



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### JULY 25, 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  
Heidi Reidel, 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, July 20, 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 **July 11, 2018**.C. Consent Calendar of **July 25, 2018**.

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

## E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR CITY LANDMARK****1. 215 A EAST CANON PERDIDO ST**

**(1:55)** Assessor's Parcel Number: 029-292-031

Owner: California State Parks

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Alhecama Theatre located at 215 A East Canon Perdido Street.)

**MISCELLANEOUS ACTION ITEM: MILLS ACT CONTRACT****2. 328 EAST ANAPAMU STREET**

**(2:05)** Assessor's Parcel Number: 029-171-009

Owner: Tobias and Julie Hollerer

(Application for a Mills Act contract on the Italianate style residence constructed in 1888. The house is a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommend to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: MILLS ACT CONTRACT****3. 728 EAST COTA STREET****(2:10)** Assessor's Parcel Number: 031-231-008

Owner: Megan and Tyler Hanlon

(Application for a Mills Act contract on the Italianate style residence constructed in 1879. The house is a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommend to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: MILLS ACT CONTRACT****4. 3014 PASEO DEL REFUGIO****(2:15)** Assessor's Parcel Number: 053-201-011

Owner: Frederick G. Graham and Nancy Tuomey

(Application for a Mills Act contract on the Spanish Colonial Revival style residence constructed in 1927. The house is a designated Structure of Merit. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommend to the Community Development Director to approve the Mills Act contract.)**

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****5. RESOLUTIONS OF INTENTION FOR STRUCTURES OF MERIT DESIGNATION HEARINGS****(2:20)**

(The Commission is requested to adopt Resolution of Intentions to hold a Public Hearing on August 22, 2018 to consider Structure of Merit designation of the following properties.

1. Queen Ann Free Classic Residence: 1703 Chapala Street, APN: 027-092-014
2. Mission Revival Style Residence: 2014 Garden Street, APN: 025-331-016
3. Spanish Colonial Revival Style Residence: 520 Plaza Rubio, APN 025-281-003
4. Craftsman Style Residence: 1307 Panchita Place, APN 029-092-007
5. Tudor Revival Style Residence: 2801 Verde Vista Drive, 053-372-006

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****6. 2932 HERMOSA ROAD**

**(2:25)** Assessor's Parcel Number: 015-194-017  
Owner: 2932 Hermosa Road, LP

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the Spanish Colonial Revival style house constructed in 1924 located at 2.)

**FINAL REVIEW****7. 800 SANTA BARBARA ST****C-G Zone**

**(2:30)** Assessor's Parcel Number: 031-012-028  
Application Number: MST2015-00023  
Owner: 800 Santa Barbara, LLC  
Agent: Heidi Jones, SEPPS  
Architect: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

**(Final Approval is requested. Project was last reviewed on August 9, 2017.)**

**PROJECT DESIGN REVIEW****8. 1703 CHAPALA ST****R-MH Zone**

**(3:30)** Assessor's Parcel Number: 027-092-014  
Application Number: MST2016-00274  
Owner: Elihu/Jenn Bogan  
Applicant: Justin Hendrix  
Architect: Bryan Murphy

(This is a revised scope of work. The Queen Anne Free Classic residence constructed in 1903 is eligible for designation as a City Landmark. Proposal to lift the existing two-story building 24" and rework the basement level to provide for two new residential units. The project includes a new covered porch at the rear of the residence facing Valerio Street, enlarging the existing garage, and new hardscape and landscape. The Staff Hearing officer granted zoning modifications for the garage addition and garage sloped roof to encroach into the required rear and interior setback.)

**(A. Review of a Phase II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The Phase II Historic Structures/Sites Report concluded that the proposed project's impacts the significant historic resource and nearby historic resources are Less than Significant (Class III). After implementation of the proposed project the property at 1703 Chapala Street would maintain its eligibility for listing as a City of Santa Barbara Landmark.)**

**(B. Project Design Approval is requested. Project was last reviewed on May 17, 2017.)**

**CONCEPT REVIEW - NEW****9. 1001 STATE ST****C-G Zone**

**(4:10)** Assessor's Parcel Number: 039-281-024  
Application Number: MST2018-00308  
Owner: 1001 State Street Partners, LLC  
Architect: Cearnal Collective LLP

(Proposal to remove existing openings at the second floor of an existing commercial building and install new clerestory windows at the perimeter of the building except along the wall that is adjacent to the neighboring building. The project includes reconfiguration of plastered entries to the building, and replacement of plaster eave with wood decking.)

**(Action may be taken if sufficient information is provided. Project received a one-time pre-application consultation on June 27, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**