



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### AUGUST 23, 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  
Steve Hausz  
Bill Mahan  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Irma Unzueta, 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, August 18, 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 **August 9, 2017**.C. Consent Calendar of **August 23, 2017**.

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

## E. Subcommittee Reports.

## F. Reappointment of 2017 Subcommittees.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. 25 W ANAPAMU ST****(1:50)**

Assessor's Parcel Number: 039-231-003

Owner: Catherine G. Cavaletto Trustee Rev Trust Agreement

(Review of Staff Report and Public Hearing to reconsider Structure of Merit designation of the Spanish Colonial Revival style building designed in 1925 by William A. Edwards located at 25 West Anapamu Street.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. 2025 GARDEN ST****(2:00)**

Assessor's Parcel Number: 025-323-005

Owner: Jim Davis and Akiko Wade Davis

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Ruhnau House, an American Colonial Revival style house constructed in 1938 located at 2025 Garden Street.)

**MISCELLANEOUS ACTION ITEM****3. 2025 GARDEN ST****(2:00)** Assessor's Parcel Number: 025-323-005

Owner: Jim Davis and Akiko Wade Davis

(Application for a Mills Act contract for the designated Structure of Merit, the Ruhnau House, an American Colonial Revival style residence constructed in 1938 located at 2025 Garden Street. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****4. 510 CASITAS RD****(2:05)** Assessor's Parcel Number: 031-253-008

Owner: The Robert D. Whitehead Trust

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Arcangelo Goggia House, a Spanish Colonial Revival style house constructed in 1933 located at 510 Casitas Street.)

**MISCELLANEOUS ACTION ITEM****5. 510 CASITAS RD****(2:05)** Assessor's Parcel Number: 031-253-008

Owner: The Robert D. Whitehead Trust

(Application for a Mills Act contract for the designated Structure of Merit, the Arcangelo Goggia House, a Spanish Colonial Revival style residence constructed in 1933 located at 510 Casitas Street. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****6. 16 W LOS OLIVOS ST****(2:10)** Assessor's Parcel Number: 025-191-012

Owner: Jennifer and Zachary Kramer

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Dillingham House, a Spanish Colonial Revival style house constructed in 1930 located at 16 West Los Olivos Street.)

**MISCELLANEOUS ACTION ITEM****7. 16 W LOS OLIVOS ST****(2:10)** Assessor's Parcel Number: 025-191-012

Owner: Jennifer and Zachary Kramer

(Application for a Mills Act contract for the designated Structure of Merit, the Dillingham House, a Spanish Colonial Revival style residence constructed in 1930 located at 16 West Los Olivos Street. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****8. 909 LAGUNA ST****(2:15)** Assessor's Parcel Number: 029-301-013

Owner: Anthony and Cristina Elia

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Folk Victorian style house constructed in 1895 located at 909 Laguna Street.)

**MISCELLANEOUS ACTION ITEM****9. 909 LAGUNA ST****(2:15)** Assessor's Parcel Number: 029-301-013

Owner: Anthony and Cristina Elia

(Application for a Mills Act contract for the designated Structure of Merit, the Folk Victorian style residence constructed in 1895 located at 909 Laguna Street. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****10. 2925 PASEO DEL REFUGIO**

**(2:20)** Assessor's Parcel Number: 053-204-002  
 Owner: Sean Malis

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the Historic Landmarks Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 6, 2017 to consider 1) Listing on the Potential Historic Resources List, 2) Structure of Merit, or 3) City Landmark designation of the Spanish Colonial Revival style house constructed in 1928 located at 2925 Paseo Del Refugio.)

**HISTORIC STRUCTURES REPORT****11. 226 E ANAPAMU ST****R-O Zone**

**(2:25)** Assessor's Parcel Number: 029-162-006  
 Application Number: MST2017-00092  
 Owner: Barranca Enterprises, Inc.  
 Architect: DesignARC, Inc.

