



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

MARCH 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
Ted Hamilton, 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/2155039905182860560>

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: 578-487-139

Webinar ID: 738-793-211

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, February 26, 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. ***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

CONTINUED ITEM: 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: Thomas Whitaker
 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. The project was last reviewed February 3, 2021.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. [222 E CONSTANCE AVE](#)

Assessor's Parcel Number: 025-042-002
 Zone: RS-15
 Application Number: PLN2021-00080
 Owner: Joy Kunz
 Applicant: Valerie Froscher

(The Mid-Century Modern style residence, constructed in 1959 by noted architect Richard Neutra, is a designated Structure of Merit. Proposal for a 542-square-foot one story addition to the rear of an existing single family home. Also proposed is a 21-square-foot interior remodel and the conversion of 32 square feet of the existing garage to habitable space. The proposed total of 2,576 square feet of development on a 12,681 square foot lot is 64% of the guideline maximum floor to lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required. [Staff report](#) by City Architectural Historian found the project meets the Secretary of the Interior's Standards for the Treatment of Historic Resources.

CONTINUED ITEM: FINAL APPROVAL**C. 701 CHAPALA ST**

Assessor's Parcel Number: 037-082-008
Zone: C-G
Application Number: PLN2020-00575
Owner: Nancy Boeseke Brock
Applicant: Ed Devicente, DMHA

(Proposal for tenant improvements to an existing commercial building located in El Pueblo Viejo Landmark District. Project involves various improvements including smooth stucco over existing CMU walls, painting the existing wood trim and wood fascia, replacing existing doors, and replacing the existing brick wainscot with a new tile wainscot.)

Final Approval is requested. Project requires substantial conformance to the plans granted project design approval on February 17, 2021, which was when the project was last reviewed.

CONTINUED ITEM: FINAL APPROVAL**D. 1806 EL ENCANTO RD**

Assessor's Parcel Number: 019-170-002
Zone: RS-15
Application Number: PLN2020-00521
Owner: Mike Duca
Applicant: Trish Allen, SEPPS Inc.
Scott Menzel, Landscape Architect

(The Spanish Colonial Revival style residence, designed by Edwards & Plunkett in 1930, is eligible for designation as a Structure of Merit. Proposal for miscellaneous site work and landscape improvements to the property, including replacing the existing 495 sq. ft. driveway off Mira Vista Avenue with brick, replacing concrete pathways with pea gravel, constructing a new gas fire pit off the rear patio with built in bench seating, and replacing existing chain-link fencing on the north and west property lines with six foot high wood fencing, and replacing the existing Oleander hedge in the front yard along El Encanto Road with a Bay hedge. Project includes the removal of a Mexican Fan Palm, Pittosporum Undulatum, King Palm, and Olive from the back yard, as well as two Pittosporum Undulatum and a Pygmy Palm from the front yard and proposes to install additional planting on the embankment between the hedge and the edge of El Encanto Road. Other existing trees on the property are proposed to remain. Project includes Minor Zoning Exceptions to allow for a new six-foot high wood fence and gate to be constructed along the Mira Vista property frontage, a new six-foot high gate with plaster pillars on the El Encanto Road frontage, and for a new trash enclosure to be constructed in the secondary front yard accessed off Mira Vista Avenue.)

Final Approval is requested. Project requires substantial conformance to the plans that received project design approval on February 17, 2021, which is when the project was last reviewed.

CONTINUED ITEM: FINAL APPROVAL

- E. [206 E VICTORIA AVE](#)**
Assessor's Parcel Number: 029-122-001
Zone: C-G
Application Number: PLN2016-00528
Owner: Simon Maida, Presidio Market & Grill, Inc.
Applicant: Brooke Van Duyne, 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 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.)

Final Approval is requested. Project requires substantial conformance to the plans that received project design approval on February 3, 2021, which was when the project was last reviewed.