



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### MAY 3, 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 Friday, April 28, 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 meeting of **April 19, 2017**.C. Consent Calendar of **May 3, 2017**.

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

## E. Subcommittee Reports.

F. There will be an HLC Historic Structures Ordinance subcommittee meeting on May 4, 2017 at 10:00 a.m. in the Community Development Department 2<sup>nd</sup> Floor Conference Room, 630 Garden Street.**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. 901 N MILPAS ST**

**(1:45)** Assessor's Parcel Number: 029-313-015

Owner: Philindia Properties

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the Live Oak Dairy building located at 901 North Milpas Street (also known as 900 Philinda Avenue).)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. 1301-1303 A STATE ST**

**(1:55)** Assessor's Parcel Number: 039-131-015, 039-131-014, 039-131-013

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

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the Kem Weber building located at 1301-1303 A State Street.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****3. 214 E DE LA GUERRA ST**

**(2:05)** Assessor's Parcel Number: 031-082-002

Owner: The Betty Jo Lauritson Trust

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the Ygnacio House located at 214 East De La Guerra Street.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

**4. 600 OLIVE ST**

**(2:15)** Assessor's Parcel Number: 031-171-006

Owner: Jeanette Arnoldi-Schall Irrevocable Trust

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to the City Council the Landmark designation of the Arnoldi's Restaurant located at 600 Olive Street.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**5. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

**(2:25)**

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 26, 2017 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

**6. 1809 MIRA VISTA AVE**

**(2:30)** Assessor's Parcel Number: 019-090-026

Owner: John and Daryl Stegall

(Review of Historic Structures/Sites Report and Public Hearing to consider designation as a Structure of Merit of the Tudor Revival style Phillips House designed by Soule, Murphy, and Hastings in 1925 located at 1809 Mira Vista Avenue as a Structure of Merit.)

**(A. Review of Historic Structures/Sites Report. The report found the Phillips House at 1809 Mira Vista Avenue is eligible for designation as a City of Santa Barbara Structure of Merit.)**

**(B. Public Hearing and consideration of Structure of Merit designation.)**

**CONCEPT REVIEW – NEW****7. 1809 MIRA VISTA AVE****E-1 Zone**

**(2:45)** Assessor's Parcel Number: 019-090-026  
 Application Number: MST2016-00575  
 Owner: John & Daryl Stegall  
 Architect: Tom Henson

(This is a revised project description. The residence is proposed for Structure of Merit designation on May 3, 2017, designed by architects by Soule, Murphy, and Hastings in the Tudor Revival style in 1925. The proposal includes a 170 square foot addition to an existing 408 square foot one-car garage, an interior remodel for a new kitchen and family room that includes a 405 square foot first-floor addition, and a 35 square foot second-floor addition. Also proposed is the addition of an 805 square foot rear terrace, new dormers, new French doors, and a new pool. Project includes raising the existing driveway footprint and adjacent retaining wall. The proposed total of 5,235 square foot on the 23,997 square foot lot is 110% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Concept Review. Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW – NEW****8. 517 CHAPALA ST****C-2 Zone**

**(3:10)** Assessor's Parcel Number: 037-163-007  
 Application Number: MST2017-00151  
 Owner: Ed St. George  
 Agent: Trish Allen, Sepps  
 Applicant: Shelby Messner  
 Architect: Keith Nolan  
 Architect: On Design

(This is a revised new proposed project. Project is adjacent to a Structure of Merit. Proposal to demolish an existing 1,300 square foot office building and construct a new 3-story, 15-room hotel and two-unit apartment building, for a total 10,890 square feet of hotel/residential space. Parking will be provided on the first level of the building with a 7,102 square foot covered parking garage, and will allocate 16 spaces for the hotel, 4 for the apartments, 1 additional, and 3 bike spaces. The 15 hotel rooms will be on the second and third level of the building, and the two apartment suites on the third level. The project includes a voluntary lot merger of two parcels, and the use of minor and small addition non-residential square footage. A transfer of existing development rights will be taken from 3714-3744 State Street. Project requires Development Plan approval by Planning Commission for the new nonresidential square footage.)

