



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

#### AUGUST 4, 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

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**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](https://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](https://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](https://SantaBarbaraCA.gov/HLCVideos),

**ELECTRONIC PARTICIPATION:** Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/477019138344763660>

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: 390-305-907

Webinar ID: 304-368-859

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](mailto: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](http://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](mailto: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](http://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](mailto: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](mailto: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](mailto: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 10<sup>th</sup> 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 30, 2021 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://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](http://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 21, 2021**.C. Approval of the Consent Calendar of **August 4, 2021**.

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

## E. Subcommittee Reports.

**(1:50PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION****1. 1201 ANACAPA ST**

Assessor's Parcel Number: 039-183-035  
Reference Number: PLN2021-00039  
Owner: 1201 Anacapa Partners

(Review of [Staff Report](#) and Public Hearing to consider Structure of Merit [designation](#) of the Mid-century interpretation of the Mediterranean style building designed in 1951 by architects Winsor Soule, FAIA and John Frederic Murphy, FAIA.)

**(2:05PM) CONTINUED ITEM: CONCEPT REVIEW****2. [630 CHAPALA ST, 25 W. ORTEGA ST, AND 17 W. ORTEGA ST](#)**

Assessor's Parcel Numbers: 037-131-001, -002, -022  
Zone: M-C  
Application Number: PLN2021-00189  
Owner: Third Generation SB, LLC  
Applicant: Tom Meaney & Mary Reichel Meaney

(The proposal is for construction of a new three- and four-story mixed-use development. The project includes 5,119 square feet of commercial space and 31,617 square feet of residential space consisting of 39 rental units proposed under the Average Unit-Size Density (AUD) Incentive Program. A voluntary lot merger between 630 Chapala Street and 25 W. Ortega Street is proposed, as well as an ingress/egress easement with 17 W. Ortega Street. In order to effectuate the proposed easement, the demolition of a 1,102-square-foot storage building on 17 W. Ortega Street is also requested. The existing sandstone wall separating 25 W. Ortega Street and 17 W. Ortega Street would be reconstructed as a privacy wall along the south property line. The proposed density on the 27,492-square-foot merged site is 63 dwelling units per acre. The project requires Concept Review by the Planning Commission (SBMC §30.150.060), as well as a Community Benefit Height Exception (SBMC §30.140.110.B) to allow the project to exceed 48 ft. in height (50 ft. 11 in. proposed). The project site is adjacent to 17 West Ortega, a Structure of Merit designed in 1905 in the Mission Revival style and

9-15 West Ortega, a Structure of Merit designed in 1926 by architects Sauter and Lockard in the Spanish Colonial Revival, and 614 Chapala Street, a Structure of Merit designed in 1946 by architects Soule, Murphy and Hastings in the Streamline Moderne/Spanish Colonial Revival style. For more information on these sites see the reports attached to the historic resources web map at [www.SantaBarbaraCa.gov/historicpreservation](http://www.SantaBarbaraCa.gov/historicpreservation).)

- A. Requesting acceptance of a Phase 1 Archeological Report prepared by David Stone of Stone Archeological Consulting.**
- B. Concept Review. No final appealable action will be taken at this hearing. Project Compatibility Findings are required. The Commission is requested to comment on whether story poles should be required. Project was last reviewed July 7, 2021.**

**(3:00PM) CONTINUED ITEM: CONCEPT REVIEW**

**3. 481 W MOUNTAIN DR**

Assessor's Parcel Number: 021-103-005

Zone: RS-1A

Application Number: PLN2021-00127

Owners: McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust

Jennifer Reitz William M. McMillan and Kimberlee Shelton, Trustees; Shelley Gault and John K. O'Connor, Trustees; Cassie Jane Hendry, Trustee; Gary J. Hill and Helena S. Hill, Trustees

Applicant: Holly Garcin, SEPPS Inc.

(The series of seven existing cottages constructed in the 1946 was added to the Historic Resource Inventory on April 28, 2021. The single-residential zoned site is developed with seven dwelling units (469-493 W. Mountain Dr.) and various accessory structures on one 4.59 acre lot, and is nonconforming to residential density. The project seeks approval of as-built and proposed new residential remodels, additions, accessory structures, and uncovered rather than covered parking. The project requests a Lot Area Modification and a Setback Modification.)

- A. Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed May 12, 2021.**
- B. Requesting acceptance of a Phase 1-2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded the 7 cottages meet criteria 3 and 5 to qualify to be designated as a whole as a City of Santa Barbara Structure of Merit. The report also concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation provided the guidance under Standards, 2, 5 and 6 is implemented. Therefore, project impacts to significant historic resources are considered less than significant.**

**(3:55PM) REVIEW AFTER FINAL APPROVAL**

4. **806 VINE AVE**  
Assessor's Parcel Number: 031-023-009  
Zone: R-M  
Application Number: PLN2017-00528  
Owner: Jack Delano Family Limited Partners  
Applicant: Keith Rivera

(The Craftsman style residence, constructed in 1916, relocated from 415 Old Coast Highway, is a designated Structure of Merit. The HLC accepted the Historic Structures/Sites Report (HSSR) for the project on March 21, 2018 and requested a subsequent addendum to the report to evaluate the architectural design changes. Project Design Approval and Final Approval was granted on July 11, 2018. The original proposal included relocation of the historic 1,631 square foot single-unit residence from 415 Old Coast Highway to the lot at 806 Vine Avenue. The project included constructing a new understory consisting of a 1,096 square foot four-car common garage and 608 square feet of habitable area, resulting in a new cumulative 2,239 square foot single-unit residence. The proposal also included associated site paving, landscaping, utilities, and a new 24" inch retaining wall.)

- A. **Review After Final is requested for alterations to the south and west elevation including adding a window at the front elevation, adding a transom to the lower level door and converting the adjacent window to a door, raising the garage door height, and converting an upper floor window to a door and adding a Juliet balcony. Substantial conformance to the plans granted Final Approval on July 11, 2018 is required. Project was last reviewed May 29, 2019.**
- B. **Requesting acceptance of a Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded the revised project's impacts to significant historic resources on and adjacent to the existing location of the resource are Less than Significant (Class III) provided the guidance outlined in Section 6.3.2 of this report is implemented.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**