



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### MAY 16, 2018

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

#### COMMISSION MEMBERS:

William La Voie, *Chair*  
Anthony Grumbine, *Vice Chair*  
Michael Drury  
Steve Hausz  
Ed Lenvik  
Bill Mahan  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

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 services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

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

**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, May 11, 2018, 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 **May 02, 2018**.C. Consent Calendar of **May 16, 2018**.

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

## E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A****(1:50)**

Staff: Nicole Hernandez, Urban Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of 47 historic resources per attached Exhibit A.)

**CONCEPT REVIEW - CONTINUED****2. 226 E ANAPAMU ST**

O-R Zone

**(2:35)**

|                           |                            |
|---------------------------|----------------------------|
| Assessor's Parcel Number: | 029-162-006                |
| Application Number:       | MST2017-00092              |
| Owner:                    | Barranca Enterprises, Inc. |
| Architect:                | DesignARC                  |

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated office/High Density within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires concept review by Planning Commission.)

**(Fourth Concept Review. Comments Only. Project requires review by Planning Commission. Project design was last reviewed on April 4, 2018.)**

**CONCEPT REVIEW - CONTINUED****3. 301 E YANONALI ST**

M-1/SP-2/SD-3 Zone

**(3:20)** Assessor's Parcel Number: 017-630-005  
 Application Number: MST2012-00494  
 Owner: Wright Partners THE  
 Agent: Suzanne Elledge Planning and Permitting  
 Architect: The Cearnal Collective LLP

(This is a revised project. Proposal to construct a new 25,390 square foot, single-story commercial building and a new 8,065 square foot, two-story building with 138 surface level parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit, Development Plan square footage and two front setback Modifications is required.)

**(Seventh Concept Review. Comments Only. Project requires a Zoning Modification by the Staff Hearing Officer for the pergola to encroach into the required 10-foot setback along Garden and Yanonali Street. Project requires review by Planning Commission. Project was last reviewed on November 29, 2017.)**

**REVIEW AFTER FINAL****4. 29 E CABRILLO BLVD**

HRC-2/SD-3 Zone

**(4:00)** Assessor's Parcel Number: 033-112-006  
 Application Number: MST2016-00540  
 Owner: Hannah Beachside LLC  
 Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor. Staff Hearing Officer review is required for exterior changes in the required 20 foot front setback.)

**(Review After Final is requested for the following: a new ADA ramp and guardrail in lieu of site stair at the dining patio for Tenant A, improvements to fenestration at the first and second floor of Tenant B, addition of an elevator tower, reconfiguration of Tenant B stair roof and second-floor deck with roof extension and addition of a guardrail, railing for the patio dining area at Tenant B, landscaping, lighting fixtures, and revisions to the color and materials board. Project was last reviewed on April 18, 2018.)**

**REVIEW AFTER FINAL****5. 1816 STATE ST**

C-G Zone

**(4:40)** Assessor's Parcel Number: 027-032-021  
Application Number: MST2009-00281  
Owner: Alamar II, LLC  
Architect: Bryan Murphy  
Business Name: Fiesta Inn & Suites

(This is a revised project description: Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 210 s.f. lobby addition and 92 s.f. entry porch, a tower addition with a 138 s.f. storage room, a 270 s.f. storage room addition on the 3rd floor of the building, a new 312 s.f. deck, two new patio areas totaling 585 s.f., widening the second floor corridor by 164 s.f., removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Review After Final is requested for the addition of an elevator tower, extension of the balcony corridor, and accessibility improvements. Project was last reviewed on February 22, 2017.)**

**REVIEW AFTER FINAL****6. 206 E ANAPAMU ST**

C-G Zone

**(5:10)** Assessor's Parcel Number: 029-162-039  
Application Number: MST2015-00342  
Owner: Storke LLC  
Applicant: Traci Taitt

(Proposal to demolish the wooden members of an existing 720 square foot trellis for safety measures at the front of an existing commercial development. The existing trellis is failing. The existing stucco columns are proposed to remain. A separate application will be submitted at a later date to replace the trellis with a new design. No new non-residential square footage is proposed.)

**(Review After Final is requested for a trellis and landscape improvements. Project was last reviewed on November 1, 2017.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**

# EXHIBIT A

| APN                      | St. Number | Prefix | St. Name/Vicinity   |
|--------------------------|------------|--------|---------------------|
| 019-201-011              | 1334       |        | Alameda Padre Serra |
| 029-150-038              | 1226       |        | Alta Vista Rd.      |
| 029-033-10               | 1419       |        | Alta Vista Rd.      |
| 033-082-010              | 127-131    |        | Anacapa St.         |
| 027-041-018              | 1830       |        | Anacapa St.         |
| 025-251-009              | 2120       |        | Anacapa St.         |
| 025-192-005              | 2233       |        | Anacapa St.         |
| 025-032-003              | 2535       |        | Anacapa St.         |
| 029-060-002              | 856        |        | Arguello Rd.        |
| 027-191-006              | 111        | E.     | Arrellaga St.       |
| 027-251-005              | 326        | E.     | Arrellaga St.       |
| 027-252-005              | 434        | E.     | Arrellaga St.       |
| 031-190-008              | 1202       |        | Diana Road          |
| 027-153-048              | 1620       |        | Grand Ave.          |
| 027-153-047              | 1630       |        | Grand Ave.          |
| 027-153-043              | 1640       |        | Grand Ave.          |
| 027-141-014              | 1723       |        | Grand Ave.          |
| 027-153-038              | 1746       |        | Grand Ave.          |
| 027-141-010              | 1747       |        | Grand Ave.          |
| 025-346-015              | 2010       |        | Grand Ave.          |
| 031-201-014              | 133        | E.     | Haley St.           |
| 031-211-020              | 301        | E.     | Haley St.           |
| 031-303-001              | 802        | E.     | Haley St.           |
| 037-211-003; 037-211-002 | 17-23      | W.     | Haley St.           |
| 037-211-028              | 35         | W.     | Haley St.           |
| 037-161-017              | 222        | W.     | Haley St.           |
| 027-032-010              | 35         | E.     | Islay St.           |
| 027-041-012              | 115        | E.     | Islay St.           |
| 027-111-002              | 118        | E.     | Islay St.           |
| 027-112-003              | 224        | E.     | Islay St.           |
| 027-121-001              | 300        | E.     | Islay St.           |
| 027-051-012              | 321        | E.     | Islay St.           |
| 027-101-007              | 11         | W.     | Islay St.           |
| 027-101-006              | 15         | W.     | Islay St.           |
| 027-101-005              | 21         | W.     | Islay St.           |
| 027-101-004              | 23         | W.     | Islay St.           |
| 027-101-003              | 25         | W.     | Islay St.           |
| 027-101-002              | 29         | W.     | Islay St.           |
| 027-101-001              | 33         | W.     | Islay St.           |
| 015-093-005              | 1          |        | Rosemary Ln.        |
| 015-093-018              | 2          |        | Rosemary Ln.        |
| 015-093-019              | 3          |        | Rosemary Ln.        |
| 015-093-002              | 4          |        | Rosemary Ln.        |
| 015-091-019              | 5          |        | Rosemary Ln.        |
| 015-091-010              | 26         |        | Rosemary Ln.        |
| 053-231-011              | 3626       |        | San Remo Dr.        |
| 025-131-007              | 2311       |        | Santa Barbara St.   |