815 De La Vina Street, and 208 W. De La Guerra Street). The project involves the demolition of all existing improvements, except the Ott House, and constructing 1 new three-story apartment building, and 1 new four-story apartment building. The unit mix will be 4 studio apartments, 27 one-bedroom apartments, and 11 two-bedroom apartments, with an average unit size of approximately 685 square feet. A ground-level parking garage with stackers is proposed under the new three-story building that will provide approximately 43 parking spaces and approximately 42 bike spaces. Project is within the Priority Housing Overlay (37-63 DU/AC).)

(Second Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed February 8, 2017.)

Actual time: 5:08 p.m.

Present: Jeremy Bassan, Owner; and Mark Kirkhart, Architect & Melisa Cinarli Turner, Project Manager, DesignARC

Public comment opened at 5:29 p.m.

The following people expressed support:
1. Wesley Wilson
2. Luis Velazquez
3. Paulette Rainbolt
4. Isabel Campanelli
5. Jestin Gaddy
6. Ellen Bildsten

7. Correspondence from the following people was acknowledged:
   Joe Ferreira
   Ksenia Sarkisova
   Whitney Stuckey
   Isabel Campanelli
   Karolina Rodriguez
   Gillian Conway
   Ryan Skrupky
   Beau Schmidt
   Wesley Wilson
   Kayvon Salafian
   Maggie Bray
   Samantha Friedman
   Smokshane West, Zipcar
   Kian Mitchum
   Sarah Gower
   Dan Crawford
   Eric Mascheroni
   Mandy Taylor-Gratzer
   Kristen Weidermann, Paseo Nuevo
   Nuria Reed
   Home Furnace Company
   Steve Markakis
   Giuliana Mottin
   Laura Bode, Santa Barbara Rental Property Association
   Evan Geeb
   Kasey Kepp
   Ken Oplinger, Chamber of Commerce

The following people expressed opposition or concerns:
1. Jackie Ellis, neighbor, expressed concern that the proposal’s size is out of scale for the neighborhood, parking will be a problem, and that the project has increased, not decreased, since the last review.
2. Matt Williams, neighbor, stated that the proposal is not appropriate for this one- and two-story neighborhood in its size and scale, creating a canyon effect, and he expressed concern for traffic flow and the use of leased parking spaces.
3. Don Sharpe, neighbor, asked that the Commission give careful consideration to the Project Compatibility Analysis criteria when evaluating the project.

Public comment closed at 5:48 p.m.

**Motion:** Continued indefinitely with comments:
1. The Commission cannot make the finding that the size, bulk, and scale of the project are appropriate to the neighborhood.
2. The Commission was skeptical of, though encouraged by, the offsite amenities qualifying the project to be in this neighborhood.
3. The architecture needs considerable restudy, both in scale and detail. Only two Commissioners could support the design of the building on the corner.
4. Consider the proximity of the garbage area to the living units.
5. Consider the screening and location of points of connection for utilities.
6. The proposal shows an innovative use of parking.
7. The proposal shows acceptable setbacks from the street and the historic resource.
8. The Commission appreciated the elimination of the driveway through the site.

Action: Drury/Mahan, 6/0/0. (Hausz stepped down. Suding absent.) Motion carried.

* MEETING ADJOURNED AT 6:37 P.M. *
CONCEPT REVIEW - CONTINUED

6.  **809 DE LA VINA ST**

   **C-G Zone**

   **Assessor’s Parcel Number:** 037-041-009
   **Application Number:** MST2017-00017
   **Owner:** 809 De La Vina Street, LLC
   **Owner:** Jeremy Bassan
   **Architect:** DesignARC

   (The project site contains a Queen Anne historic building eligible to be designated as a City Landmark: Ott House. This is a revised project description. The total proposed floor area has been reduced from 40,820 square feet to approximately 34,018 square feet. The project has 42 residential units. Proposal for a new residential project using the Average Unit-Size Density (AUD) Incentive Program. The project will comprise a voluntary lot merger of three parcels: APNs 037-041-009, 037-041-008, 037-041-010 (809 and 815 De La Vina Street, and 208 W. De La Guerra Street). The project involves the demolition of all existing improvements, except the Ott House, and constructing 2 new three-story apartment buildings. The unit mix will be approximately 18 studio apartments, 20 one-bedroom apartments, and 4 two-bedroom apartments, with an average unit size of approximately 550 square feet. A ground-level parking garage with stackers is proposed under one of the new three-story buildings that will provide approximately 43 parking spaces and approximately 42 bike spaces. Project is within the Priority Housing Overlay (37-63 du/ac.).)