(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). The 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 mixed-use 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, with an average unit size of 809 square feet per unit. Approximately 6,648 square feet of commercial space is proposed. The project includes 87 parking spaces provided in a new 34,079 square foot, two-level basement parking garage, and 52 bike parking spaces. The project site is designated Office/High Density 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.)

**(Review of Historic Structures/Sites Report prepared by Alexandra Cole. The report found that the houses at 228 and 230 East Anapamu Street and 223 A, 223 B, 223 D, and 223 F East Figueroa Street are considered eligible for listing as Structures of Merit, and the houses at 226 and 232 East Anapamu Street, 1117 and 1121 Garden Street, and 223 C, 223 G, and 223 H East Figueroa Street are not considered significant historic resources.)**

**MISCELLANEOUS ACTION ITEM****12. 228 E ANAPAMU ST****(3:25)** Assessor's Parcel Number: 029-162-007

Owner: Barranca Enterprises, Inc.

(Add the Queen Anne Free Classic house constructed in 1905 to the City's Potential Historic Resources List as it was found eligible to be designated a Structure of Merit in the Historic Structures/Sites Report accepted by HLC on August 23, 2017. Once the project has been completed, the building will have a hearing for designation as a Structure of Merit.)

**MISCELLANEOUS ACTION ITEM****13. 230 E ANAPAMU ST****(3:25)** Assessor's Parcel Number: 029-162-008

Owner: Barranca Enterprises, Inc.

(Add the Queen Anne Free Classic house constructed in 1905 to the City's Potential Historic Resources List as it was found eligible to be designated a Structure of Merit in the Historic Structures/Sites Report accepted by HLC on August 23, 2017. Once the project has been completed, the building will have a hearing for designation as a Structure of Merit.)

**FINAL REVIEW****14. 11 W PEDREGOSA ST****C-2 Zone****(3:30)** Assessor's Parcel Number: 027-031-026

Application Number: MST2016-00485

Owner: Emmet J. Hawkes Family Trust

Architect: Thomas Oschner

(Proposal for a mixed-use commercial and residential project to be developed under the Average Unit-Size Density (AUD) program. The project proposes the demolition of an existing 1,180 square foot, single-family residence. In its place will be a 1,492 square foot, two-story commercial building, six residential units to be located within two 2-story single-family residences and two 2-story duplexes, and an 86 square foot laundry building. The six residential units, which total 7,278 square feet, will have an average unit size of 1,213 square feet and a density of 14 du/ac. The project proposes six commercial parking spaces and six residential parking spaces, of which two will be covered. The project also includes covered bike parking, new landscaping and hardscape, new curb cuts, and a new trash enclosure. The project proposes a total of 8,856 square feet of development on an 18,548 square foot lot with a land use designation of Medium-High Density (15-27 du/ac).)

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

**CONCEPT REVIEW - NEW****15. 24 W GUTIERREZ ST****C-M Zone****(4:00)**

Assessor's Parcel Number: 037-211-020  
 Application Number: MST2017-00303  
 Owner: Beatriz V. Rogers Revocable Trust  
 Applicant: Ryan Jeffrey

(Constructed c. 1907, the one-story, vernacular style house and one-story, vernacular style cottage constructed between 1907 and 1928 may be eligible as a historic resource. The Historic Structures/Sites Report evaluating the existing buildings will be reviewed concurrent with the demolition proposal. The proposal involves demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building containing two residential units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The residential units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,577 and 3,486 square feet.)

**(A. Review of the Historic Structures/Sites Report prepared by Post-Hazeltine Associates. The report found the house is not a significant historic resource but recommended that the building be offered for off-site relocation as part of the project.)**

**(B. Concept Review. Comments Only. Project requires Environmental Assessment.)**

**CONCEPT REVIEW - NEW****16. DE LA GUERRA PLAZA****C-2/P-R Zone****(4:50)**

Assessor's Parcel Number: 037-092-037  
 Application Number: MST2017-00531  
 Owner: City of Santa Barbara

(Proposal to temporarily install the Museum of Contemporary Art Santa Barbara's pop-up exhibition: Take Part-Make Art, at Storke Placita off De La Guerra Plaza.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**