



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT AGENDA

#### APRIL 17, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
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

---

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, April 12, 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**

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.

### **NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

### **NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**A. 801 CHAPALA ST**  
Assessor's Parcel Number: 037-042-025  
Zone: C-G  
Application Number: PLN2019-00149  
Owner: Luria & Dunn, LLC  
Applicant: The Cearnal Collective, LLP

(Proposal to change the awning color on an existing commercial building located in El Pueblo Viejo Landmark District, from dark green to black.)

**Project Design Approval and Final Approval are requested.**

**NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 740 STATE ST**

Assessor's Parcel Number: 037-092-001  
Zone: C-G  
Application Number: PLN2019-00159  
Owner: Mohammad/Gity Mahboob  
Applicant: Glassman Planning Associates

(La Placita Building a.k.a. McKay-Bothin Building constructed in 1903/1915 is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for minor façade improvements to the existing commercial tenant space Lululemon. Project includes relocation of the existing State Street facing entry door, and like-for-like maintenance repair to the storefront mullions, plaster, and canopy awning.)

**Project Design Approval and Final Approval are requested. Historic Resource findings are required.**

**REVIEW AFTER FINAL APPROVAL****C. 651 PASEO NUEVO**

Assessor's Parcel Number: 037-400-002  
Zone: C-G  
Application Number: PLN2016-00464  
Owner: I & G Direct Real Estate 3, LP  
Applicant: Michael Holliday

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

**Review After Final is requested to convert concrete pavers to brick pavers at Paseo 1, Paseo 2A, and Paseo 3A for durability and maintenance. Project was last reviewed on November 14, 2018.**

**REVIEW AFTER FINAL APPROVAL****D. 634 ANACAPA ST**

Assessor's Parcel Number: 031-151-020  
 Zone: M-C  
 Application Number: PLN2015-00300  
 Owner: Craviotto Georgetta Trustee  
 Applicant: Anatega Partners LLC  
 Architect: The Cearnal Collective, LLP

(Proposal to demolish two existing commercial buildings totaling 5,520 square feet and an existing 1,850 square foot single-family residential unit and detached garage to construct a new three-story mixed-use building on two lots (630 and 634 Anacapa St.) totaling 28,145 square feet. The new project consists of 4,955 square feet (net) of ground-level commercial space. Residential space is comprised of 8 studios, 13 one-bedroom units, and 9 two-bedroom units for a total of 30 units. A parking garage accessed from Ortega Street will provide 32 parking spaces. This is an Average Unit Density (AUD) Incentive Program Priority Housing project with a proposed density of 63 dwelling units per acre (du/ac) and an average unit size of 733 square feet. Staff Hearing Officer approval was granted on August 3, 2016 for a zoning modification to allow the project to exceed the allowed density. )

**Review After Final is requested for two new overhead coiling doors and two new pedestrian gates at entrance and exit to the parking garage. Project was last reviewed on November 28, 2018.**

**REVIEW AFTER FINAL APPROVAL****E. 1224 LAGUNA ST**

Assessor's Parcel Number: 029-132-016  
 Zone: R-M  
 Application Number: PLN2018-00541  
 Owner: John M Lind  
 Applicant: Wade Davis Design

(Proposal to permit the conversion of an existing duplex located in El Pueblo Viejo Landmark District to multi-family housing under the Average Unit-Size Density Incentive Program, by permitting the as-built additional unit at the lower floor of the building, for a total of three units. Project includes conversion of an existing two-car garage into two one-car garages, permitting window and door alterations, hardscape and landscape improvements, and a request for an Alternative Open Yard Design. Minor Zoning Exceptions are required for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, exceeding the maximum height of 3'-6" within ten feet of the front lot line. Project will address violations listed in ENF2018-00334 and ZIR2018-00209.)

**Review After Final is requested for the Alternative Open Yard Design. Alternative Open Yard Design findings are required. Project was last reviewed on December 12, 2018.**

**REVIEW AFTER FINAL APPROVAL****F. 1029 STATE ST**

Assessor's Parcel Number: 039-281-012  
Zone: C-G  
Application Number: PLN2016-00549  
Owner: Cold Spring Re, LLC  
Applicant: Charles Valle

(This is a City Landmark: Janssens/Orella/Birk Building designed by Edwards, Plunkett, and Howell in 1927. The building is also listed on the National Register of Historic Places. Proposal is to change the exterior courtyard of the building. Changes include new paint to building, patio tile to brick, lighting, repairing an existing reconstructed fountain, altering existing iron windows to operable folding doors, and the opening of non-original window to have an open space with wooden folding doors. )

**Review After Final is requested to remove the upper bars on the non-historic iron windows (constructed in 1982). Landmark findings are required. Project was last reviewed on March 8, 2017.**

**NEW: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****G. 1118 E CABRILLO BLVD**

Assessor's Parcel Number: 017-353-001  
Zone: P-R/SD-3  
Application Number: PLN2019-00165  
Owner: City of Santa Barbara  
Applicant: DMHA Architecture

(The Cabrillo Pavilion and Stoa are designated Structure of Merit. Proposal for exterior patio improvements to the Cabrillo Pavilion for the La Sirena Restaurant. Project includes a windscreen, umbrellas, patio radiant floor heating, and a fire pit.)

**Project Design Approval and Final Approval are requested. Structure of Merit findings are required.**

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL****H. 1732 CHAPALA ST**

Assessor's Parcel Number: 027-101-001  
Zone: R-MH  
Application Number: PLN2017-00781  
Owner: Heckman, Daniel Mark  
Applicant: Craig Shallanberger

(The Craftsman style triplex building constructed in 1913 is a designated 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. A Minor Zoning Exception is required to allow an existing hedge along the eastern property line to remain at 12'-0" in height. Staff Hearing Officer approval was granted per Resolution No. 033-18 on July 18, 2018 for zoning modifications to allow the new garage-studio building to encroach into the required front setback and for the reduction of qualifying open yard.)

**Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 033-18, the Project Compatibility Analysis, and Structure of Merit findings. Minor Zoning Exception findings are required to allow an existing hedge along the eastern property line to remain at 12'-0" in height. Project was last reviewed by the Full Commission and continued to Consent on December 12, 2018.**