(Third Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on July 12, 2017.)

Actual time: 3:24 p.m.

Present: Jeremy Bassan, Owner; Mark Kirkhart, Architect, DesignARC; Sam Maphis, Landscape Architect; Trish Allen, Agent, SEPPS; and Megan Arciniega, Associate Planner, City of Santa Barbara
Staff comments: Ms. Hernandez stated that she sent a memo to the Commission summarizing the comments staff made in a meeting with the applicant evaluating the project’s compatibility to the historic Queen Anne house. The memo included examples of original large Craftsman style buildings to illustrate how the style was expressed in large buildings. There will be a Historic Structures/Sites Report with further analysis after the HLC accepts a design concept.

Public comment opened at 4:00 p.m.

The following people expressed opposition or concerns:
1. Matt Williams, neighbor, stated the proposal is too large and tall for this neighborhood of one- and two-story buildings. He expressed concern about the area being overparked, and the proposed stacked parking impacting traffic at the intersection of De La Vina and De La Guerra Streets. Also, proposed trees appear to overhang his parking lot on two sides, and he expressed concern about upkeep.
2. Donald Sharpe, neighbor, read a letter expressing concerns about the density and height; that the proposal does not respect the character of the surrounding one- and two-story residential neighborhood; does not meet Municipal Code compatibility requirements and the Infill Design Guidelines with respect to the historic resource; and will exacerbate a dire parking situation with the potential construction of three AUD projects within a half block.
3. Kellam de Forest stated that it is projects like this, where parcels are merged to accommodate large apartment buildings, that worry many Santa Barbara residents. He stated that they exacerbate the City’s parking and traffic problems, and he questioned the compatibility of having two apartment buildings on this residential block.

The following people expressed support:
1. Shannon Batcher, of the Coastal Housing Coalition, read a letter in support of the proposal as it provides affordable workforce housing. The Coalition also applauded the transportation alternatives supplied for residents who are car-free. Jonathan Standring ceded his time to Ms. Batcher.
2. Paulette Rainbolt stated that the downtown area has become deteriorated, and this new project will help revitalize the area, and that it is positive for workforce housing.
3. Kasey Kepp supported the project due to Santa Barbara’s housing shortage. He also stated that the existing structures are aging and the new proposal would be an improvement to the street in this regard.
4. Ariel Hojar emphasized that the proposal would be beneficial to commuters with more housing availability downtown.
5. Corey Perez stated that there is little availability downtown for apartments like this proposal, and that it is well thought out and good for the area.
6. Danielle Kunkleman stated that the proposal fits the area and is cohesive with the historic resource, with no views obstructed. She also stated that parking has been considered, and more housing in this area will revitalize economic activity downtown.
7. Wolfgang Stuckenberger stated that the existing buildings are in bad condition. He explained that stacked parking is available in Germany and New York and is fast and safe.
8. Wesley Wilson emphasized that the project will bring foot traffic to State Street.
9. Correspondence from Joe Perreira; Kian Mitchum; Wesley Wilson; and Mary Lynn Harms-Romo, Paseo Nuevo, was acknowledged.

Public comment closed at 4:19 p.m.
**Motion:** Continue four weeks with comments:

1. The Commission greatly appreciated the reduction in bedroom count, recognizing the necessary balance of providing housing and neighborhood compatibility.
2. The majority of the Commission found the size, bulk, and scale are improved by this reduction on the rear building, making it more compatible with the neighborhood.
3. The Craftsman architectural style is appropriate and has improved but requires further study.
4. Additional ways to reduce the apparent height and length of the De La Vina Street corner building are necessary.
5. Break up the building mass of the De La Vina Street elevation so that it does not appear so monolithic, with the addition of chimneys, stepping down more at the corners, etc.
6. The landscape expression around the historic resource should be differentiated from the rest of the project.
7. Continue to maintain the De La Vina setback, which is appropriate to the neighborhood.
8. Consider incorporating children’s play areas, both active and passive.
9. There is a lack of fenestration on the north elevation on building 3; more articulation is needed.
10. Study the potential of a trash truck blocking De La Vina Street and confirm the proposal with the Transportation Division.
11. This project needs additional guest parking; the guest parking and accessible parking should be at the entrance from De La Guerra Street.
12. Vary the tree palette to ensure that there is sufficient land area to support the mature biomass of the selected trees, particularly along the southwest property line.
13. Provide a 3-D model in either computer or physical form that shows the adjacent buildings.
14. The project is not ready for Planning Commission review.

