



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### JANUARY 22, 2020

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*  
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

---

#### NOTICE

*\*THE COMMISSION WILL CONDUCT A SITE VISIT AT 12:30 P.M.\*  
1919 SANTA BARBARA STREET*

**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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 13 copies).

**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.

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

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 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 17, 2020 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 attempt to 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.

### **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."*

### **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 8, 2020**.

#### C. Approval of the Consent Calendar of **January 22, 2020**.

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

#### E. Subcommittee Reports.

### **(1:50PM) MISCELLANEOUS ACTION ITEM**

#### **1. 131-137 E DE LA GUERRA ST**

Assessor's Parcel Number: 131-011-008; 009; 010; 011

Zone: C-G

Application Number: PLN2020-00018

Owner: State of California

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style commercial storefronts, designed in 1927 located at 131-137 East De La Guerra Street.)

### **(1:55PM) MISCELLANEOUS ACTION ITEM**

#### **2. 814 SANTA BARBARA ST**

Assessor's Parcel Number: 031-012-018

Zone: C-G

Application Number: PLN2020-00018

Owner: State of California

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Hoff General Hospital building constructed in 1941 located at 814 Santa Barbara Street.)

**(2:00PM) ARCHAEOLOGY REPORT**

**3. 2339 EDGEWATER WAY**

Assessor's Parcel Number: 041-350-003  
 Zone: E-3/SD-3  
 Application Number: PLN2020-00014  
 Owner: Thurman, Barbara Jo Revocable Trust  
 Barbara Jo Thurman, Trustee  
 Applicant: Sarah Bronstad, Vanguard Planning LLC

(Proposal for a Coastal Development Permit to abate violations in ENF2018-00339 to remove as-built retaining wall and remove 50 cubic yards of grading located on the coastal bluff. The project includes a proposal for a two-story addition of 1,713 square feet, a new detached two car garage, and remodeling the existing 1,976 square foot two-story residence located outside the archaeological sensitive zone.)

**Acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich, is requested.**

**(2:05PM) STAFF HISTORIC EVALUATION REPORT**

**4. 1108 DE LA VINA ST**

Assessor's Parcel Number: 039-222-016  
 Zone: C-G  
 Application Number: PLN2020-00019  
 Owner: Tasca, Carmelo & Antonia Family Trust  
 Carmelo & Antonia Tasca, Trustees  
 Applicant: Ellen Bildsten, Architect AIA, LEED AP

(Applicant request for review of Staff Historic Evaluation Report, prepared by City Urban Historian, to establish historic significance prior to a project proposal.)

**Review of a Staff Historic Evaluation Report. The report concluded that the house constructed in 1904-05 in the Queen Anne Free Classic style is eligible for designation as a Structure of Merit.**

**(2:20PM) FINAL APPROVAL**

**5. 40 E ANAPAMU ST**

Assessor's Parcel Number: 039-232-002  
 Zone: C-G  
 Application Number: PLN2019-00243  
 Owner: City of Santa Barbara  
 Applicant: Brad Klinzing, Public Works  
 Landscape Architect: Laurie Romano, Arcadia Studios

(This site contains designated City Landmarks: Central Library, constructed in 1916 in the Spanish Colonial Revival style, Faulkner Galley, constructed in 1930 in the Art Deco style, and five Corymbia

Trees. Proposal for a renovation and upgrade of the landscape and hardscape area of the library property. Improvements include approximately 5,980 square feet of additional hardscape, 500 cubic yards of imported fill, a reduction in turf area and in total trees from 95 to 66, new planters, art work, lighting, and approximately 9,800 square feet of activity space. The project includes a new lower plaza for the south entrance to the Library to increase accessibility and address connections to La Arcada, the Museum north entrance, Library Avenue and the upper plaza. No improvements are proposed to the historic buildings or landmark trees.)

**Final Approval is requested. Project was last reviewed and received Project Design Approval on November 27, 2019.**

**(3:05PM) CONTINUED ITEM: CONCEPT REVIEW**

- 6. 113-115 & 117 W DE LA GUERRA ST**  
Assessor's Parcel Number: 037-082-027, 037-082-003  
Zone: C-G  
Application Number: PLN2015-00626  
Owner: John R Dewilde  
Architect: Ed De Vicente, DMHA Architecture

(The W.D. Smith Building, constructed in 1928 and located at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, as it is eligible to be designated a Structure of Merit. Proposal for a 23-unit mixed-use project to be developed under the Average Unit-Size Density (AUD) program on two parcels known as 113-115 W. De La Guerra Street (APN 037-082-027) and 117 W. De La Guerra Street (APN 037-082-003). The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of a 4,455 square foot commercial building, of which the historic façade and tile roof will be preserved. The project proposes to construct a 28,946 square foot, three- and four-story mixed-use building that includes 16,851 square feet of residential area, 1,139 square feet of commercial area, and 10,957 square feet of parking garage. Twenty-six parking spaces will be provided in the at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 693 square feet and a unit mix of studios, one-bedroom, and two-bedroom units. The two parcels have a General Plan Land Use designation of Commercial/High Residential/Priority Housing Overlay (37-63 du/ac). The proposed density on the lots totaling 16,273 net square feet will be 62 units per acre. One existing Queen Palm in the right of way is proposed to be relocated.)

**Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on August 7, 2019.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**