



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### SEPTEMBER 6, 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, September 1, 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 23, 2017**.C. Consent Calendar of **September 6, 2017**.

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

## E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

**(1:45)** (The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on November 29, 2017 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

**ARCHAEOLOGY REPORT****2. 1700 BLK E CABRILLO BLVD**

**(1:50)** Assessor's Parcel Number: ROW-001-693  
Application Number: MST2017-00526  
Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating a quarter-mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Environmental Review will also be conducted.)

**(Review of the Archaeological Survey Report for the Cabrillo Boulevard Pedestrian and Bicycle Improvements and Replacement of the Union Pacific Railroad Bridge Project, prepared by Rincon Consultants, Inc.)**

**CONCEPT REVIEW - NEW****3. 1700 BLK E CABRILLO BLVD****(2:00)**

Assessor's Parcel Number: ROW-001-693  
Application Number: MST2017-00526  
Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating a quarter-mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Environmental Review will also be conducted.)

**(A. Review of the Historic Resources Evaluation Report prepared by Rincon Consultants, Inc. The East Cabrillo Boulevard Historic District and Santa Barbara Cemetery and Crematorium were determined eligible for listing in the National Register of Historic Places in 1992. The report concluded a finding of No Adverse Effect, as the proposed Cabrillo Boulevard Pedestrian and Bicycle Improvements and Replacement of the Union Pacific Railroad Bridge Project will not adversely affect either historic property because the project does not constitute an adverse effect as defined by 36 CFR 800.5(a)(2).)**

**(B. Concept Review. Comments Only.)**

**CONCEPT REVIEW - NEW****4. 100 BLK W MONTECITO ST**

**(3:00)** Assessor's Parcel Number: ROW-002-099  
 Application Number: MST2017-00520  
 Owner: City of Santa Barbara  
 Owner: Santa Barbara County Flood Control  
 Applicant: Matthew Griffin  
 Engineer: Alex Ubaldo, Public Works

(Proposal for a partial removal of an asphalt concrete commercial parking lot and the construction of an open, reinforced concrete, channel bypass structure. The channel bypass ties into Mission Creek at its upstream end, where a concrete structure will be constructed and is designed to divert excessively high flows from Mission Creek and convey them under the US Highway 101. A galvanized steel grate will be constructed behind the weir, within the channel, for both debris control and pedestrian access denial. Channel walls will consist of colored concrete with a faux sandstone block architectural treatment topped with ornamental metal railings and chain link fences. This is Reach 2B - Phase II, which is part of the Lower Mission Creek Flood Control Project.)

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

**REVIEW AFTER FINAL****5. 35 STATE ST****HRC-2/S-D-3 Zone**

**(3:30)** Assessor's Parcel Number: 033-102-018  
 Application Number: MST97-00357  
 Owner: 35 State Street Hotel Partners, LLC  
 Agent: Ken Marshall  
 Applicant: Michael Rosenfeld  
 Architect: DesignARC, Inc.  
 Engineer: Penfield & Smith Engineers, Inc.  
 Landscape Architect: Suding Design  
 Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area, and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

**(Review After Final is requested for alterations to the approved Area C Plaza Lawn.)**

**CONCEPT REVIEW - CONTINUED****6. 2925 PASEO DEL REFUGIO****E-3 Zone**

**(3:45)** Assessor's Parcel Number: 053-204-002  
Application Number: MST2017-00421  
Owner: Sean Malis

(The Spanish Colonial Revival Style residence constructed in 1928 is eligible to be designated as a Structure of Merit. Project involves an approximately 478 square foot first-floor addition, a new approximately 260 square foot cellar, and a 542 square foot interior remodel. The proposal also includes alterations to the existing roofline with a new hip roof, two new gables at the front and rear façade, new French doors replacing windows on the front elevation, new windows on the side elevation, approximately 161 square feet of uncovered rear deck, and approximately 141 square feet of covered rear deck. This project will address violations in ENF2017-00724 by permitting an "as-built" masonry wall.)

**(Action may be taken if sufficient information is provided. Project was referred to the Full Commission from Consent on August 23, 2017.)**

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****7. 2925 PASEO DEL REFUGIO**

**(4:15)** 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 consider 1) listing on the Potential Historic Resources List, 2) designation as a Structure of Merit, or 3) recommendation to the City Council to designate as a City Landmark of the Spanish Colonial Revival style house constructed in 1928 located at 2925 Paseo Del Refugio.)

