



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### JANUARY 10, 2018

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

#### COMMISSION MEMBERS:

William La Voie, *Chair*  
Michael Drury  
Anthony Grumbine  
Steve Hausz  
Ed Lenvik  
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

---

#### NOTICE

*\* THE COMMISSION WILL CONDUCT A SITE VISIT \**

*JANUARY 9, 2018, 5:30 P.M.*

*35 STATE STREET*

**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).

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

**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.

**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, January 5, 2018, 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. 2018 Election of Chair and Vice Chair.
- B. 2018 Appointment of Consent Review Representatives and Subcommittees.
- C. 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.

- D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 13, 2017**.
- E. Consent Calendar of **January 10, 2018**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. There will be a meeting of the HLC Designations Subcommittee on Wednesday, January 24, 2018 at 10:00 a.m. in the Community Development 2<sup>nd</sup> Floor Conference Room, 630 Garden Street.

**FINAL REVIEW****1. 100 BLK STATE ST**

**(1:55)** Assessor's Parcel Number: ROW-002-066  
Application Number: MST2017-00821  
Owner: City of Santa Barbara  
Applicant: Teri Green

(Proposal to remove the existing bus bench and shelter within the public-right-of way adjacent to the Harbor View Inn project located at 101 State Street. The existing Lockheed Mural will remain, but the adjoining wall will be removed as a part of the project. All bricks affected would be replaced to match the existing sidewalk brick in color and pattern.)

**(Final Approval is requested. Project was last reviewed on December 13, 2017.)**

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****2. 1202 DIANA RD**

**(2:10)** Assessor's Parcel Number: 031-190-008  
 Owner: McGough Family Trust

(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 to consider 1) listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the adobe house constructed in the Spanish Colonial Revival style in 1922 located at 1202 Diana Road.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1202 DIANA RD****RS-6 Zone**

**(2:10)** Assessor's Parcel Number: 031-190-008  
 Application Number: MST2017-00217  
 Owner: McGough Family Trust  
 Applicant: Shaun Lynch  
 Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing one (1) acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,444 square feet. Proposed lot 4 includes an existing one-story adobe residence. The application includes alterations to the existing adobe residence to include demolition of the "as-built" non-permitted additions, resulting in an 817 square foot residence to remain. The existing adobe residence is deemed eligible to be designated a historic resource by the City Urban Historian. Demolition of the existing detached garage and detached accessory buildings is also proposed. Site improvements for the subdivision include site grading (1,240 cubic yards of cut and 250 cubic yards of fill), removal/relocation of six existing Oak trees, replacement Oak trees, and approximately 8,300 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street. The existing driveway to Diana Road will remain. The proposal includes development of one new primary dwelling unit on three of the four proposed lots. Proposed lot four (4) includes the 817 square foot residential adobe. The proposal includes two new uncovered parking spaces and a request of the Historic Landmarks Commission (HLC) for an exception to the covered parking requirement. Proposed vacant lots 1, 2, and 3 will be reviewed by the Single Family Design Board (SFDB). The project requires Planning Commission review for a Tentative Subdivision Map (TSM) and includes a request for a Public Street Waiver and Street Frontage Modifications. This application will address all violations identified in enforcement case ENF2017-00868.)

**(Concept review. Comments Only. Project requires Planning Commission review for a Tentative Subdivision Map and includes a request for a Public Street Waiver and Street Frontage Modifications.)**

**CONCEPT REVIEW - CONTINUED****4. 517 CHAPALA ST****C-G Zone**

**(2:55)** 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

(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. The first level of the project will include a hotel lobby, retail commercial space, and a parking garage with 21 parking spaces and 3 bike spaces provided. 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.)

**(Second Concept Review. Comments Only. Project requires review by the Planning Commission for the new nonresidential square footage. Project was last reviewed on June 28, 2017.)**

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

**(3:55)** Assessor's Parcel Number: 033-102-018  
 Application Number: MST97-00357  
 Business Name: Entrada De Santa Barbara  
 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

(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 the light pattern projections on the Area C façade located on the northeast corner of State Street and Mason Street.)**

**CONCEPT REVIEW - CONTINUED****6. 24 W GUTIERREZ ST****M-C Zone**

**(4:10)** Assessor's Parcel Number: 037-211-020  
Application Number: MST2017-00303  
Owner: Beatriz V. Rogers Revocable Trust  
Applicant: Ryan Jeffrey

(The proposal involves relocation or salvage of historic materials and 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 condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo 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 3,532 and 3,445 square feet.)

**(Third Concept Review. Comments Only. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map. Project was last reviewed on October 18, 2017.)**

**CONCEPT REVIEW - CONTINUED****7. 214 STATE ST****HRC-2/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 033-051-015  
Application Number: MST2017-00758  
Owner: State Street Mango, LLC

(Proposal for a façade and interior remodel at an existing commercial building. The project includes replacing the existing wood and plaster trellis structure at the State Street entry patio with a steel shade structure, replacing existing doors with bi-fold doors, creating a new outdoor dining window, and replacing the existing black awning with a dark red canvas awning.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 29, 2017.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**