**\* Project postponed to May 17, 2017. \***

**CONCEPT REVIEW - CONTINUED****9. 333 W ORTEGA ST****R-4 Zone**

**(3:10)** Assessor's Parcel Number: 037-113-001  
 Application Number: MST2016-00397  
 Owner: John R. Whitehurst  
 Agent: Trish Allen, SEPPS  
 Architect: Tracy Burnell

(The structure is on the City's Potential Historic Resources List as contributing to the Castillo Street Historic District. Proposal for additions and alterations to an existing four-unit apartment building using the Average Unit-Size Density Incentive Program (AUD). The project proposes the demolition of an existing 760 square foot detached four-car garage, and the construction of 2,017 square feet of first- and second-story additions comprising four new dwelling units. The project also proposes a 1,538 square foot attached garage that will provide eight covered parking spaces using mechanical parking stackers, and includes new landscaping, and 20 cubic yards of cut and fill grading to be balanced on site. The eight units on the property will have an average unit size of 660 square feet, and the proposed density will be 37 dwelling units per acre using the Priority Housing Overlay on a 9,375 square foot parcel with a General Plan Land Use Designation of High Density Residential 28-36 dwelling units per acre. The total residential floor area is 4,791 square feet. The project includes Staff Hearing Officer review for requested Zoning Modifications to allow a second-floor deck to encroach into the interior setback and for a common open yard area that does not meet minimum 20' x 20' dimensions.)

**(Second Concept Review. Comments Only; project requires Staff Hearing Officer review for the proposed zoning modification. Project was last reviewed on October 5, 2016.)**

**HLC-PRE-APPLICATION REVIEW****10. 1220 STATE ST****C-2 Zone**

**(3:50)** Assessor's Parcel Number: 039-183-059  
 Application Number: MST2016-00555  
 Owner: Nasssau Land Company, LP  
 Applicant: The Towbes Group, Inc.  
 Architect: The Cearnal Collective, LLP  
 Engineer: Stantec Engineers

(Pre-Application Consultation proposal for exterior improvements to the existing public paseo north of the Granada Theatre. The project includes the demolition of an existing pedestrian ramp and repaving of an existing parking lot. Construction of two new residential garages of 476 and 535 square feet are proposed, as well as a new trash and recycling enclosure. Improvements to the public paseo will include a new stair, ramp, and lighting, and new 8'-6' foot high walls to enclose bus/truck parking service to the Granada Theatre. Access to the parking garages, bus/truck parking and trash/recycling enclosure will be off Paseo De Las Granadas with no changes to occur to Paseo De Las Granadas. The paseo connecting State Street to Paseo De Las Granadas will be enhanced with a new site wall, landscaping, lighting, and paving to match Paseo De Las Granadas.)

**(Pre-Application Consultation Review. Comments Only.)**

**REVIEW AFTER FINAL****11. CITYWIDE**

**(4:20)** Assessor's Parcel Number: ROW-002-084  
 Application Number: MST2015-00392  
 Owner: City of Santa Barbara  
 Applicant: Crown Castle/NG West, Inc.

(This is a revised project description. Proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block W. Gutierrez Street: Removal of an existing parking sign pole to be replaced with a 19' tall decorative street pole with a canister antenna and an adjacent electrical meter cabinet containing Radio Remote Units (RRUs). 2) 100 Block W. Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed removal of a streetlight to be replaced with a 29'-6" decorative light standard with a canister antenna. Also proposed are a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

**(Review After Final is requested to change the design of the current antenna at 100 Block of Cota Street.)**

**IN-PROGRESS REVIEW****12. 1032 SANTA BARBARA ST****C-2 Zone**

**(4:45)** Assessor's Parcel Number: 029-212-024  
 Application Number: MST2016-00071  
 Owner: David Myers  
 Applicant: David Watkins

(The proposal is a mixed-use project using the Average Unit-Size Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. The project includes Staff Hearing Officer review for a zoning modification to allow development of one dwelling unit without providing the required private outdoor living space. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required.)

