



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION MINUTES 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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### CALL TO ORDER

The Full Commission meeting was called to order at 1:33 p.m. by Chair La Voie.

### ATTENDANCE

Commissioners present: La Voie (absent 2:02-2:08 p.m., 6:33-6:36 p.m.), Grumbine, Drury, Hausz, Lenvik (absent 3:48-4:09 p.m.), Mahan, Orías, and Veyna

Commissioners absent: None

Staff present: Unzueta (until 1:48 p.m.), Hernandez, Plummer, and Sanchez

### GENERAL BUSINESS

#### A. Public Comment:

No public comment.

#### B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 4, 2018**, as amended.

Action: Hausz/Drury, 5/0/3. (Grumbine abstained from Items 5-9; La Voie abstained from Item 3; Orías abstained from Items 4-5.) Motion carried.

#### C. Consent Calendar:

Motion: Continue Item G.

Action: Drury/Mahan, 8/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **April 18, 2018**, as reviewed by Commissioners Mahan and Veyna.

Action: Hausz/Drury, 8/0/0. Motion carried.

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

1. Ms. Plummer announced that the pilot program for window replacement at Santa Barbara High School, which was reviewed by the HLC, has been completed. The applicant has invited Commissioners to arrange visits through the principal's office.

Chair La Voie requested that Ms. Hernandez take photographs for the Commission.

2. Commissioner Orías announced the following:
  - a. Reminded staff of the need for a discussion item about the drought and its impact on landscape plan approvals.
  - b. Brought up the issue of long HLC meetings, requesting that staff consider scheduling a third meeting per month or starting earlier.
  - c. Notified staff that the Hillside House on Las Positas Road is being reviewed by the County architectural board tomorrow. Since this is within the sphere of City influence and a concern for many people, staff should be aware of it.
3. Commissioner Lenvik asked about the status of the nomination of the Mission Canyon corridor as a City Landmark.

Ms. Hernandez responded that much of this area is already a City Landmark. The Designations Subcommittee considered the nomination and decided that since a professional historian will complete a full California Environmental Quality Act (CEQA) and Caltrans analysis for the Mission Creek Bridge project, this consultant can review the nomination and analyze the information in a concise format, and this documentation will be used to pursue expansion of the Landmark designation. If a consultant team for the project is not formed within a year, the HLC can pursue expanding the boundaries independent of the project.

4. Ms. Unzueta announced Ms. Sanchez's departure as Commission Secretary and acknowledged her service.
5. Later in the meeting, Ms. Hernandez stated that the historic survey form packets for the third round of mass Structure of Merit designations, to take place at the meeting of May 16, were supplied to the Commission today.

E. Subcommittee Reports:

There will be a subcommittee meeting for the Five-Year Historic Resources Work Program tomorrow, April 19, at 9:30 a.m. at 630 Garden Street.

**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.)

**\* Items 1 and 2 were heard concurrently. \***

Actual time: 1:48 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:55 p.m.

Steve Hoegerman, owner, stated that his goals in pursuing the designations are to do his part to preserve “Old Santa Barbara” and to use the designations as a tool to help preserve the entire neighborhood. The cottages are little gems.

Public comment closed at 1:57 p.m.

**Motion: Adopt Resolutions 2018-54 and 2018-55 to designate as Structures of Merit the cottages in the bungalow court located at 223D East Figueroa Street and 223F East Figueroa Street.**

**Action: Mahan/Drury, 8/0/0. Motion carried.**

**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.)

**\* Items 1 and 2 were heard concurrently. \***

Actual time: 1:48 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:55 p.m.

Steve Hoegerman, owner, stated that his goals in pursuing the designations are to do his part to preserve “Old Santa Barbara” and to use the designations as a tool to help preserve the entire neighborhood. The cottages are little gems.



**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.)**

Actual time: 2:12 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis + Mixon

Public comment opened at 2:13 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final as submitted.**

Action: Hausz/Lenvik, 4/4/0. (Grumbine, La Voie, Mahan, and Orías opposed.) Motion failed.