**Action:** Hausz/Veyna, 8/0/0. Motion carried.

* THE COMMISSION RECESSED FROM 5:11 TO 5:17 P.M. *
CONCEPT REVIEW - CONTINUED

10. **809 DE LA VINA ST**

   **C-G Zone**

   **(5:25)**
   - Assessor’s Parcel Number: 037-041-009
   - Application Number: MST2017-00017
   - Owner: 809 De La Vina Street, LLC
   - Owner: Jeremy Bassan
   - Architect: DesignARC

   (The project site contains a Queen Anne historic building eligible to be designated as a City Landmark: Ott House. This is a revised project description. The total proposed floor area has been reduced from 40,820 square feet to approximately 34,018 square feet. The project has 42 residential units. Proposal for a new residential project using the Average Unit-Size Density (AUD) Incentive Program. The project will comprise a voluntary lot merger of three parcels: APNs 037-041-009, 037-041-008, 037-041-010 (809 and 815 De La Vina Street, and 208 W. De La Guerra Street). The project involves the demolition of all existing improvements, except the Ott House, and constructing 2 new three-story apartment buildings. The unit mix will be approximately 18 studio apartments, 20 one-bedroom apartments, and 4 two-bedroom apartments, with an average unit size of approximately 550 square feet. A ground-level parking garage with stackers is proposed under one of the new three-story buildings that will provide approximately 43 parking spaces and approximately 42 bike spaces. Project is within the Priority Housing Overlay (37-63 du/ac.).)

   (Fourth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on November 15, 2017.)

   Actual time: 5:42 p.m.

   Present: Mark Kirkhart, Architect, DesignARC; Trish Allen, Agent, SEPPS; Sam Maphis, Landscape Architect; Tim Hazeltine, Historian; and Megan Arciniega, Associate Planner, City of Santa Barbara
Public comment opened at 6:07 p.m.

The following people expressed opposition or concerns:

1. Matt Williams, adjacent neighbor, stated that the size has not been reduced, and the proposal will over-stress parking availability in this one- and two-story neighborhood and is not compatible.
2. Donald Sharpe emphasized the parking shortage, and stated that the proposal should be more subservient to the historic resource; the second and third floors and tower are intruding into the space near the Ott House. He also requested verification that rooftop equipment will not exceed the height of the parapet.
3. Correspondence from Paulina Conn was acknowledged.

Public comment closed at 6:13 p.m.

Straw vote: How many Commissioners feel the project as proposed is compatible with the neighborhood? 1/4/1 Failed

Motion: Continue indefinitely to Planning Commission with comments:

1. The project is evolving nicely, but the Commission does not feel the project is compatible with the neighborhood as currently proposed.
2. The project seems to redefine the neighborhood, not respect it.
3. The form and massing of the building along De La Vina Street still seem incompatible with the streetscape, though there have been steps in the right direction. Continue to make such steps.
4. The movements in the reduction of roof forms is helping the mass and bulk.
5. Make an effort to move the elevator tower further back on the property, enhancing the scale and importance of the Queen Anne historic resource.
6. The Commission will be looking for more history in the Historic Structures/Sites Report of the existing boardinghouse that is to be demolished.
7. Continue to refine the east elevation on De La Vina Street.
8. Study varying the window fenestration with more types.
9. The open spaces (corridors) on the east elevation are breaking the horizontality too much.
10. The north elevation at the elevator tower needs more resolution, particularly with respect to the corridor termination treatment.
11. Building 3 could use more elaboration on its elevation, especially on the west elevation.
12. Verify if the parking spaces along De La Vina Street will be opened up with the removal of curb cuts and red curbs.
13. The landscape is developing nicely; the Commission appreciated the diversity in plant material.
14. The Commission supported the story pole requirement.

