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City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

AUGUST 4, 2021

11:00 A.M.

This Meeting Will Be Conducted Electronically As
Described Below

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:

ELECTRONIC PARTICIPATION: Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/1912506335197003020>

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: 375-002-219

Webinar ID: 554-855-371

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.**

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**

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

number, home address, and email address. Only submit information that you wish to make available publicly.

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.

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 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.

PLEASE BE ADVISED

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant’s presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

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.***

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A.** **1105 STATE ST**
Assessor's Parcel Number: 039-231-013
Zone: C-G
Application Number: PLN2021-00353
Owner: William R. Dougherty Properties, LLC
Applicant: Joe Andrulaitis

(Proposal for a 126 square foot minor addition and alterations to the storefront, replace all exterior doors and windows and add a new stair and railing at the rear elevation, and install new HVAC units on the roof. Project includes an interior remodel.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- B.** **125 RAMETTO RD**
Assessor's Parcel Number: 015-211-011
Zone: RS-25
Application Number: PLN2021-00325
Owner: Donald and Mary Deckebach
Applicant: Debra Leith
Landscape Architect: Zoe Melnick

(The Post WWII- Modernist California Style residence designed by Lulah Maria Riggs and constructed in 1955 is listed on the Historic Resources Inventory and eligible to be designated a Structure of Merit. Proposal to remodel the landscaping to comply with High Fire Hazard Area standards, construct a new driveway gate and pedestrian gate with pilasters, construct a new deck and fire pit at the rear of the residence, and install new outdoor lighting. The City's Architectural Historian prepared a [report](#)

evaluating the historical significance of the property and a [memo](#) assessing the project's impacts to the property. All reports and memos can be seen online at SantaBarbaraCA.gov/HLC)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Ordinance Findings, Hillside Design & Sloped Lot Findings, and Historic Resource findings.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 22 W ISLAY ST

Assessor's Parcel Number: 027-031-017
Zone: R-MH
Application Number: PLN2021-00085
Owner: Laura Drammer
Applicant: Michael Holliday, DMHA

(The residence constructed in 1911 designed in the Craftsman style was designated a Structure of Merit on May 26, 2021. Proposal to convert an existing single unit residence and a portion of the 4-car garage to 4 residential units under the Average Unit Size Density (AUD) Incentive Program. The project includes minor exterior alterations to the northwest elevation of the main residence, the northeast elevation of the existing garage, and removal of the small balcony, railing, and double doors at the southeast elevation of the rear house. A Minor Zoning Exception (MZE) is requested to permit trash and recycle carts to be located within an interior setback. A waiver is requested to allow the proposed uncovered parking to encroach into the interior setback.)

Project Design Approval and Final Approval are requested. Project requires Project Compatibility Findings, Minor Zoning Exception Findings, and Historic Resource Findings. Project was last reviewed May 26, 2021.

REVIEW AFTER FINAL APPROVAL

D. 1118 E CABRILLO BLVD

Assessor's Parcel Number: 017-353-001
Zone: P-R/SD-3
Application Number: PLN2019-00165
Owner: City of Santa Barbara
Applicant: Michael Holliday, DMHA

(The Cabrillo Pavilion and Stoa are designated Structure of Merit. Proposal for exterior patio improvements to the Cabrillo Pavilion for the La Sirena Restaurant. Project includes a windscreen, umbrellas, patio radiant floor heating, and a fire pit.)

Review After Final Approval is requested for the addition of planters with 50-inch tall glass windscreens, changes to the fire pit, and raising the height of the glass windscreens from 36 inches to 50 inches. Project requires substantial conformance to the plans that received Final Approval on April 17, 2019.