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City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

APRIL 15, 2020

11:00 A.M.

This Meeting Will Be Conducted Electronically As
Described Below

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

ELECTRONIC PARTICIPATION: Join Meeting Electronically at:
<https://attendee.gotowebinar.com/register/6282023807569984268>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (914) 614-3221
PIN: 851-009-382
Webinar ID: 232-402-435

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to HLCSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 3 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

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

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/HLC. If you have any questions about the posted documents, contact Pilar Plummer, Assistant Planner, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

AMERICANS WITH DISABILITIES ACT: If you need 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. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at clerk@santabarbaraca.gov as soon as possible. **Appeals and associated fee must be submitted in writing, and via email to clerk@santabarbaraca.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

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 Commission on which he or she is seated, if the practitioner does not advocate for the project.

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, April 10, 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

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.

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

Hyperlinks to project plans are provided in 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.

FINAL APPROVAL**A. 135 E ORTEGA ST**

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PLN2019-00114
Owner: Refugio Properties, LLC
Applicant: Gowdy Mission, LMA Architects

(This site is located in El Pueblo Viejo Landmark District and adjacent to a designated City Landmark: "Historic" Adobe and Covarrubias Adobe, and a building on the City's List of Potential Historic Resources: Gameton House. The project site is currently developed with commercial office space and a manufacturing/storage building. Proposal to construct a 1,117 square foot ground level office addition at the rear dock under an existing roof canopy, and permit an existing 233 square foot rear utility enclosure. Site improvements include reconfiguration of the existing parking lot paving, including new Americans with Disabilities Act (ADA) path of travel walkways, and associated parking lot landscaping. Consideration of a Waiver for Screening is requested to allow the waste and recycling receptacle storage to be partially screened. Development Plan Approval findings are required for the construction of new nonresidential floor area.)

Final Approval is requested. Project was last reviewed and received Project Design Approval on October 30, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 111 W VALERIO ST**

Assessor's Parcel Number: 027-172-007
Zone: R-MH
Application Number: PLN2020-00092
Owner: Selbor Revocable Trust
Applicant: Holly Garcin, SEPPS

(The American Colonial Revival style residence, constructed in 1894 by Samuel Ilsley, is a designated Structure of Merit. Proposal to address violations listed in ENF2019-00907 by permitting an existing unpermitted six foot high privacy fence. The fence will remain in the existing location along the property line frontage of Chapala Street, and will be relocated four feet back from the property line frontage at the corner of Chapala Street and West Valerio Street. The project includes landscape improvements to the front entry of the residence, at the front facade of the existing fence, and at the parkway planters located at the right-of-way on Chapala Street and West Valerio Street. Project includes 135 square feet of deck extension to the existing deck located at the east side of the residence. A Minor Zoning Exception is requested to allow for the six foot high fence to be located within the first ten feet of the front lot line.)

Project Design Approval and Final Approval are requested. A Minor Zoning Exception is requested to allow for the six foot high fence to be located within the first ten feet of the front lot line. Neighborhood Preservation Ordinance findings, and Structure of Merit findings are required.