



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JULY 7, 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/967583842643296272>

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 (213) 929-4212

PIN: 203-770-784

Webinar ID: 395-304-731

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. 3308. 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, July 2, 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 23, 2021**.C. Approval of the Consent Calendar of **July 7, 2021**.

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

E. Subcommittee Reports.

(1:50PM) ARCHAEOLOGY REPORT**1. 3030 SEA CLIFF**

Assessor's Parcel Number: 047-091-035
Zone: A-1/S-D-3
Application Number: PLN2020-00562
Owner: Roxanne Austin
Applicant: Brian Cearnal

(Proposal to demolish the existing one-story single family residence and construct a new 5,249 square foot, 2-story single family residence within the existing development and structural envelope. Project requires planning commission review of proposed amendments to planning commission resolution 011-97, to allow a two-story residence to be constructed. The parcel is located within both the appealable and non-appealable jurisdiction of the city's coastal zone; however, all work is proposed within the non-appealable jurisdiction. The 80,167 square foot lot is located in the hillside design district, with an average slope of 67%. The proposed total of 5,249 square feet of development is 97% of the guideline maximum floor to lot area ratio (FAR).)

Requesting acceptance of a Phase 1 Archeological Resources Report, prepared by Dudek.

(1:55PM) NEW ITEM: CONCEPT REVIEW**2. 630 CHAPALA ST**

Assessor's Parcel Number: 037-131-001
Zone: M-C
Application Number: PLN2021-00189
Owner: Julie Sanregret & Patrick Meaney
Applicant: Tom Meaney

(Proposal for a mixed-use project on a site previously used as an auto dealership. The project includes demolition of the existing structures with the exception of one building to be repurposed, and construction of a new attached three- and four-story mixed-use complex. The complex would include

5,119 square feet of commercial space and 32,429 square feet of residential space consisting of 39 Average Unit-Size Density (AUD) Incentive Program rental units. The proposed density on the 27,492 square foot site is 76 dwelling units per acre with a Floor Area Ratio of 1.57. A voluntary lot merger between 037-131-001 and 037-131-002 is proposed as well as an ingress/egress easement with 037-131-022. In order to effectuate the proposed easement, the demolition of a 1,102 square foot storage building on parcel 037-131-022 is also requested. The existing sandstone wall separating parcels 037-131-002 and 037-131-022 would be reconstructed as a privacy wall along the south property line. The City's Architectural Historian prepared a [memo](#) evaluating the proposed alterations to the sandstone wall and it is available to view online at SantaBarbaraCA.gov/HLC. The project requires a Community Benefit Height Exception by the Planning Commission to allow the project to exceed 45 ft. in height (52 ft. 11 in. proposed) and an Open Yard Modification to allow open yard area that does not conform to ordinance standards.)

Concept Review. No final appealable action will be taken at this hearing. Project requires consistency with the Project Compatibility Analysis Criteria. All memos and staff reports can be viewed online at SantaBarbaraCA.gov/HLC.)

(2:55PM) NEW ITEM: CONCEPT REVIEW

3. [523 BRINKERHOFF AVE](#)
Assessor's Parcel Number: 037-162-003
Zone: C-G
Application Number: PLN2019-00098
Owner: Timothy and Gloria Ann Buynak
Applicant: Sarah Bronstad

(The Queen Anne-style house constructed in 1888 by Alexander Selover is a designated Structure of Merit. The proposal includes abatement of all violations listed in ENF2014-00199, including reverting the existing structure to a single family residence by removing two "as-built" units. The project includes legalization of two "as-built" decks. One deck, at the front of the residence, requires a Modification to encroach into the interior setback, but is proposed to be reduced in size. The second deck, at the rear of the residence, requires a Modification to encroach into the rear setback and a Minor Zoning Exception to encroach into the interior setback. Portions of the second deck at the rear of the lot will be removed from the interior setback. The deck at the rear of the lot extends into the neighboring parcel (520 De La Vina Street) and requires a Lot Tie Agreement to remain. Other site improvements, such as door and guardrail changes are proposed.)

A. Concept Review. No final appealable action will be taken at this hearing.

B. Requesting acceptance of the [Draft Phase 2 Historic Structures/Sites](#) Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed project would have a Less than Significant (Class III) impact to significant historic resources at 523 Brinkerhoff Avenue and the surrounding Brinkerhoff Avenue Landmark District.

(3:45PM) NEW ITEM: CONCEPT REVIEW

4. **520 DE LA VINA ST**
Assessor's Parcel Number: 037-162-012
Zone: C-G
Application Number: PLN2019-00099
Owner: Timothy and Gloria Ann Buynak
Applicant: Sarah Bronstad

(Conversion of an existing garage to a storage building and legalization of an uncovered parking space in the existing driveway. A waiver from the Historic Landmarks Commission to allow the uncovered parking is required. A lot tie agreement would allow the permitting of an "as-built" deck at the rear of the structure that spans across the property line to the adjoining property (523 Brinkerhoff Avenue). Site improvements such as demolition of an "as-built" trash enclosure, new doors and removal of an "as-built" sink in the proposed storage building, and a new operable gate across the driveway are proposed. All violations listed in ENF2014-00836 would be abated.)

A. Concept Review. No final appealable action will be taken at this hearing.

B. Requesting acceptance of the Draft Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed project would have a Less than Significant (Class III) impact to significant historic resources at 520 De La Vina and the surrounding Brinkerhoff Avenue Landmark District.

(4:35PM) PRE-APPLICATION REVIEW

5. **36 W CARRILLO ST**
Assessor's Parcel Number: 039-281-029
Zone: C-G
Application Number: PRE2021-00173
Owner: Carrillo Pacific, LLC
Applicant: Lauren Peletta

(Pre-Application Design Review Consultation to obtain preliminary feedback on a proposed electric vehicle charging station. The proposed project consists of 20 fast-charging electric vehicle chargers and an amenity area for customers, a new wood trellis, and new landscaping.)

Comments only. No final appealable action will be taken at this hearing.

(5:15PM) PROJECT DESIGN APPROVAL**6. [2948 SERENA RD](#)**

Assessor's Parcel Number: 051-202-022
Zone: RS-7.5/USS
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.)

Project received Project Design Approval (PDA) on March 4, 2020; however, a new PDA is requested due to significant revisions to the approved project. Project requires Neighborhood Preservation Ordinance Findings and Structure of Merit Findings. Project was continued two weeks at the June 23, 2021 HLC Full Commission meeting.

SEE SEPARATE AGENDA FOR CONSENT ITEMS