Action: Hausz/Drury, 6/0/0. (La Voie and Veyna absent.) Motion carried.

* MEETING ADJOURNED AT 6:44 P.M. *
3. 809 DE LA VINA ST  

**Assessor's Parcel Number:** 037-041-009  
**Application Number:** MST2017-00017  
**Owner:** 815 De La Vina, LLC  
**Agent:** SEPPS  
**Architect:** The Cearnal Collective, LLP  

(This is a revised project description. The project site contains a Queen Anne historic building, Ott House, listed on the City's List of Potential Historic Resources. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of 2 new three-story residential buildings, one of which includes a small fourth-floor portion, measuring 7,908.3 square feet and 32,765.4 square feet, and with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 16 studio apartments, 10 one-bedroom apartments, and 6 two-bedroom apartments ranging from 540 square feet to 1,200 square feet with an average unit size of 758 square feet. The proposed density on this 29,548 square foot parcel is 38 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

(A. Review of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report found that the property at 208 West De La Guerra Street does not meet any of the significance criteria that would make it eligible for listing at the local, state, or national level. Therefore, 208 West De La Guerra Street is not a significant resource for the purposes of environmental review. The house at 815 De La Vina Street meets significance criteria that make it eligible to be designated a Structure of Merit and for listing in the California Register of Historical Resources and National Register of Historic Places. Except for the sandstone hitching post on De La Vina Street, the other improvements on the property including the landscape, are not significant contributors.)
to the property’s historic significance. Therefore, the house 815 De La Guerra Street is a significant resource for the purposes of environmental review, and a Phase 2 Historic Structures/Sites Report is recommended. The report found that a substantially intact streetscape is not present on the 200 block of East De La Guerra Street or the 800 block of De La Vina Street.)

Actual time: 2:37 p.m.

Present: Tim Hazeltine, Historian; and Megan Arciniega, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project is listed as a revised project because there is a new architect and a new firm representing the owners. The project is still listed under the original project number which is why the project is described as a fifth concept review; however, the project is relatively new in terms of the project configuration.

Public comment opened at 2:43 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.
Action: Mahan/Drury, 7/0/0. (Hausz absent.) Motion carried.

(B. Fifth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on December 13, 2017.)

Actual time: 2:53 p.m.

Present: Brian Cearnal, Architect, Cearnal Collective; Trish Allen, Agent, SEPPS; and Megan Arciniega, Associate Planner, City of Santa Barbara

Public comment opened at 3:00 p.m.

The following people expressed opposition or concerns:
1. Don Sharpe expressed that moving the house is a good option but took issue with the upper additions of the proposed project and requested a copy of the Historic Structures Report.
2. Matt Williams objected to the lack of neighborhood compatibility, the proposed third and fourth stories, parking density in the immediate neighborhood, and requested the project remain at the two-story level.
3. Kellam de Forest concurred with the issue of the proposed third- and fourth-stories and the lack of neighborhood compatibility.
4. Jackie Ellis also spoke about the lack of adequate parking, guest parking on-site, and street parking density in the surrounding neighborhood.
5. Correspondence with concern from Don Elconin was read into the record.

Public comment opened at 3:07 p.m.

Motion: Continue indefinitely with comments:
1. The Commission appreciates the changes made so far and the direction of the proposed project.
2. Commission supports the relocation of the Ott house to the corner because it features the historic house and it sets the tone for enhancing the experience of the resource.

3. Study the scale of the project so that it is compatible with the neighborhood in style, massing, and composition.

4. There was no support for the 4th story.

5. A majority of the Commission supports the setbacks as shown for the new buildings.

6. A majority of the Commission find that the Ott house should be set back as much as possible.

7. The Commission required that the project return with a neighborhood massing model study, a few blocks in every direction.

Action: Mahan/Drury, 7/0/0. (Hausz absent.) Motion carried.

* THE COMMISSION RECESSED FROM 3:37 TO 3:50 P.M. *
CONCEPT REVIEW – CONTINUED

10. 809 DE LA VINA ST  

Assessor's Parcel Number: 037-041-009  
Application Number: MST2017-00017  
Owner: 815 De La Vina, LLC  
Agent: SEPPS  
Architect: Cearnal Collective, LLP

(This is a revised project description. The project site contains a Queen Anne historic building, Ott House, listed on the City's List of Potential Historic Resources. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings, and the construction of 2 new three-story residential buildings, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 22 studio apartments, 11 one-bedroom apartments, and 5 two-bedroom apartments ranging from 540 square feet to 1,687 square feet with an average unit size of 844 square feet. The proposed density on this 29,548 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

(Sixth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on May 2, 2018.)

