



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

APRIL 14, 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, Architectural 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:

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/2208587221895611917>

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) 930-5321

PIN: 414-482-633

Webinar ID: 534-233-547

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to HLCSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the Board 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 HLC may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

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

All public comment that is submitted before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at SantaBarbaraCA.gov/HLC. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

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 Ted Hamilton, Assistant Planner at 805 897 2687 or email THamilton@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, April 9, 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. ***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.***

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. 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 **March 17, 2021**.C. Approval of the Consent Calendar of **April 14, 2021**.

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

E. Subcommittee Reports.

(1:50PM) DISCUSSION ITEM**1. STATE STREET ADVISORY COMMITTEE**

Reference Number: PLN2021-00038

(Vote on one State Street Advisory Subcommittee Member and One Alternate. This item was requested at the March 17, 2021 HLC meeting.)

(1:55PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATIONS**2. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Reference Number: PLN2021-00039

Staff: Nicole Hernandez, Architectural Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of the resources per attached Exhibit A.)

(2:35PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATION**3. [530 STATE ST](#)**

Assessor's Parcel Number: 037-173-026

Zone: M-C

Reference Number: PLN2021-00039

Owner: Patricia Thompson Perry and McColm Family Trust
Barbara McColm, Trustee

(Review of Staff Report and Public Hearing to consider [designation](#) of the Spanish Colonial Revival style building, designed in 1929, with entrance remodeled in 1951 as a Structure of Merit.)

(2:45PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATION

4. [1806 EL ENCANTO RD](#)
Assessor's Parcel Number: 019-170-002
Zone: RS-15
Reference Number: PLN2021-00039
Owner: Mike Duca & Shawn Seibert

(Review of Staff Report and Public Hearing to consider [designation](#) of the Spanish Colonial Revival style building Spanish Colonial Revival style building designed in 1930 by Edwards and Plunkett as a Structure of Merit.)

(2:55PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

5. [1919 LAS TUNAS RD](#)
Assessor's Parcel Number: 019-013-009
Zone: RS-1
Reference Number: PLN2021-00039
Owner: Mike McCourt

(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 the Spanish Colonial Revival style house designed by George Washington Smith constructed in 1920.)

The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 7, 2021 to consider Structure of Merit designation of the house designed by George Washington Smith in 1920 in the Spanish Colonial Revival style.

(3:00PM) DISCUSSION ITEM

6. **FLOOR-TO-LOT AREA RATIO MAP**
Reference Number: PLN2021-00038
Staff: Jessica Metzger, Project Planner

(Review the Public Outreach Draft FAR (Floor-to-lot Area Ratio) Map and provide feedback to staff.)

(3:45PM) MISCELLANEOUS ACTION ITEM

7. [HISTORIC RESOURCE REVIEW GUIDELINES](#)
Reference Number: PLN2021-00038
Staff: Nicole Hernandez, Architectural Historian

(Review and Recommend to City Council to adopt the Historic Resource Design Guidelines.)

(4:05PM) ARCHAEOLOGY REPORT**8. LOS PATOS WAY OFF-RAMP UNDERPASS (BRIDGE NO. 51-0235)**

Assessor's Parcel Number: 017-010-079, ROW-001-628
Zone: HRC-2/S-D-3, P-R/S-D-3
Application Number: PLN2019-00591
Owner: Southern Pac Co
Applicant: Eric Goodall, Public Works Department

(The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed and replaced because the U.S. Route 101 off-ramp at Los Patos Way is being vacated and is no longer needed.)

Review of a Phase I Archaeological Resources Report prepared by David Stone of Stone Archaeological Consulting.

(4:10PM) ARCHAEOLOGY REPORT**9. 501 NINOS DR/DWIGHT MURPHY FIELD**

Assessor's Parcel Number: 017-362-005
Zone: P-R/SD-3
Application Number: PLN2018-00494
Owner: City of Santa Barbara
Applicant: Justin Van Mullem, Parks & Recreation

(Proposal for renovation and alterations to Dwight Murphy Field, including conversion of an existing grass soccer field to artificial turf with new fencing and lighting, replacement of existing buildings with restrooms at a new location, and accessible pathways. Additional new amenities include a fitness area, youth baseball field, picnic areas, and a universally accessible playground. The project will also involve the conversion of Park Road to primarily one-way circulation with angled parking, and redesigned park entries.)

Review of a Phase I Archaeological Resources Report prepared by David Stone of Stone Archaeological Consulting

(4:15PM) CONTINUED ITEM: IN-PROGRESS REVIEW

10. **801 STATE ST**
 Assessor's Parcel Number: 037-400-013
 Zone: C-G
 Application Number: PLN2019-00557
 Owner: Tammy Hughes, Miramar Management
 Applicant: Jeff Hornbuckle, The Cearnal Collective

(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style, by A. C. Sanders, is a designated Structure of Merit. Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings are required for the construction of 2,996 square feet (net) new commercial floor area.)

In-Progress Review of a trellis at the roof deck, building sections to illustrate parapet heights, and roof, door, window, plaster, and balcony details. Project received Project Design Approval on April 15, 2020, which is when the project was last reviewed.

(4:45PM) NEW ITEM: CONCEPT REVIEW

11. **410 STATE ST**
 Assessor's Parcel Number: 037-212-022
 Zone: M-C
 Application Number: PLN2021-00102
 Owner: Series C of Old Town Properties Sb, LLC
 Applicant: Brian Cearnal, The Cearnal Collective

(Proposal for an upper story addition at a non-historic structure in El Pueblo Viejo Landmark District to accommodate a new climbing gym. The project consists of the removal and lift of 7,734 square feet of the existing roof and framing structure to construct a new 1,856 square foot mezzanine. Project requires Historic Landmarks Commission review of a Development Plan for the addition of over 1,000 square feet of nonresidential floor area.)

Concept Review. No Final Appealable Action will be taken at this hearing.

SEE SEPARATE AGENDA FOR CONSENT ITEMS

EXHIBIT A

	Address	Name	Year Built	APN
1	2400 Bath St.	Nurses Building	1923	025-061-015
2	2225 De la Vina St.	Mid-Century Modern	1962	025-181-025
3	1101 Garcia St.	Spanish Colonial Revival	1932	029-282-010
4	14 W. Micheltorena St.	Spanish Colonial Revival Residence	1936	027-231-013
5	309 E. Micheltorena St.	Queen Anne style/Parker Residence	1875	027-251-017
6	431 E. Micheltorena St.	Craftsman Residence	1920	027-252-028
7	527 E. Micheltorena St.	Craftsman Residence	1920	027-260-019
8	612 E. Micheltorena St.	Craftsman Residence	1915	029-033-003
9	645 E. Micheltorena St.	Craftsman Residence	1915	029-041-004
10	731 E. Micheltorena St.	Spanish Colonial Revival Residence	1929	029-042-009
11	305 E. Anapamu St.	First United Methodist Church	1926	029-131-024
12	1707 Garden St.	Kinkaid Residence	1909	027-112-010
13	1812 Garden St.	Spanish Colonial Revival Style Residence	1922	027-051-017