



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### APRIL 18, 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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**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 13, 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 **April 4, 2018**.C. Consent Calendar of **April 18, 2018**.

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

## E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. 223D EAST FIGUEROA STREET**

**(1:45)** Assessor's Parcel Number: 029-162-023

Owner: Steve Hoegerman

(Review of the Staff Report, based on the Historic Structures/Sites Report, and Public Hearing to consider Structure of Merit designation of the vernacular cottage constructed in constructed in 1925 located at 223D East Figueroa Street.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. 223F EAST FIGUEROA STREET**

**(1:55)** Assessor's Parcel Number: 029-162-019

Owner: Steve Hoegerman

(Review of the Staff Report, based on the Historic Structures/Sites Report, and Public Hearing to consider Structure of Merit designation of the vernacular cottage constructed in constructed in 1916 located at 223F East Figueroa Street.)

**ARCHAEOLOGY REPORT****3. 103 S CALLE CESAR CHAVEZ****OM-1/SD-3 Zone****(2:05)**

Assessor's Parcel Number: 017-113-020  
 Application Number: MST2016-00295  
 Owner: American Tradition  
 Agent: Suzanne Elledge  
 Architect: DMHA

(Proposal for a revised parking lot and a new three-story, approximately 11,000 square foot administrative support building for back-of-house activities for a proposed hotel located at 433 E. Cabrillo Boulevard. The hotel is being reviewed under separate development application, MST2004-00791, and the hotel design will be reviewed by the Historic Landmarks Commission. Currently permitted on this 2.42 acre parcel is a parking lot serving the approved Waterfront Hotel at 433 E. Cabrillo Boulevard; this project would replace the parking lot approved under that application. The amount of grading is unknown at this time.)

**(Review of a Phase I Archaeological Resources Report, prepared by David Stone, Amec Foster Wheeler.)**

**REVIEW AFTER FINAL****4. 1295 COAST VILLAGE RD****C-1/SD-3 Zone****(2:10)**

Assessor's Parcel Number: 009-293-007  
 Application Number: MST2018-00157  
 Owner: Montecito Copus, LP  
 Architect: Andrulaitis + Mixon

(This is a designated Structure of Merit: Montecito Inn. Proposal to replace the entry awning on an existing commercial building.)

**(Review After Final is requested for the awning color. Project was last reviewed on April 4, 2018.)**

**CONCEPT REVIEW - CONTINUED****5. 1202 DIANA RD****RS-6 Zone**

**(2:25)** 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 1.06 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 8,728 to 15,444 square feet. The proposal includes development of one new primary dwelling unit on three of the four proposed lots, subject to review by the Single Family Design Board (SFDB). Proposed lot four (4) includes an existing one-story residential adobe, subject to review by the Historic Landmarks Commission (HLC). The existing adobe residence is deemed eligible to be designated a historic resource by the City Urban Historian. The application includes alterations to the existing adobe residence to include partial demolition of the existing adobe, including the "as-built" non-permitted additions, resulting in an 851 square foot residence to remain. Demolition of the existing detached garage and detached accessory buildings is also proposed. Site improvements for the subdivision include site grading (980 cubic yards of cut and 510 cubic yards of fill), removal/relocation of Oak trees, and 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 applicant requests an exception to the covered parking requirement to allow two uncovered parking spaces for the lot with the existing adobe unit. The uncovered parking exception is subject to review by the Historic Landmarks Commission (HLC). The project requires Planning Commission review for a Tentative Subdivision Map (TSM) and includes a request for Street Frontage Modifications and Public Street Waiver. The application will address all violations identified in ENF2017-00868.)

**(A. Review of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the adobe house constructed in 1921 at 1202 Diana Road is eligible for designation as a Structure of Merit and listing on the California Register of Historic Resources and the National Register of Historic Places. The report found that the proposed project would meet the Secretary of the Interior's Standards for Rehabilitation and project impacts would be less than significant (Class III).)**

**(B. Second 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. Project was last reviewed on January 10, 2018.)**

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****6. 1202 DIANA RD**

**(3:05)** Assessor's Parcel Number: 031-190-008  
Owner: McGough Family Trust

(Based on the conclusions of the Historic Structures/Sites Report, the Historic Landmarks Commission is requested to adopt a Resolution of Intention to hold a Public Hearing to consider Structure of Merit designation of the adobe house constructed in 1921 located at 1202 Diana Lane.)