**PROJECT DESIGN REVIEW****8. 214 E DE LA GUERRA ST****C-2 Zone****(4:20)**

Assessor's Parcel Number: 031-082-002  
 Application Number: MST2016-00447  
 Owner: Betty Jo Lauritson Trust  
 Applicant: The Cearnal Collective, LLP

(The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot, mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes 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 a Development Plan. The Louisa Ygnacio Residence and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26-unit count.)

**(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 012-17. Project was last reviewed on April 19, 2017.)**

**HISTORIC STRUCTURES REPORT****9. 415 OLD COAST HWY****C-P Zone****(5:00)**

Assessor's Parcel Number: 015-291-005  
 Application Number: MST2017-00319  
 Owner: Kurt Oliver  
 Applicant: Post Hazeltine Associates

(Review of Historic Structures Report and Resolution of Intention to hold a Public Hearing on September 20, 2017 to consider designating the Perini House constructed in 1916 in the Craftsman style located at 415 Old Coast Highway as a Structure of Merit.)

**(A. Review of Phase I Historic Structures/Sites Report. The report concluded that the Craftsman style house meets significance criteria that would make it eligible to be designated a Structure of Merit. The property is not eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. The landscaping, low stucco wall, and garage on the parcel are not significant historic resources on the site.)**

**(B. Miscellaneous Action Item. Resolution of Intention to consider Structure of Merit designation.)**

**CONCEPT REVIEW - NEW****10. 806 VINE AVE****R-3 Zone****(5:10)**

Assessor's Parcel Number: 031-023-009  
Application Number: MST2017-00528  
Owner: Jack Delano Family Limited Partners  
Architect: Keith Rivera

(The residence located at 415 Old Coast Highway is eligible for listing as a Structure of Merit. Proposal to relocate the historic 1,631 square foot single-unit residence from 415 Old Coast Highway to the lot at 806 Vine Avenue. The project includes constructing a new understory consisting of a 1,096 square foot four-car common garage and 608 square feet of habitable area, resulting in a new cumulative 2,239 square foot single-unit residence. No work is proposed on the existing 1,283 square foot single-unit residence also on the lot. The proposal will involve new associated site paving, landscaping, utilities, and a new 24" inch retaining wall.)

**(Concept Review. Comments Only.)****SEE SEPARATE AGENDA FOR CONSENT ITEMS**



# EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
019-193-011	1420		Alameda Padre Serra
029-060-008	1505		Alameda Padre Serra
027-111-001	1734		Anacapa St.
027-032-007	1821		Anacapa St.
025-372-007	1917		Anacapa St.
025-381-019	1924		Anacapa St.
025-192-007	2221		Anacapa St.
039-132-011	25		Arlington Ave.
027-232-001	6 & 8	E.	Arrellaga St.
027-191-006	111	E.	Arrellaga St.
027-192-026	227	E.	Arrellaga St.
037-081-001	730		Bath St.
037-041-001	836		Bath St.
039-271-028	1026		Bath St.
027-162-012	1605		Bath St.
025-301-019, 025-301-020	2026-2030		Bath St.
037-192-008	415		Bath St.
039-271-013	222	W.	Carrillo
039-211-010	1103		Castillo St.
039-112-031	1330		Castillo St.
039-052-025	1416		Castillo St.
027-212-023	1524		Castillo St.
037-245-012	317		Chapala St.
037-211-026	428		Chapala St.
037-171-001	530		Chapala St.
039-313-009	919		Chapala St.
039-272-008	1025		Chapala St.
039-231-021	1100		Chapala St.
039-062-008	1415		Chapala St.
027-181-019	1632		Chapala St.
027-031-018	1802		Chapala St.
025-363-011	1905		Chapala St.
025-183-009	2209		Chapala St.
025-183-007	2215		Chapala St.
025-183-006	2219		Chapala St.
025-121-014	2330		Chapala St.
037-131-020	614		Chapala St.
035-170-005	1528		Cliff Drive
009-293-007	1295		Coast Village Rd.
037-180-012	509		Coronel Place
037-171-011	25	W.	Cota St.
037-173-051, 037-173-052	24-26	E.	Cota St.
031-231-004	716	E.	Cota St.
031-231-008	728	E.	Cota St.
037-052-032	25	E.	De la Guerra St.
037-121-009	617		De la Vina St.
025-232-003	2127		De la Vina St.
039-212-025	318	W.	Figueroa St.
037-245-015	123	W.	Gutierrez St.
029-085-024	1332		Laguna St.
025-312-044	34	E.	Padre St.