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# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT AGENDA

### OCTOBER 14, 2020

11:00 A.M.

This Meeting Will Be Conducted Electronically As  
Described Below

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**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/5880825212757213712>

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: 798-936-088

Webinar ID: 771-194-131

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](mailto: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 2 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.

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov), 2. Call the HLC Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS); addressed to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/HLC](http://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](mailto: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](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals and associated fee must be submitted in writing, and via email to [Clerk@SantaBarbaraCA.gov](mailto: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 10<sup>th</sup> 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, October 9, 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

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.*

### **REVIEW AFTER FINAL APPROVAL**

#### **A. [214 E DE LA GUERRA ST](#)**

Assessor's Parcel Number: 031-082-002  
 Zone: C-G  
 Application Number: PLN2016-00447  
 Owner: Lauritson, Betty Jo Trust 4/22/03  
 Betty Lauritson, Trustee  
 Applicant: The Cearnal Collective, LLP

(The Louisa Ygnacio House, constructed in the Italianate style in 1875 is a designated City Landmark. Proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot, and construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay (37-63 dwelling units per acre). The Louisa Ygnacio House and duplex at 214 E. De La Guerra will be preserved and renovated.)

**Review After Final is requested to review paint samples for the Ygnacio House at 214 E De La Guerra Street, which is a designated City Landmark.**

### **NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **B. [1334 ANACAPA ST](#)**

Assessor's Parcel Number: 029-071-001  
 Zone: O-R  
 Application Number: PLN2020-00445  
 Owner: Fenton Family Trust 5/19/09  
 Annie Fenton, Trustee  
 Applicant: Annie Fenton

(The Queen Anne Free Classic style building, constructed in 1910 is eligible for designation as a Structure of Merit. Proposal to install a new 5'-0" tall wrought iron privacy fence, new 5'-0" tall wrought iron pedestrian gate at the concrete walkway, and two new 5'-0" tall wrought iron driveway gates.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria and Historic Resource Findings.**

**FINAL APPROVAL**

- C.**        **524 STATE ST**  
Assessor's Parcel Number: 037-173-039  
Zone: M-C  
Application Number: PLN2020-00107  
Owner: Jason Jaeger & Sep Wolf  
Applicant: Jessi Finnicum-Schwartz, Anacapa Architecture

(The Mediterranean style building, remodeled after the earthquake in 1925 by Soule Murphy and Hastings, is eligible for designation as a Structure of Merit. Proposal to convert the existing commercial building from church and office to a 47-room hotel. The project includes a 401 square foot ground floor addition, 446 square foot second floor addition, and 1,557 square foot third floor addition. The proposal includes a new elevator shaft and stairs at the rear of the building, and removal of a Cork Oak and Palm Tree at the rear of the property. Development Plan Approval findings are required for the construction of new commercial floor area.)

**Final Approval is requested. Substantial conformance with the plans granted Project Design Approval on September 2, 2020 is required. Project was last reviewed by the Full Commission and continued to Consent on September 30, 2020.**