



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA MAY 2, 2018

11:00 A.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  
Kathleen Goo, Commission Secretary

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Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. 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. 3308. 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.

**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.

**NOTICE:** On Friday, April 27, 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**

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.

### **FINAL REVIEW**

#### **A. 1424 STATE ST**

**C-G Zone**

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 palate with White Fringe Flower, Common Myrtle, and Red Yucca.)

**(Final Approval is requested. Project was last reviewed on April 18, 2018.)**

**NEW ITEM****B. 1105 CHAPALA ST C-G Zone**

Assessor's Parcel Number: 039-222-024  
Application Number: MST2018-00217  
Owner: Santa Barbara Club

(The Neoclassical Style building, constructed in 1904 by Francis Wilson, is a designated City Landmark. Proposal for minor site improvements including reconfiguration of the existing parking lot and elimination of parking spaces to meet Accessibility Requirements. Project includes removal of a Chinese Elm to be replaced with an Evergreen Pear, a new walk-in refrigerator and freezer unit off the existing kitchen, new condenser units to be screened by a wood fence, permitting an existing pair of parking lot gates, and permitting a trash enclosure.)

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

**REVIEW AFTER FINAL****C. 909 LAGUNA ST C-G Zone**

Assessor's Parcel Number: 029-301-013  
Application Number: MST2016-00510  
Owner: Hector Munoz 2010 Revocable Trust  
Agent: Jarrett Gorin  
Applicant: Vanguard Planning, LLC

(The Folk Victorian Style residence constructed in 1895 is a designated Structure of Merit. Proposal for an additional dwelling unit to be developed under the Average Unit-Size Density (AUD) program. The project includes permitting the "as-built" conversion of a portion of an existing single-family dwelling and garage to create a new dwelling unit on a 4,900 square foot lot designated Medium-High Density (15-27 du/ac). The resulting two 887 and 674 square foot dwelling units will have an average unit size of 780 square feet and a density of 18 du/ac. The project includes two uncovered parking spaces, the demolition of an existing breezeway and storage shed, and "as-built" interior alterations. The project will address violations in Enforcement Case ENF2015-00693 and Zoning Information Report ZIR2015-00392.)

**(Review After Final is requested for revisions to Unit B including changing the vertical siding to horizontal to be consistent with Unit A, and alterations to doors and windows. Project was last reviewed on December 13, 2017.)**

**FINAL REVIEW****D. 20 W FIGUEROA ST****C-G Zone**

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.)

**(Final Approval is requested. Project was last reviewed on February 21, 2018.)**

**CONTINUED ITEM****E. 418 STATE ST****M-C Zone**

Assessor's Parcel Number: 037-212-024  
Application Number: MST2018-00196  
Owner: Hughes Land Holding Trust  
Architect: Kevin Moore

(Proposal for an interior and exterior remodel of an existing commercial building located in the El Pueblo Viejo Landmark District. Project includes tenant improvements at Suite C for a new beer tasting bar, remodeled openings on the East façade, a new retail area, and hardscape and landscape improvements to the existing outdoor patio area. The project will also involve an interior remodel and new roof equipment.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 18, 2018.)**