Actual time: 5:40 p.m.

Present: Brian Cearnal, Cearnal Collective, LLP; Trish Allan, SEPPS; and Jeremy Vassan, Owner.

Public comment opened at 5:52 p.m.
The following people expressed support:
1. Correspondence in support from Marcus Abundis, Justin Sparks, and Lauri Bolt were read into the record.

The following people expressed opposition or concerns:
1. Matt Williams expressed concerns with the mass and height of the building, and believes it will create wind block and disrupt natural airflow. He also suggested that the mechanical lifts are not designed for full size SUV’s and trucks, and that the height map only addresses the owner’s building and is not accurate.
2. Don Elconin stated that he can support the movement of the Ott house, but believes the project detracts from the current historic impact.
3. Don Sharp echoed concerns about the size of cars relative to parking.
4. Jackie Ellis shared concerns about parking as the streets are already impacted, and also objected to the size and mass of the building.
5. Anne Marie Gott echoed concerns about parking, stating that there are not enough spaces. Ms. Gott suggested adequate parking for every unit and a different location. Ms. Gott also objected to the height, mass, and scale.

Public comment closed at 6:08 p.m.

Motion: Continue to the Planning Commission with comments:
1. The Commission does not support the massing at the rear of the building and would suggest a partial or major reduction of the third floor in the back of the building and modulation of the building mass in a significant way to provide substantial landscaping in the form of colander trees.
2. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
   a. The project is compatible with the City Charter and Municipal Code requirements in that it is providing the housing as requested under the AUD program.
   b. It will be compatible with the architectural character of the city.
   c. The Commission feels that it is not compatible in size, bulk, and scale with the neighborhood, with the exception of the De La Vina elevation which is compatible with the neighborhood in both setback, massing, and scale.
   d. The Commission is concerned about the habitability of the units, particularly in respect to any future development and the impact upon any future development, and has requested modulation of the mass to that end.
   e. Sensitive to adjacent landmarks.
   f. The Commission unanimously supports the restoration and relocation of the Ott house and providing an appropriate setting by the relocation and emphasizing its relationship to the neighborhood.
   g. Public views and views of the ocean and mountains are not negatively affected.
   h. Adequate open space is provided but additional landscaping to mitigate the mass of the building has been requested.
   i. The Commission appreciates the effort to provide adequately sized parking spaces, however neighbors have expressed concerns over the impact of parking in the neighborhood. The Commission recognizes that parking is not in their purview and made no comments.

Action: Mahan/Drury, 8/0/0. Motion carried.
12. 809 DE LA VINA ST  C-G Zone

(3:25) Assessor’s Parcel Number: 037-041-009
Application Number: MST2017-00017
Owner: 815 De La Vina LLC
Applicant: Trish Allen
Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Queen Anne historic building, Ott House, listed on the City’s List of Potential Historic Resources. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of 2 new three-story residential buildings, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 16 studio apartments and 22 one-bedroom apartments ranging from 283 square feet to 910 square feet with an average unit size of 550 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

(Seventh Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on June 27, 2018.)
Actual time: 5:53 p.m.

Present: Jeremy Bassan, Owner; Brian Cearnal, Cearnal Collective LLP; and Trish Allen, SEPPS

Public comment opened at 6:07 p.m.

The following people expressed support:
1. Shannon Batchev spoke on behalf of the Coastal Housing Coalition in support of the project
2. Izzy Savage read a letter from Elliott McDougal.

The following people expressed opposition or concerns:
1. Matt Williams will not be able to support the project due to concerns over the size and parking. He is also concerned that the Zipcars and tokens are not a guarantee.
2. Correspondence from Paulina Conn and Laura Bode was read into the record.

Public comment closed at 6:16 p.m.

