



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### MARCH 22, 2017

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

William La Voie, *Chair*  
Philip Suding, *Vice Chair*  
Michael Drury  
Anthony Grumbine  
Bill Mahan  
Fermina Murray  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Jaime Limón, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Jennifer Sanchez, Commission Secretary

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**NOTE TO APPLICANTS:** Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at [SantaBarbaraCA.gov/PlanningHandouts](http://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](mailto: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](http://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](mailto: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](http://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 services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTE: Agenda schedule is subject to change as cancellations occur.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](http://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 Thursday, March 16, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://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.

**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. Consent Calendar.

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

## D. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****1. 212 CANON DR****(1:45)**

Assessor's Parcel Number: 053-162-002

Owner: Edelheit Family Revocable Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 19, 2017 to consider designating the Tudor style house constructed in 1929 located at 212 Canon Drive as a Structure of Merit.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****2. 1306 ALTA VISTA RD****(1:50)**

Assessor's Parcel Number: 029-100-036

Owner: Jeffrey Sipress

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 19, 2017 to consider designating the Craftsman style house located at 1306 Alta Vista Road as a Structure of Merit.)

**REVIEW AFTER FINAL****3. 1815 LAGUNA ST****E-1 Zone**

**(1:55)** Assessor's Parcel Number: 027-051-009  
Application Number: MST2011-00044  
Owner: Greg Hesterberg  
Designer: Tom Kress

(This structure is on the City's Potential Historic Resources List, eligible as a Structure of Merit: Lockwood de Forest, Sr. Residence, constructed in 1915. Proposal for interior alterations to remove three illegal dwelling units and return the building to its legally permitted use as a single-family residence. Also proposed is to construct a new 709 square foot attached two-car garage and roof deck, enclose an existing 40 square foot stairwell from the garage to the house, replace the gazebo siding with new wood and rebuild the railing at the loggia end to match vintage photos, and replace the three-part living room window facing the loggia with a three-part door with wood base panels that will maintain the height and width of the existing opening. This project will address violations called out in enforcement case ENF2010-01018. The project will result in a residence of 7,421 square feet, which is a guideline floor-to-lot-area ratio (FAR) of .31 or 140% of the maximum FAR.)

**(Review After Final is requested for as-built changes including: the removal of two ficus trees, changes to driveway surfacing, alterations to landscape and hardscape, and removal of non-original, as-built windows on the garage. Concrete paving for the first 100 feet of driveway along the existing footprint for a total 1,248 square feet is requested to address ENF2015-00931. The project also requests the installation of a catch basin and drain to a dispersal ditch. Project was last reviewed on February 22, 2017.)**

**CONCEPT REVIEW - NEW****4. 226-232 E ANAPAMU ST; 1121 & 1117 GARDEN ST; 223 E FIGUEROA ST H; 223 E FIGUEROA ST G R-O Zone**

**(2:20)** Assessor's Parcel Numbers: 029-162-006, -007, -008, -009, -010, -012, -020  
 029-161-021  
 Application Number: MST2017-00092  
 Owner: Barranca Enterprises, Inc.  
 Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, -029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). Proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street Frontage to provide better context for the early 19th century buildings, and constructing a new four-story apartment/commercial building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, and an average unit size of 809 square feet per unit. Also proposed are 87 parking spaces provided in a new 34,079 square foot, two-level basement parking garage, and 52 bike parking spaces. Project is within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires review by Planning Commission.)

**(Comments Only.)**

**HLC-PRE-APPLICATION REVIEW****5. 113 W DE LA GUERRA ST****C-2 Zone****(2:55)**

Assessor's Parcel Number: 037-082-027  
Application Number: MST2015-00626  
Owner: John R. Dewilde  
Architect: DMHA

(The building at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, eligible as a Structure of Merit: W.D. Smith Building, constructed in 1928. Pre-Application Consultation Review of a proposal for a 23-unit mixed-mixed use project to be developed on two parcels under the Average Unit-Size Density (AUD) program. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct an 18,298 square foot, two- and three-story mixed-use building that includes 16,669 square feet of residential area and 1,629 square feet of commercial area. Twenty-seven parking spaces will be provided by an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 724 square feet. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac). The proposed density on the lots totaling 16,325 square feet will be 61 units per acre, as allowed by the AUD Priority Housing Overlay. The project requires Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and will require a voluntary lot merger.)

**(Comments Only; One-Time Pre-Application Consultation Review.)**

**CONCEPT REVIEW - CONTINUED****6. 1601 STATE ST****C-2 Zone****(3:25)**

Assessor's Parcel Number:	027-181-009
Application Number:	MST2015-00524
Owner:	1601 State Street Hotel Investors, LP
Agent:	Suzanne Elledge Planning & Permitting Services, Inc.
Architect:	The Cernal Collective, LLP

(This is a revised project. The El Prado Inn main building, constructed in 1959, is a designated Structure of Merit as a Mid-Century Modern Motor Inn. The proposal consists of additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites, including demolition of the existing 6,399 square foot annex (14 rooms), and the construction of a 38,052 square foot addition to the existing hotel of a new 3-story hotel addition, with 66 new hotel rooms. The ground level will have at-grade garage parking, the second level will have garage parking and 6 hotel rooms, and the second and third floors will house 60 hotel rooms that average 375 square feet. Along with the hotel rooms, the building will include 4,985 square feet of support space for hotel functions. Uncovered parking spaces are to be demolished and replaced with 122 covered parking spaces. The new vehicle entry and check in will be at the rear of this addition, and the present entrance shall be reconfigured to include a putting green, low landscaping, and a new porte-cochère modeled on the original 1959 plans that were not executed. The new development area will total 73,707 square feet (this includes a 3,000 square foot small additions credit for each lot). Two interior setback modifications are required to allow the non-residential addition to encroach into the 20' required interior setback along the south property lines. The additional non-residential square footage will be acquired through a Transfer of Existing Development Rights (TEDR) with the former Sandman Hotel site.)

**(Fourth Concept Review. Comments Only; project requires Environmental Assessment and review by Planning Commission for requested Zoning Modifications. Project was last reviewed on June 15, 2016.)**

**FINAL REVIEW****7. 29 W ANAPAMU ST****C-2 Zone****(3:50)**

Assessor's Parcel Number:	039-231-002
Application Number:	MST2016-00487
Owner:	Stuart Fuss
Architect:	AB Design Studio, Inc.

(Proposal to convert attic area to additional 585 square feet of new office on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.)

**(Final Approval is requested. Project received Project Design Approval on January 11, 2017.)**

**CONCEPT REVIEW - CONTINUED****8. 433 E CABRILLO BLVD****HRC-2/SP-1/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 017-680-009  
Application Number: MST2016-00284  
Owner: American Tradition, LLC  
Applicant: Suzanne Elledge  
Architect: Mike Niemann

(Proposal for a 48-room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site and will comprise no less than 26 rooms in two-story attached casitas and no less than 20 rooms configured within a two to three-story "Inn" building complex located along the northern property line. The proposed square footage on this lot is 84,478 square feet. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion. Back-of-house functions, service areas, and at-grade parking are proposed for the Parking Lot site.)

**(Fourth Concept Review; Comments Only. Substantial Conformance Determination will be made by the Community Development Director. Project was last reviewed on February 8, 2017.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**