



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### REVISED AGENDA

### FEBRUARY 5, 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, Assistant Planner  
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, 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 Assistant Planner, 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 31, 2020 this *Revised* 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 LINKED DIGITAL PLANS**

*The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.*

**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 22, 2020**.C. Approval of the Consent Calendar of **February 5, 2020**.

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

## E. Subcommittee Reports.

**(1:50PM) MISCELLANEOUS ACTION ITEM****1. 1514 GARDEN ST**

Assessor's Parcel Number: 027-251-020

Zone: R-M

Reference Number: PLN2020-00018

Owner: Edward St. George

(Review of Staff Report, based on Historic Structures/Sites Report accepted by the Historic Landmarks Commission on October 30, 2019, and Public Hearing to consider Structure of Merit designation of the Italianate style house constructed c. 1875.)

**(1:55PM) MISCELLANEOUS ACTION ITEM****2. 1520 GARDEN ST**

Assessor's Parcel Number: 027-251-021

Zone: R-M

Reference Number: PLN2020-00018

Owner: Edward St. George

(Review of Staff Report, based on Historic/Sites Report accepted by the Historic Landmarks Commission on October 30, 2019, and Public Hearing to consider Structure of Merit designation of the Gothic Revival style house constructed c. 1874.)

**(2:00PM) ARCHAEOLOGY REPORT****3. 1103 HARBOR HILLS DR**

Assessor's Parcel Number: 035-314-021  
Zone: RS-15  
Application Number: PLN2019-00492  
Owner: Herman & Teri Roup, Trustees  
Applicant: Dylan Henderson, SALT Architecture

(Proposal for 775 square feet of additions to an existing 1,772 square foot single-unit residence with a 420 square foot carport. Proposal includes demolition of existing deck, removal of existing carport, removal of existing atrium, and removal of roof to be replaced with a new roof configuration. Project also includes a new 456 square foot attached two-car garage with a 456 square foot Accessory Dwelling Unit (ADU) at the second level for a total of 912 square feet of accessory space. A new 827 square foot deck with guardrails, new doors and windows, new siding, and a new trash enclosure are also proposed. The proposed total of 3,459 square feet of development on 15,883 square foot lot in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

**Acceptance of a Phase I Archaeological Resources Report, prepared by Allison Jaqua, is requested.**

**(2:05PM) ARCHAEOLOGY REPORT****4. 1100 E CABRILLO BLVD & 1414 PARK PLACE**

Assessor's Parcel Number: 017-382-001, 017-383-001, 017-381-001  
Zone: P-R/S-D-3  
Application Number: PLN2019-00535  
Owner: City of Santa Barbara  
Applicant: George Johnson, Parks and Recreation

(The Andrée Clark Bird Refuge (part of the California State East Cabrillo Boulevard Parkway Historic District, designed by the Olmsted Brothers) located at 1100 E Cabrillo Boulevard, and the Municipal Tennis Center property located at 1414 Park Place, are on the City's List of Potential Historic Resources as they are eligible for designation as historic resources. The project proposes to improve water quality and restore habitat for aquatic and avian wildlife with the replacement of the Andrée Clark Bird Refuge Lagoon weir and weir gate, removal of approximately 23 non-native trees, recontouring portions of the lagoon shoreline, recontouring the mouth of the lagoon on the beach side (adjacent to the volleyball courts), seasonal lowering of the sand berm at the mouth of the lagoon on the beach side, and installation of native plants and rock clusters along the margin of the lake, islands and mouth of the lagoon. Construction of a bio-retention basin will also occur at the municipal Tennis Center property, located at 1414 Park Place. New proposed interpretive signs around the lagoon will be reviewed separately by Sign Committee. Planning Commission review is required for a Coastal Development Permit and recommendation to the California Coastal Commission.)

**Acceptance of a Phase I Archaeological Resources Report, prepared by David Stone, is requested.**

**(2:15PM) NEW ITEM: CONCEPT REVIEW****5. 1100 E CABRILLO BLVD & 1414 PARK PLACE**

Assessor's Parcel Number: 017-382-001, 017-383-001, 017-381-001  
Zone: P-R/S-D-3  
Application Number: PLN2019-00535  
Owner: City of Santa Barbara  
Applicant: George Johnson, Parks and Recreation

(The Andrée Clark Bird Refuge (part of the California State East Cabrillo Boulevard Parkway Historic District, designed by the Olmsted Brothers) located at 1100 E Cabrillo Boulevard, and the Municipal Tennis Center property located at 1414 Park Place, are on the City's List of Potential Historic Resources as they are eligible for designation as historic resources. The project proposes to improve water quality and restore habitat for aquatic and avian wildlife with the replacement of the Andrée Clark Bird Refuge Lagoon weir and weir gate, removal of approximately 23 non-native trees, recontouring portions of the lagoon shoreline, recontouring the mouth of the lagoon on the beach side (adjacent to the volleyball courts), seasonal lowering of the sand berm at the mouth of the lagoon on the beach side, and installation of native plants and rock clusters along the margin of the lake, islands and mouth of the lagoon. Construction of a bio-retention basin will also occur at the municipal Tennis Center property, located at 1414 Park Place. New proposed interpretive signs around the lagoon will be reviewed separately by Sign Committee. Planning Commission review is required for a Coastal Development Permit and recommendation to the California Coastal Commission.)

**Concept Review. No final appealable decision will be made at this hearing.**

**(3:05PM) PROJECT DESIGN APPROVAL****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 28,788 square foot, three- and four-story mixed-use building that includes 16,692 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 685 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 and one

existing avocado tree at the rear of the property is proposed to be removed. A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain.)

**Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis, Findings for Tree Removals, Historic Resource Findings, and an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain, and an Alternative Landscape Design Waiver. Project was last reviewed on January 22, 2020.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**