**Motion:** Continue indefinitely to Planning Commission with comments:
1. The Commission greatly appreciates the response to comments and the effort to provide reasonable housing.
2. The Commission appreciates the effort to address the most recent comments given by the HLC to be forwarded to the Planning Commission. The Commission believes the project has achieved a sufficient reduction in size, bulk, and scale to make it compatible with the neighborhood, site, and HLC expectations.
3. Reduction in ceiling heights is desirable.
4. Reduction of the third floor door and window head height is desirable.
5. Provide some elaboration in the decoration of the building; miradors, surrounds and chimneys are suggested.
6. Add vertical deciduous trees to mitigate the mass of the building.
7. Reduction of driveway opening width on De La Vina Street is desirable.
8. Remove the hedge along the front setback.

**Action:** Mahan/Hausz, 7/0/0. (Orías absent.) Motion carried.

* MEETING ADJOURNED AT 6:40 P.M. *
HISTORIC LANDMARKS COMMISSION
MINUTES
NOVEMBER 14, 2018

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

DRAFT MINUTES

HISTORIC STRUCTURES REPORT

3. 809 DE LA VINA ST  C-G Zone

(2:00)
Assessor’s Parcel Number: 037-041-009
Application Number: MST2017-00017
Owner: 815 De La Vina LLC
Applicant: Trish Allen
Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Structure of Merit: Ott House, constructed 1888 in the Queen Anne style. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of 2 new three-story residential buildings, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 16 studio apartments and 22 one-bedroom apartments ranging from 283 square feet to 910 square feet with an average unit size of 550 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

(Review of a Phase II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the proposed project impacts to the historic resources are Less than Significant (Class III). After the implementation of the proposed project the Ott House would maintain its status as a Structure of Merit.)

Actual time: 2:05 p.m.

Present: Tim Hazeltine, Post Hazeltine Associates; Pamela Post, Post Hazeltine Associates; and Trish Allen, Applicant, Suzanne Elledge Planning and Permitting
Staff comments:
1. Ms. Hernandez stated that she agrees with the conclusions of the report that the project meets CEQA guidelines and the Secretary of the Interior’s Standards for Rehabilitation.
2. Ms. Plummer stated that this item is going to Planning Commission for concept review on December 6, 2018 at 1:00 p.m., and requested that a member of the Historic Landmarks Commission attend the hearing. Story poles will be going up on December 3, 2018. Commissioners Grumbine and Orias tentatively agreed to attend.

Public comment opened at 2:08 p.m.

Matt Williams spoke with concerns about damages to the structure during the moving process.

Public comment closed at 2:11 p.m.

Motion: Continue two weeks with comments:
1. Provide accurate photos of all elevations.
2. Provide accurate documentation of existing elevations as documentation provided is not accurate.
3. Clearly indicate the porch portions to be removed.
4. Correct mislabeled figures 8, 9, 10, and 11.
5. The Commission accepts the move of the building and the changes to it.

Action: Mahan/Hausz, 8/0/0. Motion carried.
Applicable General Plan Policies
208 W. De la Guerra St., 809 De la Vina St., and 815 De la Vina St.

Land Use Element

LG3. **Live Within Our Resources.** New development shall be monitored to ensure that we are living within our resources through a comprehensive Adaptive Management Program.

LG4. **Principles for Development.** Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.

- **Focus Growth.** Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.

- **Mix of Land Uses.** Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.

- **Mobility and Active Living.** Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.

LG5. **Community Benefit Housing.** While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

**Possible Implementation Actions to be Considered**

LG5.1 **Affordable Housing.** Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:

- Rental housing;

- Housing affordable to low, moderate, or middle income households;

- Employer sponsored workforce housing;

- Limited Equity Co-operative Housing;

- Affordable Housing Downtown for Downtown Workers; and/or

- Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless, and children aging out of foster care.
LG6. **Location of Residential Growth.** Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

LG6.3 **Priority Housing Overlay.** Encourage the construction of rental and employer housing and limited equity co-ops in select multi-family and commercial zones where residential use is allowed by providing increased density (over Average Unit-Size Density Incentive Program).

LG6.7 **Housing for Downtown Workers.** Encourage affordable housing projects by expediting and facilitating downtown housing construction that includes provisions prioritizing downtown workers to the extent legally possible.

