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City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA MARCH 4, 2020

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at 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. 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. 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, Assistant Planner, at (805) 564-5470, ext. 2687 or email 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 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. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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, February 28, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at 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 **February 19, 2020**.C. Approval of the Consent Calendar of **March 4, 2020**.

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

E. Subcommittee Reports.

(1:50PM) MISCELLANEOUS ACTION ITEM**1. 1731 LASUEN RD**

Assessor's Parcel Number: 019-182-001
Zone: RS-15
Application Number: PLN2020-00018
Owner: Koman Estates, LLC

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Mediterranean style building designed by Reginald Johnson, FAIA in 1916.)

(2:00PM) MISCELLANEOUS ACTION ITEM**2. 123 E MICHELTORENA ST**

Assessor's Parcel Number: 027-241-011
Zone: R-M
Application Number: PLN2020-00018
Owner: KJK, LP

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Mid-Century Modern style building designed by Henry W. Howell and Wallace William Arendt, in 1955.)

(2:05PM) MISCELLANEOUS ACTION ITEM**3. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Reference Number: PLN2020-00018
Staff: Nicole Hernandez, Urban Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of the resources per attached Exhibit A.)

(3:05PM) HISTORIC STRUCTURES REPORT**4. 310, 314 W JUNIPERO ST & 2403, 2407 BATH ST**

Assessor's Parcel Number: 025-053-010, 025-053-011; 025-053-009; 025-053-008
Zone: O-M
Application Number: PLN2020-00056
Owner: Santa Barbara Cottage Hospital
Applicant: Ron Biscaro

(Review of a Historic Structures/Sites Report, prepared by Alexandra Cole.)

Requesting acceptance of a Phase I Historic Structures/Sites Report, prepared by Alexandra Cole. The report concluded that the four buildings located at 310 and 314 West Junipero Street and 2403 and 2407 Bath Street are not considered eligible as City Landmarks, Structures of Merit, or for the California Register of Historic Resources. Therefore no further study is required.

(3:15PM) ARCHAEOLOGY REPORT**5. 20 E DE LA GUERRA ST (PLAZA DE LA GUERRA)**

Assessor's Parcel Number: 037-092-037
Zone: C-G/P-R
Application Number: PLN2019-00576
Owner: City of Santa Barbara
Applicant: Brad Hess, Public Works

(City Hall and the California Pepper Tree are designated City Landmarks. The Plaza De La Guerra Revitalization Project involves raising the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to curb height so that the building to building surface would be level. The purpose of the project is to beautify the Plaza and provide a more efficient space for current and future activities.)

Requesting acceptance of a Phase II Archaeological Investigation, prepared by Applied Earthworks, Inc. The report was last reviewed on December 11, 2019.

(3:35PM) ARCHAEOLOGY REPORT**6. INTERSECTION OF OLIVE MILL RD, COAST VILLAGE RD, AND JAMESON LN**

Assessor's Parcel Number: ROW-2812 and ROW-2819
 Application Number: PLN2019-00115 (City), 19BAR-00000-00116 (County)
 Owner: City of Santa Barbara, County of Santa Barbara, Caltrans
 Applicant: Laura Yanez (City), Morgan Jones (County)
 Designer: James Faber, T.Y. Lin International Group

(Proposal to construct a roundabout at the intersection of Coast Village Road, North Jameson Lane, Olive Mill Road, and United States Highway 101. The project proposes to enhance the traffic operations and safety of the six-legged intersection by constructing a single-lane roundabout, adding sidewalks, directional crosswalks, and landscaping. Tree removals and replacement street lighting are also proposed. This project will be reviewed by the City's Architectural Board of Review in conjunction with the County of Santa Barbara's Montecito Board of Architectural Review.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Rincon Consultants, Inc.

(3:45PM) HISTORIC STRUCTURES REPORT**7. INTERSECTION OF OLIVE MILL RD, COAST VILLAGE RD, AND JAMESON LN**

Assessor's Parcel Number: ROW-2812 and ROW-2819
 Application Number: PLN2019-00115 (City), 19BAR-00000-00116 (County)
 Owner: City of Santa Barbara, County of Santa Barbara, Caltrans
 Applicant: Laura Yanez (City), Morgan Jones (County)
 Designer: James Faber, T.Y. Lin International Group

(Proposal to construct a roundabout at the intersection of Coast Village Road, North Jameson Lane, Olive Mill Road, and United States Highway 101. The project proposes to enhance the traffic operations and safety of the six-legged intersection by constructing a single-lane roundabout, adding sidewalks, directional crosswalks, and landscaping. Tree removals and replacement street lighting are also proposed. This project will be reviewed by the City's Architectural Board of Review in conjunction with the County of Santa Barbara's Montecito Board of Architectural Review.)

