



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

REVISED AGENDA

JULY 21, 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/3740392739018642703>

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: 475-588-390

Webinar ID: 909-888-355

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. 3308, 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. 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 may be filed in person at the City Clerk's office at City Hall or in writing 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 16, 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 **July 7, 2021**.C. Approval of the Consent Calendar of **July 21, 2021**.

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

E. Subcommittee Reports.

(1:50PM) ARCHAEOLOGY REPORT**1. 210 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-252-009
Zone: R-M (R-3)
Application Number: PLN2021-00261
Owner: Gayle Ann Yamada
Applicant: Heidi Jones, SEPPS, Inc.

(The project consists of demolition of an existing single family residence and garage, and construction of a new multi-family residential development. The new development would include nine rental housing units pursuant to the City's Average Unit-Size Density Incentive (AUD) Program and the State's Density Bonus Program, and one unit would be designated as very-low income. Eight on-site vehicle parking spaces, including one handicapped space, and five long-term bicycle storage spaces are proposed. The parcel is zoned R-M and its General Plan designation is Medium Density Residential (15-27 dwelling units/acre allowable density). The proposed density would be 36 dwelling units per acre, which is allowable with the State's Density Bonus Program. Preliminary Housing Application (SB 330) is approved and valid until December 6, 2021.)

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

(1:55PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION**2. 1919 LAS TUNAS RD**

Assessor's Parcel Number: 019-013-009
Zone: RS-1A
Reference Number: PLN2021-00039
Owner: Mike McCourt

(Review of [Staff Report](#) and Public Hearing to consider Structure of Merit [designation](#) of the Spanish Colonial Revival style house designed by noted architect George Washington Smith in 1920.)

(2:10PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**3. 100 E CARRILLO ST**

Assessor's Parcel Number: 029-291-020
Zone: P-R (P-R)
Application Number: PLN2021-00273
Owner: City of Santa Barbara
Applicant: Michael Rubin, Parks & Recreation Department

(The Carrillo Gym, constructed in 1926, is a City Landmark. Proposal to rehabilitate the exterior of the existing structure. No new square footage is proposed, and no work on the Carrillo Rec Center building is proposed. The project includes renovation of the exterior of the building with repairs to the concrete roof deck and waterproofing, replacement of the roof deck fencing and lighting, windows, concrete walls and columns, stair gate door, exterior doors, and painting the whole building.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Findings and Landmark Findings.

(2:55PM) CONTINUED ITEM: MURAL EVALUATION REPORT**4. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002
Zone: P-R (P-R)
Application Number: PLN2019-00425
Owner: City of Santa Barbara
Applicant: Justin Van Mullem, Parks & Recreation Department

(Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, water slide, basketball court, skate park, bocce ball courts, corn hole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code Title 30.)

Requesting acceptance of a Mural Evaluation Report, prepared by Site & Studio Conservation, LLC. The report concluded that five of the murals are individually significant and evaluated and recommended treatment plans for the significant murals. The Mural Evaluation Report was last reviewed at Full Commission on February 3, 2021.

(4:25PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 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 that will also function as a parking canopy on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District. The superstructure will have a maximum height of 46'-11", 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 Findings, and the following guidelines: El Pueblo Viejo Landmark District Design Guidelines, Solar Energy System Design Guidelines. Tree removal findings are required. Project was continued 4 weeks at the June 23, 2021 Full Commission hearing.

(5:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**6. 330 STATE ST**

Assessor's Parcel Number: 037-254-014
Zone: M-C (C-M)
Application Number: PLN2021-00104
Owner: Bryan Maroun
Applicant: Ed DeVicente, DMHA Architecture

(The former Seaside Oil Company Building and Showroom, AKA Andalucia Building, is a designated Structure of Merit. Proposal for adaptive reuse of the existing multi-tenant commercial building on a 28,211 square foot site. Site improvements include the conversion of a portion of the parking lot to a covered outdoor dining area, alterations to the landscaping and site screening, and a new trash enclosure and path of travel to meet ADA requirements. Interior improvements include new bowling lanes, new multi-vendor food service counters and indoor dining, and renovation of the existing restaurant and bar.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Findings and Structure of Merit Findings. Project was last reviewed March 17, 2021.

SEE SEPARATE AGENDA FOR CONSENT ITEMS