



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### APRIL 5, 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 30, 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. Approval of the minutes of the Historic Landmarks Commission meetings of **March 17, 2017** and **March 22, 2017**.

## C. Consent Calendar.

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

## E. Subcommittee Reports.

**DISCUSSION ITEM****1. AMENDMENTS TO HISTORIC STRUCTURES ORDINANCE- CHAPTER 22.22 OF SANTA BARBARA MUNICIPAL CODE**

**(1:45)** Staff: Jaime Limón, Senior Planner

(A. Staff summary report of Ordinance Committee meeting and brief overview of proposed changes to SBMC Chapter 22.22.)

(B. Consider request to form an ad hoc HLC subcommittee to review historic districting changes to Santa Barbara Municipal Code (SBMC) Chapter 22.22, Historic Structures.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****2. 901 N MILPAS ST**

**(2:05)** Assessor's Parcel Number: 029-313-015

Owner: Philinda Properties

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 3, 2017 to consider a recommendation to the City Council for Landmark designation of the Live Oak Dairy building located at 901 North Milpas Street (also known as 900 Philinda Street.))

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****3. 1301-1303A STATE ST**

**(2:10)** Assessor's Parcel Numbers: 039-151-013, 039-151-014,  
039-151-015

Owners: First Church/Christ SCI/SB, Bosse Toy Train Museum, Inc., Koch Family Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 3, 2017 to consider a recommendation to the City Council for Landmark designation of the Kem Webber building located at 1301-1303A State Street.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**4. 214 E DE LA GUERRA ST**

**(2:15)** Assessor's Parcel Number: 031-082-020

Owner: The Betty Jo Lauritson Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 3, 2017 to consider a recommendation to the City Council for Landmark designation of the Ygnacio House located at 214 East De La Guerra Street.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**5. 600 OLIVE ST**

**(2:20)** Assessor's Parcel Number: 031-171-006

Owner: Jeanette Arnoldi-Schall Irrevocable Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 3, 2017 to consider a recommendation to the City Council for Landmark designation of the Arnoldi's Restaurant located at 600 Olive Street.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**6. 1809 MIRA VISTA AVE**

**(2:25)** Assessor's Parcel Number: 019-090-026

Owner: John and Daryl Stegall

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 19, 2017 to consider designating the Tudor Revival style house designed by Soule, Murphy, and Hastings in 1925 located at 1809 Mira Vista Avenue as a Structure of Merit.)

**ARCHAEOLOGY REPORT****7. 208 OCEANO AVE****R-2/SD-3 Zone**

**(2:30)** Assessor's Parcel Number: 045-074-007  
 Application Number: MST2016-00023  
 Owner: Tantri, LLC  
 Architect: Craig Goodman

(Proposal for major remodel, partial demolition, and reconfiguration of an existing two-story duplex, which will result in a 1,400 square foot duplex at the rear of an 8,756 square foot parcel. The duplex will include a 330 square foot covered porch on the ground floor, remodeled 302 square foot uncovered deck on the second floor, and a new stairway. A portion of the structure will be demolished, including as-built work, as part of the major remodel to alter the structure to a Spanish architectural style. The garage size will be increased and building footprint widened to provide a reduced 3 foot side yard setback at the ground floor. Four tandem covered parking spaces are proposed in the new parking configuration. Other site work will include the replacement of existing fencing with new site walls, a new raised planters, new driveway, hardscape, landscaping, and a relocated trash enclosure. The existing four unit apartment building at the front of the site also requires approval of as-built window replacements, proposed storage, and a new entry. Requires Staff Hearing Officer approval of a zoning modification to provide less than the required open yard area. Three parking design waivers are being requested from the Transportation Division. This proposal will address violations identified in Zoning Information Report ZIR2015-00524.)