**Individual comments:**

1. Commissioner Hausz stated that he is reluctant to approve another color sight unseen.
2. Commissioner Lenvik stated that the HLC should not be so strict about small details like the color of an awning.
3. Commissioner Orías commented that an awning color other than black may be a commercial advantage, making the building stand out.
4. Commissioner Grumbine stated that if historical photographs of a black awning were provided, an argument could have been made for it. In absence of that, it makes sense to approve a standard color.
5. Commissioner Mahan stated that The Montecito Inn is a historic resource and therefore under the purview of HLC; and the black awnings on Coast Village Road are not on historic resources, not in the El Pueblo Viejo (EPV) district, and not subject to the HLC's review.

**Motion: Approval of Review After Final of a dark green awning, with the red lobster and white lettering to remain.**

Action: Mahan/Drury, 6/2/0. (Hausz and Lenvik opposed.) Motion carried.

Chair La Voie announced the ten-day appeal period, and advised the applicant that another color in the palette shown in the "Santa Barbara Colors Guide" can be used for the awning and reviewed at Consent or by staff.

**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.)**

Actual time: 2:25 p.m.

Present: Pamela Post and Tim Hazeltine, Historical Consultants, Post/Hazeltine Associates; Shaun Lynch, Applicant; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard clarified that the concept review portion of this item (B) will review alterations to the existing residential adobe only. The other residential units proposed and the subdivision are under the jurisdiction of the Single Family Design Board and Planning Commission.

Public comment opened at 2:28 p.m., and as no one wished to speak, it closed.

**Motion: Continue the report indefinitely with comments:**

1. The Commission finds the report unacceptable and disagrees with the findings and evaluation.
2. The Commission finds that the alterations to the existing adobe are unacceptable in that they take away character-defining features and proportions for the sake of an arbitrary location of a property line.
3. Historic spatial relationships are changed by the proximity of adjacent structures, driveways, lot lines, and potential fencing.
4. Evaluate whether the garage identified on A101 would have a negative impact on the proposed adobe and would impact primary view of the adobe.
5. The property lines are drawn too close to the historic resource and negatively impact the public's primary view of the resource.
6. The proposal is incompatible with the resource.

Action: Mahan/Hausz, 8/0/0. Motion carried.

**Motion: Postpone the concept review until the report returns.**

Action: Mahan/Drury, 8/0/0. Motion carried.

**\* THE COMMISSION RECESSED FROM 3:24 TO 3:31 P.M. \***

**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.)

Actual time: 3:31 p.m.

**Motion: Postpone the item.**

Action: Hausz/Drury, 8/0/0. Motion carried.

**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 Shallanberger

(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.)**

Actual time: 3:32 p.m.

Present: Craig Shallanberger, Architect; and Daniel Heckman, Owner

Staff comments: Ms. Plummer stated that this project has already received positive comments from the HLC for setback modifications. An additional modification came up for the open yard, which is being reviewed today.

Public comment opened at 3:36 p.m., and as no one wished to speak, it closed.

**Motion: Continue to the Staff Hearing Officer with comment:**

1. The proposed Open Yard Modification is aesthetically appropriate because having fences to divide the areas would be unaesthetic and incompatible with the neighborhood pattern.

Action: Mahan/Drury, 8/0/0. Motion carried.



**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.)**

Actual time: 3:39 p.m.

Present: Andrew Grubb, Project Engineer, City of Santa Barbara

Public comment opened at 3:40 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks to Consent with comments:**

1. Return with a revised graphic representation of the plaque layout.
2. The Commission requested that the applicant omit the elevation drawing and make the text easier to read.
3. It was suggested to frame the photos to set them off from the back.
4. One photograph for the plaque, specifically the lower left photograph with the tree, with script below, was recommended.

Action: Hausz/Drury, 7/0/0. (Lenvik absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:49 TO 4:09 P.M. \***

**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.)**

Actual time: 4:09 p.m.

Present: Henry Lenny, Architect, Henry Lenny Design Studio; Ed De Vicente, Executive Architect, DMHA; Courtney Jane Miller, Landscape Architect, CJMLA; and Allison De Busk, Project Planner, City of Santa Barbara

Staff comments: Ms. Plummer summarized the requested Review After Final changes.