LG12. **Community Character.** Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

LG12.2 **Building Size, Bulk and Scale.** Ensure that proposed buildings are compatible in scale with the surrounding built environment.

a. **Standards and Findings.** Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 square feet or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods.

b. **Floor Area Ratios (FARs).** Develop a set of maximum FARs for the non-residential and High Density areas of the City, with particular attention to protecting historic resources and areas that are adjacent to single family zoned areas, maintaining Santa Barbara’s small town character, and encouraging small, affordable residential units.

i. **Maximums.** Develop a set of maximum FARs that permit the largest structures in the center of the city (adjacent to transit and commercial services), and reduce maximum building size/FARs moving outward from the center. (This approval would be similar to the “Parking Zone of Benefit” model);

ii. **Buffers.** On parcels adjoining historic structures, establish “buffers” using more restrictive FAR limits;

iii. **Incentives.** Consider higher FARs for multi-family rental projects and small, affordable residential units; and

iv. **Guidelines.** Consider FAR Guidelines for development models such as where parking is proposed at the ground or in basement floors.

v. **Development Community.** Create a working group that includes local professionals from the development community when developing FARs.

c. **Development Monitoring.** Develop a program to monitor the scale and pace of development within the City; take action where transformative developments may occur along a block or corridor to guide development along that corridor.

d. **Community Character Preservation.** Include in design guidelines that as part of any major new in-fill development or remodel, consider the context of the proposed structure in relation to surrounding uses and parcels along the entire
block; ensure that the proposed development will not eliminate or preclude preservation of the key visual assets of the particular block or corridor, including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources. Require building design modifications as needed to preserve essential elements of the community character along that block or corridor.

Housing Element

H2. **Housing Opportunities.** Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, low, moderate, middle income and special needs households.

H10. **New Housing.** Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.

H11. **Promote Affordable Units.** The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.

Possible Implementation Actions to be Considered

H11.2 **Priority Housing Overlay.** Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as:

- Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program.
- Higher Floor Area Ratios (FAR) when such standards are developed.
- More flexibility with zoning standards, (e.g., reduced parking standards).
- Expedited Design Review process.
- Fee waivers or deferrals.

H11.19 **Parcel Consolidation.** Encourage the consolidation of small and underutilized parcels for the development of affordable housing, if appropriate based on neighborhood compatibility.

H13. **Non-Subsidized Rental Housing.** Preserve and promote non-subsidized affordable rental housing.

H14. **Sustainable Housing.** Ensure that new market-rate residential development is consistent with the City’s sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.

H21. **Preserve Affordable Housing.** Maintain the affordability of existing extremely low, very low, low and moderate income dwelling units.
Historic Resources Element

HR1. **Protect Historic and Archaeological Resources.** Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

HR2. **Ensure respectful and compatible development.** Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

HR3. **Discourage Demolition.** Develop effective measures to discourage and curtail the demolition of historic resources.

HR5. **Protect Neighborhood Historic Resources.** Identify neighborhoods in the city that have substantially maintained historical character, and pursue measures to preserve that character. Protect such neighborhoods, especially those in close proximity to the downtown and commercial cores, from development that might transform their historic character.

HR6. **Protect Traditional Public Resources and Streetscapes.** Identify and preserve significant public resources and streetscapes and ensure a public review process in order to protect their historical features and attributes.

Environmental Resources Element

ER5. **Energy Efficiency and Conservation.** As part of the City’s strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.

ER8. **Low-Emission Vehicles and Equipment.** Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g., parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.

ER29. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.
Circulation Element

C7. Parking Management. Manage parking Downtown to reduce congestion, increase economic vitality, and preserve Santa Barbara’s quality of life.

C7.7 Bicycle Parking and Other Needs. Require all multi-family and commercial projects to be designed to meet the needs of bicyclists (e.g., secure parking, storage, lockers, showers, etc.)

C9. Accessibility. Make universal accessibility for persons with disabilities, seniors, and other special needs populations a priority in the construction of all new development for both public and private projects.

POLICIES AND IMPLEMENTATION STRATEGIES

4.2 The City shall work to expand, enhance, and maintain the system of bikeways to serve current community needs and to develop increased ridership for bicycle transportation and recreation.

4.2.3 Encourage facilities for bicycle travel and parking in any future development, construction, or reconstruction projects during the review of new development and infrastructure improvements.
Exhibit F: This document is available for view electronically at:
http://www.SantaBarbaraCA.gov/PC
Exhibit G: This document is available for view electronically at:
http://www.SantaBarbaraCA.gov/PC