



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### JANUARY 23, 2019

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

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Wendy Edmunds  
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 18, 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. 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 **January 9, 2019**.****C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****D. Subcommittee Reports.****DISCUSSION ITEM****1. OLIVE MILL ROUNDABOUT AD HOC SUBCOMMITTEE**

**(1:50)** Staff: Megan Arciniega, Project Planner

(The Olive Mill Roundabout project is a joint-jurisdiction project, split between the City and County of Santa Barbara. An Ad Hoc Subcommittee will be formed comprised of members from each jurisdictions' respective Design Review Boards and Planning Commissions. The purpose of the Subcommittee is to review preliminary designs for the project and provide comments that will aid the project in the application review process.)

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. 400 STATE STREET**

**(1:55)** Assessor's Parcel Number: 037-212-021

Owner: Safina Abraham Trust

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Woods Garage, a Spanish Colonial Revival style commercial building constructed in 1910/1916 located at 400 State Street.)

**CONCEPT REVIEW - CONTINUED****3. 331 W PEDREGOSA ST****R-MH Zone**

**(2:05)** Assessor's Parcel Number: 027-012-002  
 Application Number: MST2018-00613  
 Owner: Philip Black  
 Architect: Natalie Cope Phillips

(Bowman Bungalow is on the City's List of Potential Historic Resources as it is eligible to be designated a Structure of Merit. Proposal to redevelop an existing garage into a 428 square foot two-story accessory dwelling unit. Staff Hearing Officer review is required for Interior Setback Modifications to allow the accessory dwelling unit to be located within the required six foot interior setbacks.)

**(Second Concept Review. No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for Interior Setback Modifications to allow the Accessory Dwelling Unit to encroach in the required six-foot interior setbacks. Project was last reviewed on December 12, 2018.)**

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****4. 1111 E CABRILLO BLVD**

**(2:45)** Assessor's Parcel Number: 017-352-004  
 Owner: KHP IV Santa Barbara LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 3, 2019 to consider Structure of Merit designation of the Vista Mar Monte Hotel, a Mediterranean style hotel constructed in 1927-31 located at 1111 East Cabrillo Blvd. based on the conclusions of the Historic Structures/Sites Report accepted by the HLC on January 9, 2019.)

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

**(2:50)** 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 on the City's List of Potential Historic Resources as it 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.)

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

**PROJECT DESIGN REVIEW AND FINAL REVIEW****6. 5 ROSEMARY LN****RS-15 Zone****(3:35)**

Assessor's Parcel Number: 015-091-019  
 Application Number: MST2018-00603  
 Owner: Nancy Hassett  
 Architect: Sophie Calvin

(The English Cottage style residence, constructed in 1940 and designed by Harriet Moody is a designated Structure of Merit. Proposal to construct a six foot high wood fence along the north property line, and welded wire fencing concealed within existing hedges along the street facing side of the property. Project will address violations listed in ENF2018-00716 by permitting a wood gate and arbor.)

**(A. Review of a Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the house, which was designed by Harriet Moody, is eligible for designation as a City of Santa Barbara Landmark. This Historic Structures/Sites Report prepared by Post/Hazeltine Associates concluded that the proposed project's impacts are Less than Significant (Class III).)**

**(B. Project Design Approval and Final Approval are requested. Structure of Merit, Neighborhood Preservation Ordinance, and Hillside Design District findings are required. Project was last reviewed at Consent on December 12, 2018.)**

**PROJECT DESIGN REVIEW AND FINAL REVIEW****7. 3 ROSEMARY LN****RS-15 Zone****(4:15)**

Assessor's Parcel Number: 015-093-019  
 Application Number: MST2018-00332  
 Owner: Kurt G. Harris

(This is a revised project description. The English Cottage style residence designed by Harriett Moody in 1940 is a designated Structure of Merit. Proposal to demolish the attached garage and flower room for a new 585 square foot two-car garage and 450 square feet of additions to the first floor living space. A dormer on the rear of the house will be enlarged to create a legal third bedroom adding 77 square feet to the second floor. Exterior improvements to the residence include replacement of the entry and east side doors and abatement of violations listed in ENF2017-00723 by restoring the one set of diamond pane casements on the front elevation to match original. The project also involves demolition of a non-conforming shed, and replacement and extension of a six foot high wooden fence on the south lot line. The proposed total of 2,714 square feet on a 12,289 square foot lot is 68% of the maximum required floor-to-lot area ratio.)

**(A. Review of a Phase I & II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the house designed by Harriet Moody maintains its status as a designated City of Santa Barbara Structure of Merit. This Phase 1-2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates concluded that the proposed project's impacts are Less than Significant (Class III).)**

**(B. Project Design Approval and Final Approval are requested. Structure of Merit, Neighborhood Preservation Ordinance, and Hillside Design District findings are required. Project was last reviewed on December 12, 2018.)**

**PROJECT DESIGN REVIEW**

**8. 809 DE LA VINA ST C-G Zone**

**(5:30)** Assessor’s Parcel Number: 037-041-008, -009, -010  
 Application Number: MST2017-00017  
 Owner: 815 De La Vina LLC  
 Applicant: Trish Allen, SEPPS  
 Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Structure of Merit: Ott House, constructed 1888 in the Queen Anne style. Proposal for a new 38-unit residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041- 010), the demolition of 2 one-story buildings and 2 two-story buildings and the construction of one new three-story residential building, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The overall unit mix will be 14 studio apartments, 23 one-bedroom apartments, and 1 two-bedroom apartment ranging from 291 square feet to 901 square feet with an average unit size of 567 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 41 vehicle parking spaces and 40 bicycle parking spaces.)

**(Project Design Approval is requested. Structure of Merit findings and an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan) are required. Project was last reviewed on August 22, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**