



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JANUARY 20, 2021

1:30 P.M.

This Meeting Will Be Conducted Electronically As
Described Below

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

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, Planning Technician I

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:

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,

ELECTRONIC PARTICIPATION: Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/699462430940724496>

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 (415) 655-0052

PIN: 841-648-073

Webinar ID: 860-977-891

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. Please note that the Commission may not have time to review written comments received after 10:00 a.m. on the day of the meeting; however, they will be added to the project file

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

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the GoToWebinar platform by selecting the virtual hand icon, which 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 Board. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board’s subject matter jurisdiction.

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.

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, 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. 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.

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 Discussion; and 8. Board/Commission Action.

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.**

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

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, January 15, 2021 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC. Approximate times are set for each item; however, the schedule is subject to change.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Single Family Design Board 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

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.

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. **Applicants will be limited to 15 minutes for project presentation and a timer will be available on screen for reference. It is at the Chair's discretion to allow applicants additional presentation time.**

GENERAL BUSINESS

- A. 2021 Election of Chair and Vice Chair.
- B. 2021 Appointment of Consent Review Representatives and Subcommittees.
- C. 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.

- D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 9, 2020**.
- E. Approval of the Consent Calendar of **January 20, 2021**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

(1:55PM) DISCUSSION ITEM

- 1. **HISTORIC PRESERVATION PROGRAM AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**
Reference Number: PLN2021-00038
Staff: Nicole Hernandez, Architectural Historian
Julia Pujó, Environmental Analyst

(Review the process for identifying historic resources and evaluating impacts to historic resources as required by the California Environmental Quality Act and outlined in the City of Santa Barbara [Master Environmental Assessment Guidelines](#).)

(2:30PM) RESOLUTION OF INTENTION FOR STRUCTURE OF MERIT DESIGNATION

- 2. **130 CANYON ACRES DR**
Assessor's Parcel Number: 031-160-015
Reference Number: PLN2021-00039
Owner: Jo Lynn Hardimann

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on February 3, 2021 to consider Structure of Merit designation of the Mediterranean style residence designed by Russell Ray, AIA, in 1915.)

(2:35PM) RESOLUTION OF INTENTION FOR STRUCTURES OF MERIT DESIGNATIONS

- 3. **MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**
Reference Number: PLN2021-00039
Staff: Nicole Hernandez, Architectural Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 14, 2021 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

(2:40PM) RESOLUTION OF INTENTION FOR STRUCTURE OF MERIT DESIGNATIONS**4. MULTIPLE HISTORIC RESOURCES LISTED BELOW**

Reference Number: PLN2021-00039
Staff: Nicole Hernandez, Architectural Historian

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation. The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 14, 2021 to consider Structure of Merit designation of 530 State Street, and 1806 El Encanto Road.)

A. 530 State Street

Assessor's Parcel Number: 037-173-026
Owner: Patricia Thompson Perry and McColm Family Trust

(Spanish Colonial Revival style building, designed in 1929, and remodeled in 1951.)

B. 1806 El Encanto Road

Assessor's Parcel Number: 019-170-002
Owner: Michael Duca & Shawn Seibert

(Spanish Colonial Revival style building designed in 1930.)

(2:45PM) ARCHAEOLOGY REPORT**5. 1911 DE LA VINA ST**

Assessor's Parcel Number: 025-362-009
Zone: C-G
Application Number: PLN2020-00425
Owner: Sam Tyler
Applicant: Wade Mously, DMHA Architects

(Proposal for a mixed-use remodel. Project entails remodeling multiple facades of an existing 5,535 square foot, one-story non-residential structure. Also proposed is the internal reconfiguration of the structure from office and laundromat space to an art studio and laundromat. Project proposes site improvements and a parking lot and vehicular circulation improvements. An Accessory Dwelling Unit will be permitted under a separate permit above a new six-vehicle tandem carport. Scope of work also entails landscaping improvements. No change to the existing single-unit residence is proposed.)

Requesting acceptance of a Phase 1 Archeological Resources Report, prepared by David Stone, Wood Environmental and Infrastructure Solutions, Inc.

(2:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**6. WESTSIDE PASEOS PROJECT**

Assessor's Parcel Number: Multiple Right-Of-Way Parcels
 Application Number: PLN2020-00339
 Owner: City of Santa Barbara
 Applicant: Jessica Grant, Public Works Department

(The Westside Community Paseos will establish safe and efficient connections within and from the Westside to Downtown and the Eastside. With a focus on low vehicular-volume streets (Gillespie, San Pascual, Mission, Micheltorena, Sola, Panchita Place, Victoria, Alta Vista, Anapamu and Nopal) the improvements will also provide a safe route to four local schools, encouraging students to bike or walk. Exterior improvements within El Pueblo Viejo Landmark District (EPV) include traffic signals, traffic diverter medians, access ramps, landscaping, brick pavers, relocated street lights, high visibility bike lanes at the Sola and Santa Barbara Street intersection and improved crossing with two curb extensions, brick pavers, landscaping, relocated street lights, all way stop signs, and green backed bike roadway stencils at the intersection of Sola and Garden Streets. All roadway improvements follow City, State and/or Federal Standards.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Analysis Criteria and El Pueblo Viejo Design Guidelines.