Public comment opened at 4:42 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. For the tenant space to the east, all of the iron should be part of a whole design aesthetic, and iron elements should be compatible with each other. Removing the iron on the second story front elevation was recommended.
2. The Commission needs to know what the fire element on the southeast corner will look like.
3. The tenant space to the west is too contemporary and not acceptable for El Pueblo Viejo, including: the composition of the west elevation, the proportion of the windows, the location of the windows and doors on the second story, the glass railings everywhere, the door, the window breakups, and the light fixtures. The mechanical screening is both too contemporary and inadequate.
4. Add some landscape elements, with the suggestion of palm trees in the patios. Also suggested was a multi-trunk palm tree on the corner, or using the existing chamaerops in a different form.
5. The fireplace on the second-floor deck is also too contemporary; use a traditional design for this and the flanking niches, and include a chimney.

6. Research whether irrigation is required by ordinance.
7. Consider simplification of the west elevation.
8. Modify the entry door on the tower to be compatible with the shape of the tower.
9. The windows in the tower need to be reconsidered to be more proportionate and appropriate.

Action: Drury/Hausz, 8/0/0. Motion carried.

**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.)**

Actual time: 5:23 p.m.

Present: Henry Lenny, Architect, Henry Lenny Design Studio; Ed De Vicente, Executive Architect, DMHA; Courtney Jane Miller, Landscape Architect, CJMLA; and Allison De Busk, Project Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that this project was originally brought to the HLC as a pre-application review and is being reviewed today for comments only.

Public comment opened at 5:39 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Commission is ambivalent about the sand.
2. The Commission supports the use of faux wood tile, but the circulation patterns need to be more clearly defined, or paving materials more carefully planned to reference circulation areas and dining areas.
3. The existing asphalt area should be an enhanced paving pattern.
4. The glass fence is not acceptable.
5. The proposed at-grade wood fence needs to be more Hispanic or traditional in style, and a wood fence is not acceptable as equipment screening on the roof.
6. Add landscaping, specifically more and varied palms.

Action: Drury/Hausz, 8/0/0. Motion carried.

**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.)**

Actual time: 6:04 p.m.

Present: Kevin Moore, Architect; Henry Lenny, Architect, Henry Lenny Design Studio; and Ken Hughes, Owner

Public comment opened at 6:14 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. The concept is acceptable as a shape and as an idea.
2. Restudy the shape of the curve (arch). The use of the ceramic columns is acceptable and desirable, but the capital should be more Moorish, cut stone, and unpainted, as should be the base of the column.
3. The flanking walls should be as thick as the existing ones.
4. The location of signage is suggested to be tile.
5. All the proposed tile on the State Street elevation should be compatible in design and origin.

Action: Mahan/Hausz, 8/0/0. Motion carried.

**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.)**

Actual time: 6:33 p.m.

Present: Bob Cunningham, Landscape Architect, Arcadia Studio; and Richard Mason, Arborist

Staff comments: Ms. Plummer stated that there was a previous application reviewed by the Commission that included the six coral trees; under that application, removal of coral trees was eliminated, and the focus was on the parking lot area. This application includes six coral trees to be replaced with six coral trees and replacement of the understory planting.

Public comment opened at 6:41 p.m.

Correspondence in opposition from Kellam de Forest, Susan Chamberlin, Francesca Galt, Christine Neuhauser, and Anna Marie Gott was acknowledged.

Public comment closed at 6:42 p.m.

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Drury/Grumbine. Motion substituted.

The motion was substituted as follows:

**Motion: Project Design Approval and continue to Consent with comment that Final Approval is pending input from the owner whether the property will be open to the public once this work is completed.**

Action: Drury/Mahan, 4/4/0. (Hausz, Lenvik, Orías, and Veyna opposed.) Motion failed.

**Motion: Project Design Approval and continue to Consent with comment that the Commission's desire that the property be open to the public once this work is completed be a condition of Final Approval.**

Action: Grumbine/Drury, 4/3/0. (Hausz, Lenvik, and Veyna opposed.) Motion carried.

**\* MEETING ADJOURNED AT 7:07 P.M. \***