Requesting acceptance of a Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded the proposed undertaking will have no effect (as defined by 36 CFR §800.16(i)), on the two historic properties present within the Indirect Area of Potential Effects: the Montecito Inn, a designated Structure of Merit and the contributing (original) building at 1286-1290 Coast Village Road. The improvements proposed as part of the project will not alter the characteristics of the historic properties that qualify them for inclusion in or eligibility for the National Register of Historic Places.

(4:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**8. E CABRILLO BLVD**

Assessor's Parcel Number: 033-120-015, 033-120-016
Zone: P-R/SD-3
Application Number: PLN2019-00324
Owner: City of Santa Barbara
Applicant: Jessica Grant, Public Works
Contact: Taylor Berryman, Public Works

(The California State East Cabrillo Boulevard Parkway Historic District, designed by the Olmsted Brothers is on the City's List of Potential Historic Resources as a Potential Historic District. Proposal for pedestrian and bicyclist safety improvements from the Beachway at Skater's Point off Cabrillo Boulevard west along the Beachway to the entrance to Stearns Wharf, in order to reduce conflict points between pedestrians and cyclists by encouraging pedestrian use of the Cabrillo sidewalk and cyclists to use the Beachway. The project includes reconstruction of the sidewalks and Beachway around the Stearns Wharf restroom, and reorienting the Beachway toward the ocean by six feet on the northeast side of the Stearns Wharf crosswalk. A second, pedestrian-only crosswalk will be installed northwest of the existing shared crosswalk, and green bicycle stenciling will be painted on the Beachway. A pervious sidewalk will be constructed at an angle connecting the Stearns Wharf sidewalk to Cabrillo Boulevard's sidewalk so that pedestrians do not damage the Chase Palm Park grass, and the pervious concrete will have a perpendicular path connecting to the women's restroom. Project also involves new signage, and landscape improvements, including removal of two concrete connections between the skate park's perimeter sidewalk and the Beachway, to be replaced with planter beds, and installing new planter boxes at the terminus of the Cabrillo Boulevard Bridge rail to further define the separation of the sidewalk from the multiuse path.)

Project Design Approval and Final Approval are requested. Project was last reviewed on July 24, 2019.

(4:45PM) MISCELLANEOUS ACTION ITEM**9. STAFF PRESENTATION ON THE 2020 CENSUS**

Reference Number: PLN2020-00068
Staff: Jessica Metzger, Project Planner

(Staff Presentation on the 2020 Census.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

	St Number	Prefix	St Name Vicinity	Name	Year Built	APN
1	2208		De la Vina St.	Blunt Bungalows	1948	025-183-019
3	2300		De la Vina St.	Hall Apartments	1917	025-113-017
4	2333		De la Vina St.	El Encino Apartments	1930	025-111-008
5	10	E.	Figueroa St.	Ferguson Furniture	1925	039-282-031
6	224	E.	Figueroa St.		1877	029-212-006
7	1834		Laguna St.	Cork Residence	1906	027-052-001
8	1910		Laguna St.	Fox House	1897	025-393-013
9	1718		Loma St.	Keith Lockard	1936	027-152-001
10	301	W.	Pedregosa St.	Reynolds Bungalow	1921	027-012-008
11	22	E.	Victoria St.	Victoria Hotel	1925	039-183-031
12	29-31	E.	Victoria St.	Spanish Colonial Revival Commercial Structure	1922	039-133-009
13	115	E.	Victoria St.	Spanish Colonial Revival with round tower	1927	029-071-023
14	309-311	E.	Victoria St.	Minimal Traditional Style Court	1941	029-082-007
15	413	E.	Victoria St.	Craftsman Residence	c. 1923	029-085-017
16	414	E.	Victoria St.	Folk Victorian Residence	c. 1895	029-132-002
17	616	E.	Victoria St.	Craftsman Residence	c. 1923	029-450-001
18	702	E.	Victoria St.	Spanish Colonial Revival Residence	c. 1925	029-150-001
19	712	E.	Victoria St.	Japanese Craftsman	c. 1922	029-150-003
20	10	E.	Yanonali St.	Whole Sale Grocery Warehouse	1918	033-081-002
22	132-134	W.	Yanonali St.	Spanish Colonial Revival Residence- two units	1937	033-033-025
23	133	W.	Yanonali St.	Vernacular Residence	1947	033-062-010
24	136	W.	Yanonali St.	Spanish Colonial Revival Residence	1952	033-033-013
25	225	W.	Yanonali St.	Spanish Colonial Revival Residence	1925	033-062-025
26	216- 218	W.	Yananoli St.	Streamline Moderne Style Duplex Residence	1937	033-033-018