



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

FEBRUARY 3, 2021

11:00 A.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:

ELECTRONIC PARTICIPATION: Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/6653731312012864016>

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: 639-269-093

Webinar ID: 730-183-123

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

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

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

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.

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 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.

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.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A.** [219 W ARRELLAGA ST](#)
 Assessor's Parcel Number: 027-221-003
 Zone: R-MH
 Application Number: PLN2020-00578
 Owner: Whitaker, Thomas
 Applicant: Chris Cottrell, Native Son Design Studio

(The Folk Victorian style residence, constructed in 1903 is a designed Structure of Merit. Proposal to construct a new 166-square-foot covered entry at the historic residence.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit Findings are required.

REVIEW AFTER FINAL APPROVAL

- B.** [1816 STATE ST](#)
 Assessor's Parcel Number: 027-032-021
 Zone: C-G
 Application Number: PLN2009-00281
 Owner: Alamar li, LLC
 Applicant: Bryan Murphy, Murphy & Associates Architects
 Organization: Fiesta Inn & Suites

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

Review After Final is requested for the installation of decorative accent tiles at four faces of the tiled dome and a simplified cupola atop the dome. Additional changes include: the installation of quarried sandstone surrounds at the arched arcade, new accent tile bands at the archway undersides and columns, replacement of the existing concrete curb at the arcade area with

sandstone curbs, and the removal of the planter at the south side of the parking lot. The project was last reviewed December 12, 2018.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 721 CHAPALA ST

Assessor's Parcel Number: 037-530-035
Zone: C-G
Application Number: PLN2020-00642
Owner: Paseo Chapala Residential/Office Association
Applicant: John Campanella

(Proposal to remove two Floss Silk (Ceiba speciosa) trees that were determined by an arborist report to be inappropriately large for their current location identified on approved landscape plan.)

Project Design Approval and Final Approval are requested. Findings for Tree Removals are required.

FINAL APPROVAL

D. 920 SUMMIT RD

Assessor's Parcel Number: 015-300-001
Zone: A-2/SD-3
Application Number: PLN2020-00472
Owner: Montecito Country Club, LLC
Applicant: Steve Welton, SEPPS, INC.

(The Montecito Country Club, constructed in 1916-1918 by Bertram Goodhue, and altered in 1921 by George Washington Smith was designated a Structure of Merit on October 16, 2019 . Proposal for a new 1,110 square foot Golf Simulator Facility that will be located adjacent to the existing tennis courts, tennis building, cart storage building, and clubhouse. The new building consists of two golf simulation hitting bays, and includes all related mechanical, electrical, and associated site work to accommodate the new facility. Development Plan Approval is required for the construction of new non-residential floor area. The project must be found by the Community Development Director to be in Substantial Conformance with the original project approval under PLN2005-00831.)

Final Approval is requested. Projects requires substantial conformance to the plans that received Project Design approval on December 9, 2020, which is when the project was last reviewed.

REVIEW AFTER FINAL APPROVAL**E. 2014 GARDEN ST**

Assessor's Parcel Number: 025-331-016
Zone: RS-15
Application Number: PLN2018-00103
Owner: S.B. Restore, LLC
Applicant: Serena McClintick, Harrison Design

(The Mission Revival style residence, constructed in 1894, Crocker Row House #2, is on the City's Potential Historic Resources List. Proposal for a remodel and site alterations to the single residential unit, including demolition of the existing two-car garage, for a new 745 square foot two-car garage and storage structure. Project involves removal of the sunroom off the second story to be replaced with a first-floor breakfast room, alterations to windows and doors, re-roofing, and improvements to the existing covered porch. Additional site alterations include changing the gravel driveway to permeable pavers, changes to hardscape and landscape, removal of 10 non-specimen trees, and relocation of two fruit trees. This project will address Building Violation BLD2016-02590 by removal of the existing fountain from the rear yard. The proposed total of 4,154 square feet on a 13,900 square foot lot is 99% of the maximum required floor-to-lot area ratio.)

Review After Final is requested for revisions to the scope of work, including replacing the existing two-story sunroom at the east elevation with a one-story breakfast room at the main level, and minor alterations to the doors and windows at the west elevation.