**(Comments Only. Project must comply with Staff Hearing Officer Resolution No. 072-16. Project was last reviewed and received Project Design Approval on December 7, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**

# EXHIBIT A

| APN                            | Prefix | St. Number | St. Name/Vicinity             |
|--------------------------------|--------|------------|-------------------------------|
| 031-331-019                    |        | 330        | Anacapa St.                   |
| 029-211-026 and<br>029-211-001 |        | 1036       | Anacapa St.                   |
| 027-111-015                    |        | 1730       | Anacapa St.                   |
| 025-312-006                    |        | 2001       | Anacapa St.                   |
| 025-321-004                    |        | 2024       | Anacapa St.                   |
| 025-242-007                    |        | 2121       | Anacapa St.                   |
| 025-131-012                    |        | 2314       | Anacapa St.                   |
| 025-072-010                    |        | 2407       | Anacapa St.                   |
| 025-072-008                    |        | 2417       | Anacapa St.                   |
| 039-231-003                    | W.     | 25         | Anapamu St.                   |
| 039-222-001                    | W.     | 125        | Anapamu St.                   |
| 039-162-027                    | W.     | 316        | Anapamu St.                   |
| 029-171-009                    | E.     | 328        | Anapamu St.                   |
| 039-221-003                    | W.     | 223-225    | Anapamu St.                   |
| 027-231-003                    | W.     | 21         | Arrellaga St.                 |
| 027-241-002                    | E.     | 120        | Arrellaga St.                 |
| 027-241-004                    | E.     | 124        | Arrellaga St.                 |
| 027-251-004                    | E.     | 322        | Arrellaga St.                 |
| 027-162-016                    | W.     | 324        | Arrellaga St.                 |
| 027-251-007                    | E.     | 334        | Arrellaga St.                 |
| 037-081-027                    |        | 726        | Bath St.                      |
| 037-073-005                    |        | 735        | Bath St.                      |
| 037-032-014                    |        | 803        | Bath St.                      |
| 037-041-021                    |        | 824        | Bath St.                      |
| 039-302-014                    |        | 901        | Bath St.                      |
| 039-311-012                    |        | 922        | Bath St.                      |
| 039-212-007                    |        | 1135       | Bath St.                      |
| 039-162-013                    |        | 1215       | Bath St.                      |
| 039-121-020                    |        | 1316       | Bath St.                      |
| 039-112-007                    |        | 1335       | Bath St.                      |
| 039-061-022                    |        | 1416       | Bath St.                      |
| 039-052-013                    |        | 1417       | Bath St.                      |
| 027-212-011                    |        | 1511       | Bath St.                      |
| 027-221-020                    |        | 1518       | Bath St.                      |
| 027-221-022                    |        | 1526       | Bath St.                      |
| 027-091-017                    |        | 1704       | Bath St. (234 W. Valerio St.) |
| 027-370-004                    |        | 1727       | Bath St. A                    |
| 025-301-021                    |        | 2012       | Bath St.                      |
| 025-012-007                    |        | 2527       | Bath St.                      |
| 051-291-005                    |        | 2602       | Bath St.                      |
| 037-123-014                    |        | 610-612    | Bradbury Ave.                 |
| 015-060-048                    |        | 904        | Camino Viejo Rd.              |
| 031-021-028                    | E.     | 322        | Canon Perdido St.             |
| 025-012-022                    |        | 2524       | Castillo St. B                |
| 035-242-012                    |        | 962        | Isleta Ave.                   |
| 025-241-016                    | W.     | 22         | Padre St.                     |
| 025-202-002                    | E.     | 220        | Pueblo St.                    |
| 023-223-038                    |        | 2786       | Puesta Del Sol                |
| 027-192-027                    |        | 1626       | Santa Barbara St.             |