



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### JANUARY 9, 2019

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Michael Drury  
Wendy Edmunds  
Anthony Grumbine  
Steve Hausz  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow  
**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
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

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**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, January 4, 2019, 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. 2019 Election of Chair and Vice Chair.
- B. 2019 Appointment of Consent Review Representatives and Subcommittees.
- C. 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.

- D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 12, 2018**.
- E. Consent Calendar of **January 9, 2019**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

**DISCUSSION ITEM**

- 1. **HISTORIC PRESERVATION PROGRAM OVERVIEW**  
**(2:00)** Staff: Nicole Hernandez, Urban Historian  
(Presentation on the Historic Resources Program.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

- 2. **MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**  
**(2:30)** Staff: Nicole Hernandez, Urban Historian  
(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 20, 2019 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

- 3. **400 STATE STREET**  
**(2:35)** Assessor's Parcel Number: 037-212-021  
Owner: Safina Abraham Trust  
(Request to adopt a Resolution of Intention to hold a Public Hearing on January 9, 2019 to consider Structure of Merit designation of the Spanish Colonial Revival style commercial building constructed as Woods Garage in 1910 with the rear addition in 1916 located at 400 State Street.)

**ARCHAEOLOGY REPORT****4. 401 SHORELINE DR****HC/P-R/SD-3 Zone**

**(2:40)** Assessor's Parcel Number: 033-120-018  
 Application Number: MST2018-00493  
 Owner: City of Santa Barbara

(This parcel contains a designated City Landmark and is listed on the National Register of Historic Places: Los Banos del Mar Pool, and is located in the appealable jurisdiction of the coastal zone. Proposal to demolish the non-historically significant and non-operational West Beach Wading Pool, including fencing, picnic areas, hardscape, and the adjacent playground, to be replaced with a new splash pad and playground. The new playground is proposed with interactive play fountains and playground structures designed to mimic harbor and ocean related structures nearby. The project includes new picnic areas, landscaping, fencing, walkways, resilient rubber play surfaces, and a new 400 square foot restroom and mechanical building. Planning Commission review is required for a Coastal Development Permit.)

**(Review of a Phase I Archaeological Resources Report, prepared by David Stone, Wood Group Environmental & Infrastructures Solutions, Inc.)**

**CONCEPT REVIEW - NEW****5. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

**(2:45)** Assessor's Parcel Number: 017-352-004  
 Application Number: MST2018-00634  
 Owner: KHP IV Santa Barbara LLC  
 Applicant: Steve Fort  
 Architect: Andrulaitis + Mixon

(The original hotel building is eligible for designation as a City Structure of Merit. Proposal involves reconfiguration of the existing parking to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz building, and an outdoor space and wood trellis at the Santa Clara building lobby. Improvements to the Santa Clara building include removing a portion of the colonnade to reveal the original hotel entry, removal of the stair enclosure at the east end of the parcel to be replaced with a curving exterior stair and deck, outdoor patio areas, and renovations to the pool area with replacement of the existing fencing and relocation of the pool entry.)

**(A. Review of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded the original hotel building (1927-1931), excluding its post-1945 additions and alterations, retains enough integrity to be eligible for designation as a City of Santa Barbara Structure of Merit. The property is eligible to be listed on the California State Register of Historic Resources and is not eligible to be listed on the National Register of Historic Places.)**

**(B. No final appealable decision will be made at this hearing. Environmental assessment is required.)**

**PROJECT DESIGN REVIEW****6. 2948 SERENA RD****RS-7.5/USS Zone****(3:30)**

Assessor's Parcel Number: 051-202-022  
 Application Number: MST2017-00399  
 Owner: Francis C. Thompson  
 Applicant: Tony Tomasello

(The Spanish Colonial Revival style residence, constructed in 1925 is eligible for designation as a Structure of Merit. Proposal for additions and alterations to the existing one-story 1,017 square foot single-family dwelling with a 169 square foot detached accessory building and one-car garage. The project proposes demolition of 79 square feet of habitable space from the dwelling and removal of the existing one-car garage, and the addition of 451 square feet to the ground floor of the residence, 1,220 square feet for a new partial basement level, and 401 square feet for a partially subterranean garage with two tandem parking spaces. The project will also address violations listed in ZIR No. 18473 by removing the existing rear deck and cover, for a new replacement deck. The proposed total of 3,109 square feet (of which 1,220 square feet on the partial basement level and 401 square feet on the subterranean garage is receiving a 50% FAR reduction) on a 7,637 square foot lot is 76% of the maximum required floor-to-lot area ratio.)

**(Project Design Approval is requested. Neighborhood Preservation Ordinance and Historic Resource findings are required. Project was last reviewed on December 12, 2018.)**

**PROJECT DESIGN REVIEW****7. 24 W GUTIERREZ ST****M-C Zone****(4:00)**

Assessor's Parcel Number: 037-211-020  
 Application Number: MST2017-00303  
 Owner: Susan Martin Budinger Trust  
 Applicant: Ryan Jeffrey

(The proposal involves relocation or salvage of historic materials and demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building, containing two residential condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,532 and 3,445 square feet.)

**(Project Design Approval is requested. Project must comply with Staff Hearing officer Resolution 054-18. Project was last reviewed on December 12, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**

**EXHIBIT A**

<b>APN</b>	<b>St. Number</b>	<b>Prefix</b>	<b>St. Name/Vicinity</b>
037-073-001	325	W.	De la Guerra St.
037-071-006	405	W.	De la Guerra St.
037-071-005	411	W.	De la Guerra St.
031-071-016	822		De la Guerra Terrace
031-071-009	825		De la Guerra Terrace
031-071-015	830		De la Guerra Terrace
029-222-008	430-432	E.	Figueroa St.
025-331-015	2010		Garden
027-051-009	1815		Laguna
027-051-008	1821		Laguna
033-033-010	119		Los Aguaies
033-033-006	215		Los Aguaies
033-033-003	225		Los Aguaies
033-032-008	230		Los Aguaies
033-033-002	231		Los Aguaies
029-171-015	307		Lloyd Ave.
039-061-009	209	W.	Micheltorena
027-221-014	210	W.	Micheltorena
039-061-008	211	W.	Micheltorena
027-221-015	214-18	W.	Micheltorena
039-061-004	221	W.	Micheltorena
027-221-016	222	W.	Micheltorena
039-061-005	227	W.	Micheltorena
039-061-002	233	W.	Micheltorena
031-363-012	321-323	N.	Milpas St.
031-303-022	435	N.	Milpas St.
031-241-038	500	N.	Milpas St.
031-241-037	502-504	N.	Milpas St.
031-241-031	506	N.	Milpas St.
031-241-032	508	N.	Milpas St.
031-241-033	510	N.	Milpas St.
031-241-039	512	N.	Milpas St.
031-241-036	514-516	N.	Milpas St.
031-183-022	600	N.	Milpas St.
031-181-011	605	N.	Milpas St.
031-183-024	606	N.	Milpas St.
031-181-009	631-35	N.	Milpas St.
029-032-010	1405	N.	Salsipuedes
027-212-012	302	W.	Micheltorena

Total Proposed: 39

January 9, 2018