



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### FEBRUARY 3, 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](https://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](https://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](https://SantaBarbaraCA.gov/HLCVideos),

**ELECTRONIC PARTICIPATION:** Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/1359839010480907024>

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 (562) 247-8422

PIN: 896-346-295

Webinar ID: 289-106-483

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. 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](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.

**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](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.**

**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 29, 2021 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). 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](http://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. 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 **January 20, 2021**.C. Approval of the Consent Calendar of **February 3, 2021**.

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

## E. Subcommittee Reports.

**(1:50PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. 130 CANYON ACRES DR**

Assessor's Parcel Number: 055-153-012  
Reference Number: PLN2021-00039  
Owner: Jolynn Hardiman

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit the Mediterranean style house with Spanish Colonial Revival elements designed in 1915 by noted architect Russell Ray, AIA.)

**(2:05PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****2. 702 ANACAPA ST**

Assessor's Parcel Number: 031-081-012  
Reference Number: PLN2021-00039  
Owner: Reynoso, Josephine Ortega Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 28, 2021 to consider designating the Neon Sign and Carrillo Mural as a Structure of Merit.)

**(2:10PM) MURAL EVALUATION REPORT****3. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002  
Zone: P-R  
Application Number: PLN2019-00425  
Owner: City of Santa Barbara  
Applicant: Justin Van Mullem, Parks & Recreation Department

(Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, water slide, basketball court, skate park, bocce ball courts, corn hole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code Title 30.)

- A. Requesting acceptance of a Mural Evaluation Report, prepared by Site & Studio Conservation, LLC. The report concluded that seven of the murals are eligible to be designated Structures of Merit and evaluated and recommended treatment plans for the significant murals.**
- B. Requesting acceptance of the Architectural Historian report evaluating the proposed mural relocation, demolition and reproduction for the purposes of the California Environmental Quality Act (CEQA) to be included in the Mitigated Negative Declaration for final approval by Planning Commission.**

**(3:00PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****4. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002  
Reference Number: PLN2021-00039  
Owner: City of Santa Barbara

(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 of seven of the Ortega Park Murals.)

**(3:05PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL****5. 225 STATE ST**

Assessor's Parcel Number: 033-042-010  
Zone: HRC-2/SD-3  
Application Number: PLN2020-00549  
Owner: Hangar 225 LLC  
Applicant: Jeff Hornbuckle, The Cearnal Collective, LLP

(The Commercial Vernacular style building, constructed in 1925 by E.F. Edwards is on the City's List of Potential Historic Resources. Proposal for a renovation of the existing commercial building. Exterior improvements to the commercial building include restoring the arched storefronts along State Street, replacing existing windows along the parking lot façade to match existing, restoration of the existing clerestory windows, replace the existing low roof, replacing the upper clerestory roofs, and re-painting. Additional improvements include removal of existing rooftop equipment, removal of refrigeration units and equipment at the rear patio, installing new fencing, landscaping and hardscape at the rear patio.)

**Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria, and Structure of Merit Findings. Project was last reviewed at Consent on January 20, 2021, and continued two weeks to the Full Commission meeting of February 3, 2021.**

**(3:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL****6. 206 E VICTORIA AVE**

Assessor's Parcel Number: 029-122-001  
Zone: C-G  
Application Number: PLN2016-00528  
Owner: Simon Maida  
Applicant: Lauren Deason, Sherry & Associates

(The Victorian style buildings constructed in 1888, "Bernasconi Residence and Barn" are designated as Structure of Merit. Proposal for improvements to the Bernasconi Residence including replacement of the unpermitted stucco siding with wood siding, replacement of vinyl sliders with double-hung, wood windows to match the original windows, and a change of use from office occupancy to residential use. Project includes a revised parking configuration to provide a total of six vehicle parking spaces and four bicycle parking space to serve the neighborhood market, and retention of two uncovered parking spaces at serve the residential unit. Additional site improvements involve constructing a new trash enclosure, permitting existing A/C units, and new site landscaping. Project will address violations listed in ENF2016-00262. Project includes a request for a Landscape Waiver for the Presidio Parking Lot, and a Waiver to allow one of the existing A/C units to be located within five feet of the front lot line.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria, Staff Hearing Officer Resolution No. 001-20, and Structure of Merit findings. Project includes a request for a Landscape Waiver for the Presidio Parking Lot, and a Waiver to allow one of the existing A/C units to be located within five feet of the front lot line. The project was last reviewed July 8, 2020.**

**(4:35PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL****7. 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. The project was last reviewed January 20, 2021.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**