



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### FEBRUARY 7, 2018

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

#### COMMISSION MEMBERS:

William La Voie, *Chair*  
Anthony Grumbine, *Vice Chair*  
Michael Drury  
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

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#### NOTICE

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

*FEBRUARY 5, 2018, 5:45 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, February 2, 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. 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 **January 24, 2018.******C. Consent Calendar of **February 7, 2018.******D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****DISCUSSION ITEM****1. STATE OF THE ART GALLERY 2018 EXHIBITION**

**(1:45)** (Santa Barbara County Office of Arts and Culture staff will present information on a sculpture exhibition planned for installation on the eight designated sculpture pads in Downtown Santa Barbara. Public sculpture by local artists would be displayed on State Street from April-June 2018. Partners include the City Arts Advisory Committee, Downtown Organization, Santa Barbara Museum of Art, Museum of Contemporary Art Santa Barbara, Santa Barbara Beautiful, Santa Barbara Public Library, and Santa Barbara County Arts Commission.)

**DISCUSSION ITEM****2. CULTURAL LANDSCAPES**

**(2:00)** (Discussion of evaluating Cultural Landscapes as outlined in the Secretary of the Interior's Guidelines for Rehabilitating Cultural Landscapes and Preservation Brief #36, Protecting Cultural Landscapes.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****3. 1415 DOVER ROAD**

**(2:20)** Assessor's Parcel Number: 019-201-001

Owner: Paul and Julie Candau

(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 one of the following: 1) Listing on the Potential Historic Resources List, 2) Designation as a Structure of Merit, or 3) Recommendation to City Council for City Landmark designation of the American Colonial style house designed by architect Leonard Cooke in 1927 and constructed in 1928.)

**CONCEPT REVIEW - CONTINUED****4. 1732 CHAPALA ST R-MH Zone**

**(2:25)** Assessor's Parcel Number: 027-101-001  
Application Number: MST2017-00781  
Owner: Daniel Mark Heckman  
Applicant: Craig Shallenberger

(The Craftsman style triplex building constructed in 1913 is on the City's Potential Historic Resources List, as it is eligible to be designated a Structure of Merit. Proposal for additions to develop a four-unit residential project under the Average Unit Density Incentive Program (AUD). The proposal includes demolishing the detached 612 square foot three-car garage and constructing approximately 870 square feet of garages, with an approximately 665 square foot second-floor studio unit above. The residential units will be located in the existing triplex and in the studio unit, with an average unit size of 565 square feet. The proposed density on the 7,509 square foot parcel will be 27 dwelling units per acre on a parcel with a General Plan land use designation of Medium High Density Residential of 15-27 dwelling units per acre. Additional site improvements include removing over-height fencing and hedges, and constructing a 116 square foot laundry room and 74 square foot mechanical room attached to the new garage structure. Staff Hearing Officer review is required for zoning modifications to allow the new garage-studio building to encroach into the required front and interior setback.)

**(Second Concept Review. Comments Only. Staff Hearing Officer review is required for zoning modifications to allow the new garage-studio building to encroach into the required front and interior setback. Project was last reviewed on December 13, 2017.)**

**CONCEPT REVIEW - CONTINUED****5. 24 W GUTIERREZ ST M-C Zone**

**(3:00)** 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.)

**(Fourth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map. Project was last reviewed on January 10, 2018.)**

**CONCEPT REVIEW - CONTINUED****6. 20 W FIGUEROA ST****C-G Zone**

**(3:35)** Assessor's Parcel Number: 039-231-017  
Application Number: MST2017-00772  
Owner: 2024 Fig, LLC  
Applicant: Valerie Froscher

(This building was designed in 1931 by Windsor, Soule, and Murphy in the Spanish Colonial Revival style. Proposal for façade improvements to the existing commercial building including changes to paint, awnings, tile, lighting, and new windows and doors in the existing openings.)

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

**CONCEPT REVIEW - NEW****7. 700 STATE ST****C-G Zone**

**(4:05)** Assessor's Parcel Number: 037-092-016  
Application Number: MST2017-00837  
Owner: Ortega Pacific, LLC  
Applicant: Elizabeth Wentling  
Architect: The Cearnal Collective, LLP

(Proposal for exterior alterations to an existing commercial building. The project proposes a complete remodel of the State Street building façade that includes enclosing 425 square feet of the existing covered patio for new nonresidential Growth Management Plan (GMP) floor area, changes to the building and roof articulation, windows, doors, and finish details. The addition of a demising wall is proposed to create two new tenant spaces, and will also include a new accessible ramp.)

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

**REVIEW AFTER FINAL****8. 35 STATE ST****HRC-2/S-D-3 Zone**

**(4:40)** 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 the light pattern projections on the Area C façade located on the northeast corner of State Street and Mason Street. Project was last reviewed on September 6, 2017.)**

**REVIEW AFTER FINAL****9. 1020 CHAPALA ST****C-G Zone**

**(5:00)** Assessor's Parcel Number: 039-281-040  
 Application Number: MST2015-00540  
 Owner: Santa Barbara Metropolitan Transit  
 Architect: Richard Six

(Proposal for exterior renovations at the existing Metropolitan Transit District bus depot. Proposed changes include resurfacing the asphalt bus driveway, replacing the concrete loading areas, updated landscaping, window glazing replacement, new window configuration, mechanical equipment screening, and new site furnishings.)

**(Review After Final is requested for a temporary operations facility during construction duration on the adjoining City Parking Lot including: staff trailer, operations ticket booth and vending machines, portable restrooms, minor fencing, and utilities. Project was last reviewed on April 6, 2016.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**