



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JUNE 23, 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
Mary Ternovskaya, Commission Secretary

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/8211436925968755211>

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: 120-987-670

Webinar ID: 785-209-891

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, June 18, 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 **June 9, 2021**.C. Approval of the Consent Calendar of **June 23, 2021**.

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

E. Subcommittee Reports.

(1:50PM) ARCHAEOLOGY REPORT**1. 121 E MASON ST**

Assessor's Parcel Number: 033-084-005
Zone: OC/SD-3
Application Number: PLN2020-00139
Owner: Somo SB, LLC
Applicant: SEPPS, Inc & Cearnal Collective, LLP

(Revised proposal for a four story mixed-use development in the coastal zone. Project entails demolition of existing structures, except for the 523-square-foot silo, and construction of an approximately 199,519-square-foot mixed use development on a 2.1-acre site in the Funk Zone. A total of 155 residential units are proposed (142 rental units and 13 condominiums), of which 29 would be affordable, with a proposed density of approximately 74 units per acre. The project is proposed under state density bonus law and includes concessions and development standard waivers. Proposed nonresidential floor area totals 18,104 square feet. A total of 228 parking spaces are proposed (116 residential and 112 commercial) using a combination of standard spaces, mechanical lifts, and valet service.)

Requesting acceptance of the Phase 1 Archeological Resources Report prepared by David Stone of Stone Archeological Consulting.

(1:55PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION HEARING**2. 224 CANON DRIVE**

Assessor's Parcel Number: 053-071-001
Zone: RS-10/SRP/USS
Reference Number: PLN2021-00039
Owner: Michelle A. O'Malley and Matthew E. Helgeson

(Review of [Historic Significance Report](#) and Public Hearing to consider Structure of Merit [designation](#) of the [American Colonial Revival style](#) building house constructed in 1928. All related reports can be viewed online at SantaBarbaraCA.gov/HLC.)

(2:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**3. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046
 Zone: C-G (C-2)
 Application Number: PLN2019-00658
 Owner: City of Santa Barbara
 Applicant: Alelia Parenteau, Energy and Climate Manager
 Architect: Ed DeVicente, DMHA Architecture

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure will have a maximum height of 46'-0", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

Project Design Approval and Final Approval requested. Project requires consistency with the Project Compatibility Analysis, and the following guidelines: El Pueblo Viejo Landmark District Design Guidelines, Solar Energy System Design Guidelines. Tree removal findings are required. Project last reviewed on October 28, 2020.

(3:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 700 STATE ST**

Assessor's Parcel Number: 037-092-016
 Zone: C-G (C-2)
 Application Number: PLN2021-00190
 Owner: Bruce and Evan Meyer, Ortega Pacific LLC
 Applicant: Jeff Shelton

(Proposal for a tenant improvement of the existing 2,150 square foot restaurant space within the existing 5,865 square foot building to accommodate a new restaurant. The project includes alterations to the south and west elevations, new entry archways, and new windows along the south elevation. The roof over the existing covered patio will be removed to accommodate the installation of a palm tree. ADA ramp improvements are underway under a separate permit.)

Project Design Approval and Final Approval requested. Project requires consistency with the Project Compatibility Analysis Criteria and the El Pueblo Viejo Landmark District Design Guidelines. Project was last reviewed May 12, 2021.

(4:00PM) REVIEW AFTER FINAL APPROVAL**5. 2948 SERENA RD**

Assessor's Parcel Number: 051-202-022
Zone: RS-7.5/USS (E-3/SD-2)
Application Number: PLN2017-00399
Owner: Francis C. Thompson
Applicant: Lawrence Thompson

(This is a revised project description. The Spanish Colonial Revival style residence, constructed in 1925 is a designated Structure of Merit. Proposal for additions and alterations to the existing one-story 1,017 square foot single-unit residence with a 169 square foot detached accessory building and one-car garage. The project includes 795 net square feet of additions to the rear of the residence. The existing garage is to remain. The project will address violation listed in ZIR No. 18473 by removing the rear deck and cover, for a new replacement deck. The proposed total of 2,194 square feet of development is 71% of the maximum required floor-to-lot area ratio. The City's Architectural Historian prepared a [memo](#) evaluating the proposed alterations. All memos and staff reports can be viewed online at SantaBarbaraCA.gov/HLC.)

Review After Final is requested for revisions to the approved design including a pitched roof instead of a flat roof at the rear addition, and a reduction of the floor area of the proposed additions. Project requires substantial conformance to the plans that received Final Approval on March 4, 2020, which is when the project was last reviewed.

SEE SEPARATE AGENDA FOR CONSENT ITEMS