(3:30PM) ARCHAEOLOGY REPORT**7. 410 STATE ST, 27 E. GUTIERREZ ST, 409 ANACAPA ST**

Assessor's Parcel Number: 037-212-022, 037-212-035, 037-212-030
 Zone: M-C
 Application Number: PLN2020-00220
 Owner: Series C of Old Town Properties SB, LLC
 Applicant: The Cearnal Collective LLP (Architect)

(Proposal to merge three parcels located at 410 State Street, 27 E. Gutierrez Street, and 409 Anacapa Street, to create a 59,010 square foot lot. The proposed development involves construction of 78 rental units (42 studios, 18 one-bedrooms, and 18 two-bedrooms) averaging approximately 670 square feet per unit, in a new four-story building on the existing parking lot located at 27 E. Gutierrez Street, using the City's Average Unit-Size Density Incentive Program. The building would be approximately 90,000 square feet, including an approximately 25,000 square foot ground floor consisting of a parking garage, commercial space, residential lobby, trash enclosure, and bicycle parking. The proposal includes 89 parking spaces in a combination of surface parking spaces and parking lifts. Planning Commission granted the Community Benefit Project exceptions to height limitations.)

Requesting acceptance of a Phase I Archeological Resources Report and Addendum, prepared by Heather Macfarlane and Michael H. Imwalle, Macfarlane Archaeological Consultants.

(3:35PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

8. [410 STATE ST, 27 E. GUTIERREZ ST, 409 ANACAPA ST](#)
Assessor's Parcel Number: 037-212-022, 037-212-035, 037-212-030
Zone: M-C
Application Number: PLN2020-00220
Owner: Series C of Old Town Properties SB, LLC
Applicant: The Cearnal Collective, LLP (Architect)

(Proposal to merge three parcels located at 410 State Street, 27 E. Gutierrez Street, and 409 Anacapa Street, to create a 59,010 square foot lot. The proposed development involves construction of 78 rental units (42 studios, 18 one-bedrooms, and 18 two-bedrooms) averaging approximately 670 square feet per unit, in a new four-story building on the existing parking lot located at 27 E. Gutierrez Street, using the City's Average Unit-Size Density Incentive Program. The building would be approximately 90,000 square feet, including an approximately 25,000 square foot ground floor consisting of a parking garage, commercial space, residential lobby, trash enclosure, and bicycle parking. The proposal includes 89 parking spaces in a combination of surface parking spaces and parking lifts. Planning Commission granted the Community Benefit Project exceptions to height limitations.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria and El Pueblo Viejo Design Guidelines. Project was last reviewed September 16, 2020.

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

	St Number	Prefix	St Name	Name	Year Built	APN
1	2400		Bath St.	Nurses Building	1923	025-061-015
2			De la Vina St.	Queen Anne/Neil Residence	1906	039-061-009
3	1332		Garden St.	Colonial Revival Style Residence	1890	029-081-006
4	2225		De la Vina St.	Mid-Century Modern	1962	025-181-025
5	1101		Garcia St.	Spanish Colonial Revival	1932	029-282-010
6	22	W.	Micheltorena St.	Robinson Office Building	1926	027-231-015
7	14	W.	Micheltorena St.	Spanish Colonial Revival Residence	1936	027-231-013
8	32	E.	Micheltorena St.	1st Church of Christ Scientist Church Annex	1922	039-072-002
9	107	E.	Micheltorena St.	Queen Anne Residence	1872	027-241-014
10	309	E.	Micheltorena St.	Queen Anne style/Parker Residence	1875	027-251-017
11	423	E.	Micheltorena St.	Craftsman Residence	1920	027-252-031
12	425	E.	Micheltorena St.	Craftsman style residence	1915	027-252-030
13	431	E.	Micheltorena St.	Craftsman Residence	1920	027-252-028
14	527	E.	Micheltorena St.	Craftsman Residence	1920	027-260-019
15	612	E.	Micheltorena St.	Craftsman Residence	1915	029-033-003
16	645	E.	Micheltorena St.	Craftsman Residence	1915	029-041-004
17	731	E.	Micheltorena St.	Spanish Colonial Revival Residence	1929	029-042-009
18	305	E.	Anapamu St.	First United Methodist Church	1926	029-131-024
19	1707		Garden St.	Kinkaid Residence	1909	027-112-010
20	1812		Garden St.	Spanish Colonial Revival Style Residence	1922	027-051-017