**(Review of Phase I Archaeological Resources Report prepared by Brent Leftwich.)**

**PROJECT DESIGN REVIEW****8. CABRILLO BALL PARK****P-R/SD-3 Zone**

**(2:35)** Assessor's Parcel Number: 017-311-001  
 Application Number: MST2016-00144  
 Owner: City of Santa Barbara  
 Applicant: Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, and pedestrian lighting. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine (9) trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

**(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution No. 033-16. Project was last reviewed on October 19, 2016.)**

**PROJECT DESIGN REVIEW****9. 202 W CABRILLO BLVD****HRC-1/SD-3 Zone****(3:00)**

Assessor's Parcel Number: 033-092-008  
 Application Number: MST2016-00173  
 Owner: HHLP Santa Barbara I Assoc, LLC  
 Architect: Joe Andrulaitis + Mixon

(Proposal to permit an "as-built" awning at the entrance of Hotel Milo to abate a zoning violation. Staff Hearing Officer review is requested to allow the awning to encroach into the required front setback. This property is located in the Appealable Jurisdiction of the Coastal Zone and is on the City's Potential Historic Resources List: Ambassador-By-the-Sea Motel, constructed in 1951.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on May 18, 2016.)**

**CONCEPT REVIEW - NEW****10. 1232 DE LA VINA ST****P-R Zone****(3:25)**

Assessor's Parcel Number: 039-172-005  
 Application Number: MST2016-00489  
 Owner: City of Santa Barbara  
 Applicant: Justin Van Mullem

(This building is a designated Structure of Merit: Louis Lowry Davis Center. Proposal for minor exterior building and site changes to the existing one-story masonry Parks and Recreation building. Exterior alterations include replacing selected windows with doors, constructing a new plaster and wood pergola and new 6-foot tall wrought iron fencing to enclose a new courtyard, and for a new accessible ramp and steps for courtyard access. The project includes the relocation of the primary entry from De La Vina Street to the north elevation facing the parking lot, the removal of the entry steps and site path and installation of balcony railing at the De La Vina Street entrance, and the construction of two new trellis structures. New landscaping, site lighting, and interior alterations are also proposed. A Zoning Modification is requested to allow the proposed trellis to encroach into the required 10' interior setback.)

**(Comments Only. Project requires review by Staff Hearing Officer for the requested Zoning Modification. Project was last reviewed on November 16, 2016.)**

**REVIEW AFTER FINAL****11. 0 BLK W YANONALI ST 2069 SEG ID**

**(3:50)** Assessor's Parcel Number: ROW-002-069  
 Application Number: MST2016-00236  
 Owner: City of Santa Barbara  
 Applicant: Matthew Griffin  
 Designer: Aric Torreyson

(Proposal to construct a double reinforced concrete box culvert along lower Mission Creek, beginning at the terminus of Reach1B, located just northeast of 120 Chapala Street. The box culvert continues upstream (northerward) through Yanonali Street, immediately adjacent to the Chapala Street Bridge and terminating just south of the Railroad tracks at the location of the completed Railroad Depot By-Pass Culvert Extension Project. The construction of the box culvert will remove and replace hardscape improvements along Yanonali Street and the remnant Chapala Street right-of-way and include limited site improvements at 134 Chapala Street.)

**(Review After Final is requested to replace approximately 100 linear feet of the damaged Mission Creek sandstone wall with sandstone form liner wall, a sandstone cap, and pipe handrail.)**

**FINAL REVIEW****12. 418 STATE ST & 416 STATE ST****C-M Zone**

**(4:15)** Assessor's Parcel Numbers: 037-212-024, 037-212-023  
 Application Number: MST2017-00044  
 Owner: Gregory D. & Cheryl L. Young  
 Owner: Hughes Land Holding Trust  
 Agent: Kevin Moore

(Proposal includes a lot tie between 418 and 416 State Street with interior and exterior improvements to occur at both parcels. Site improvements at 418 State Street include a remodel of the front façade, new flooring at the rear to become outdoor dining, and interior improvements. The existing detached storage structure behind 416 State Street will be remodeled to become a kitchen and storage space with exterior improvements to include new windows and doors. The existing parking lot will be adjusted to provide 4 uncovered parking spaces including an Americans with Disabilities Act parking space, a new trash enclosure, and bike parking. The site is within the 50% Parking Zone of Benefit.)

**(Final Approval is requested. Project Design Approval received on March 17, 2017.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**