



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION CONSENT AGENDA SEPTEMBER 5, 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  
Heidi Reidel, 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. 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.

**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, August 31, 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.

### **REVIEW AFTER FINAL**

#### **A. 920 SUMMIT RD**

**RS-25 Zone**

Assessor's Parcel Number:	015-211-009
Application Number:	MST2005-00831
Owner:	MCC BB Property, LLC
Agent:	Suzanne Elledge Planning and Permitting
Applicant:	Ty Warner Hotels and Resorts
Architect:	Henry Lenny
Business Name:	Montecito Country Club

(The Montecito Country Club designed in 1918 by Bertram Goodhue and remodeled in the 1920s is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal includes the construction of three new golf "hitting-bays" underneath a 415 square foot trellis, a new 4,448 square foot courtyard, and a 215 square foot play court to be built immediately adjacent to the west of the northern most parking lot. A new four column archway and security kiosk for the Summit Road entrance is also proposed to match the architecture of the main clubhouse. A Substantial Conformance Determination is required to be made for this project by the Community Development Director.)

**(Review After Final is requested for the conversion of an existing spindle window on the south elevation of the existing golf cart barn to a door. Project was last reviewed on June 27, 2018.)**

**REVIEW AFTER FINAL****B. 214 E DE LA GUERRA ST****C-G Zone**

Assessor's Parcel Number: 031-082-002  
 Application Number: MST2016-00447  
 Owner: Betty Jo Lauritson Trust  
 Applicant: The Cearnal Collective, LLP

(The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot, and construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay (37-63 dwelling units per acre). The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio House and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.)

**(Review After Final is requested for the preliminary signage details for the directory sign. All tenant signage will be reviewed by the Sign Committee under separate permit. Project was last reviewed on July 11, 2018.)**

**NEW ITEM****C. 430 PLAZA RUBIO****RS-15 Zone**

Assessor's Parcel Number: 025-263-017  
 Application Number: MST2018-00459  
 Owner: Robert G. and Jane A. Forsyth Trustees

(Forsyth House, a Spanish Colonial Revival style residence, designed by Mary Craig in 1925 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to remove three 45' tall palm trees located in the front yard of the property.)

**(Action may be taken if sufficient information is provided. Historic Resource Findings are required.)**

**NEW ITEM****D. 27 E COTA ST****M-C Zone**

Assessor's Parcel Number: 037-132-033  
 Application Number: MST2018-00435  
 Owner: The Lyon Building  
 Applicant: LDC Engineering  
 Contractor: Allcom Global Services, Inc.

(The Classical and Spanish Colonial Revival style building, constructed in 1925-26 is eligible for designation as a City Landmark. Proposal consists of relocation of existing lockers at the rear parking lot and installation of an above ground fuel tank.)

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

**NEW ITEM****E. 1010 ANACAPA ST****C-G Zone**

Assessor's Parcel Number: 029-211-020  
 Application Number: MST2018-00470  
 Owner: William Allen and Barbara G. Wood Trustee  
 Contractor: New Way Roofing

(The Folk Victorian residence, constructed in 1871 is a designated Structure of Merit: Valdez Residence. Proposal to replace the existing brown wood shingles with brown comp shingles.)

**(Action may be taken if sufficient information is provided. Structure of Merit findings are required.)**

**CONTINUED ITEM****F. 2932 HERMOSA RD****RS-7.5/USS Zone**

Assessor's Parcel Number: 051-194-017  
 Application Number: MST2017-00668  
 Owner: 2932 Hermosa Rd LP  
 Architect: James Mayo Macari  
 Contractor: Jacobsen Builders

(This is a revised scope of work. Project includes restoring the front elevation to the original condition as the plaster and chimney were previously removed without a permit. The Spanish Colonial Revival style residence, constructed in 1924, may be eligible for designation as a Structure of Merit. Proposal for additions and alterations to the single-unit residence, including enclosing an existing second story deck, addition of a patio area on the south elevation, and reconfiguration of the non-conforming one-car garage. The project includes removal of the non-original entry canopy, replacing the existing windows to match the original and restoring the fireplace to match the original. The proposed total of 2,152 square feet on a 7,358 square foot lot is 64% of the maximum required floor-to-lot area ratio.)

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

**NEW ITEM****G. 1317 STATE ST C-G Zone**

Assessor's Parcel Number: 039-131-007  
Application Number: MST2018-00471  
Owner: Arlington Theatre Property, LLC  
Applicant: Richard Redmond

(The Arlington theatre is a designated City Landmark. Proposal for structural repair and reinforcement of an existing exterior stair, replacement of all stucco and stair walls to match existing, and installation of handrails.)

**(Action may be taken if sufficient information is provided. Landmark findings are required.)**

**NEW ITEM****H. 423 CHAPALA ST C-G Zone**

Assessor's Parcel Number: 037-203-025  
Application Number: MST2018-00468  
Owner: The Salvation Army  
Architect: DesignARC

(Proposal for minor exterior improvements to the Salvation Amy Hospitality House located in El Pueblo Viejo Landmark District. Proposal to remove two third-story windows associated with interior floor plan improvements for a new restroom.)

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

**REVIEW AFTER FINAL****I. 101 E VICTORIA ST C-G Zone**

Assessor's Parcel Number: 029-071-013  
Application Number: MST2011-00204  
Owner: Dehlsen Associates, LLC  
Architect: Kirk Gradin

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

**(Review After Final is requested to repair the existing planter wall along Anacapa Street, and for new permeable pavers between tire runs in parking lot stalls.)**