**CONCEPT REVIEW - CONTINUED****7. 1732 CHAPALA ST****R-MH Zone**

**(3:10)** 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.)

**(Third 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, and for the reduced area of qualifying open yard. Project was last reviewed on February 7, 2018.)**

**REVIEW AFTER FINAL****8. 1300 BLK E YANONALI ST 1095 SEG ID**

**(3:45)** Assessor's Parcel Number: ROW-001-095  
 Application Number: MST2015-00317  
 Owner: City of Santa Barbara  
 Agent: Craig Drake, Principal Engineer  
 Applicant: City of Santa Barbara - Public Works  
 Engineer: Matt Burgard

(Proposal for the E. Montecito Street-E. Yanonali Street Bridge and Pedestrian Improvements Project, which will consist of street improvements on E. Montecito Street from Canada Street to the Five Points Roundabout and along N. Salinas Street from E. Mason to Clifton Streets. Improvements will include the installation of 270 linear feet of sidewalk along E. Montecito Street between E. Yanonali Street and Montecito Place and 700 linear feet of sidewalk along N. Salinas Street between E. Mason and Clifton Streets, the widening of the E. Montecito Street-E. Yanonali Street Bridge to include sidewalk along the east side, and shoulders for cyclists on both sides of the bridge. Existing sandstone will be used. An all-way stop will be installed at the intersection of E. Montecito and E. Yanonali Streets to improve pedestrian safety at a blind corner. Pedestrian scale lighting will be added along E. Yanonali, E. Montecito, and N. Salinas Streets to increase safety on pedestrian routes to the adjacent schools.)

**(Review After Final is requested for the Yanonali Bridge Commemorative Plaque. Project was last reviewed on January 25, 2017.)**

**REVIEW AFTER FINAL****9. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 033-112-006  
Application Number: MST2016-00540  
Owner: Hannah Beachfront, LLC  
Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor. Staff Hearing Officer review is required for exterior changes in the required 20 foot front setback.)

**(Review After Final is requested for the following: a new ADA ramp and guardrail in lieu of site stair at the dining patio for Tenant A, improvements to fenestration at the first and second floor of Tenant B, addition of an elevator tower, reconfiguration of Tenant B stair roof and second-floor deck with roof extension and addition of a glass guardrail, glass railing for the patio dining area at Tenant B, landscaping, lighting fixtures, and revisions to the color and materials board. Project was last reviewed on December 13, 2017.)**

**CONCEPT REVIEW - NEW****10. 29 E CABRILLO BLVD****HRC-2/SD-3 Zone**

**(4:30)** Assessor's Parcel Number: 033-112-006  
Application Number: MST2017-00543  
Owner: Hannah Beachfront, LLC  
Applicant: Ed de Vicente  
Architect: Henry Lenny

(Proposal for tenant improvements for a new café consisting of exterior and interior alterations to an existing commercial building located in the Appealable Jurisdiction of the Coastal Zone. The project proposes a remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It proposes a new attached trash enclosure at the west elevation off Helena Street and the creation of an outdoor dining area facing Cabrillo Boulevard, including landscaping.)

**(Concept Review. Comments Only. Project requires Modifications by the Staff Hearing Officer for encroachments into the required front and interior setback. Project was last reviewed as a Pre-Application Consultation on November 29, 2017.)**

**REVIEW AFTER FINAL****11. 418 STATE ST****M-C Zone**

**(5:00)** Assessor's Parcel Number: 037-212-024  
Application Number: MST2017-00044  
Owner: Hughes Land Holding Trust  
Agent: Kevin Moore

(Proposal includes a lot tie between 418 and 416 State Street with interior and exterior improvements to occur at both parcels. Site improvements at 418 State Street include a remodel of the front façade, new flooring at the rear to become outdoor dining, and interior improvements. The existing detached storage structure behind 416 State Street will be remodeled to become a kitchen and storage space with exterior improvements to include new windows and doors. The existing parking lot will be adjusted to provide 4 uncovered parking spaces including an Americans with Disabilities Act parking space, a new trash enclosure, and bike parking. The site is within the 50% Parking Zone of Benefit.)

**(Review After Final is requested for improvements to the State Street façade, including changes to the arch openings and pillars. Project was last reviewed on April 19, 2017.)**

**CONCEPT REVIEW - NEW****12. 1424 STATE ST****C-G Zone**

**(5:30)** Assessor's Parcel Number: 039-072-020  
Application Number: MST2018-00137  
Owner: 22483 PCH II, LP  
Architect: Bob Cunningham

(Proposal for changes to the landscape plan on a 13,000 square foot portion at an existing commercial parcel. Project includes removal and replacement of six mature South African Coral Trees with six Sykes Coral Trees, and replacement of the understory plant palette with White Fringe Flower, Common Myrtle, and Red Yucca.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**