



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

AUGUST 18, 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

Notice

**THE COMMISSION WILL CONDUCT A SITE VISIT ON AUGUST 25, 2021 AT 10:00 A.M.*
481 W MOUNTAIN DRIVE (PLN2021-00127)*

The Historic Landmarks Commission will visit the project site referenced above scheduled for review at the Wednesday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information. **Please note: appropriate social distancing will be enforced at the site visit.**

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/3373868339496301072>

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 (562) 247-8422

PIN: 517-897-635

Webinar ID: 672-048-451

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

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 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, August 13, 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 **August 4, 2021**.

C. Approval of the Consent Calendar of **August 18, 2021**.

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

E. Subcommittee Reports.

(1:50PM) DISCUSSION ITEM

1. [**SANTA BARBARA DESIGN STANDARDS WORK GROUP**](#)

Reference Number: PLN2021-00038

Staff: Rosie Dyste, Project Planner

(The Commission is requested to appoint one representative to serve on the Santa Barbara Design Standards Work Group.)

(2:00PM) MISCELLANEOUS ACTION ITEM

2. **MILLS ACT CONTRACT APPLICATIONS**

Reference Number: PLN2021-00039

Staff: Nicole Hernandez, Architectural Historian

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plans that meet the criteria outlined in Municipal Code 30.157.145. Make a recommendation to the Community Development Director to approve the Mills Act contracts for the following properties.)

1. [**924 Anacapa Street:**](#)

APN 029-291-018. Designated Landmark. Designed by Julia Morgan in 1926 in the Spanish Colonial Revival with Beaux Arts Detailing.

2. [**224 Canon Drive:**](#)

APN 053-162-001. Designated Structure of Merit. Designed 1928 in the American Colonial Revival style.

3. **246 Canon Drive:**
APN 053-071-001. Designated Structure of Merit. Designed by Leonard A. Cooke, AIA, in 1930 in the Spanish Colonial Revival style.
4. **130 Canyon Acres:**
APN 055-153-012. Designated Structure of Merit. Designed by Russel Ray, AIA in 1915 in the Mediterranean style.
5. **1165 East Cota Street** (formerly 1202 Diana Road):
APN 031-190-051. Designated Structure of Merit. Designed in 1921 with adobe construction.
6. **1101 Garcia Road:**
APN 029-282-010. Designated a Structure of Merit. Designed 1932 in the Spanish Colonial Revival style.
7. **1618 Gillespie Street:**
APN 043-211-016. Designated a Structure of Merit. Designed in 1904 in a vernacular transitional style.
8. **1731 Santa Barbara Street:**
APN 027-111-016. Designated a Structure of Merit. Designed in 1907 in the American Colonial Revival style.
9. **524 State Street:**
APN 037-173-039. Designated a Structure of Merit. Designed in 1925 by Soule, Murphy and Hastings in the Mediterranean style.

(2:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. **9 W FIGUEROA ST**
Assessor's Parcel Number: 039-281-041
Zone: C-G
Application Number: PLN2018-00248
Owner: City of Santa Barbara
Applicant: Chelsey Swanson, , Public Works

(This is a revised project description. Proposal to close off the existing Lot 3 pedestrian paseo by installing decorative walls with operable gates at the north and south points of entry. The existing columns within the current paseo are proposed to be removed. An above ground transformer was recently installed by Southern California Edison (SCE) as part of the Downtown Reliability Project and the project includes the review of the screening for the transformer. The project will address ongoing safety, security, and nuisance issues in the paseo that continue to disrupt adjacent businesses.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed June 13, 2018.

(3:30PM) PROJECT DESIGN APPROVAL

4. [246 CANON DR](#)
Assessor's Parcel Number: 053-171-001
Zone: RS-7.5/SRP/USS
Application Number: PLN2021-00192
Owner: Brian Van Hecke
Applicant: Diana Kelly

(The 1930 Spanish Colonial Revival house designed by architect L.E. Cooke, AIA is a Structure of Merit. Proposal to construct a new 2-Car garage, a first story addition, and a second story addition including two second story decks. Project includes the enclosure of an existing front entry alcove and the installation of a garden fountain. Project will abate violations in ZIR2019-00322 and ENF2019-00567. The proposed total of 4,992 square feet of development on a 15,660 square foot lot is 114% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project Compatibility Findings and Structure of Merit Findings are required. Project was last reviewed May 12, 2021.

(4:20PM) CONTINUED ITEM: CONCEPT REVIEW

5. [222 E CANON PERDIDO ST](#)
Assessor's Parcel Number: 031-012-025
Zone: C-G (C-2)
Application Number: PLN2018-00250
Owner: Jeremy Bassan C/O 222 East Canon Perdido St., LLC
Applicant: Trish Allen, SEPPS Inc.
Architect: Christine Pierron

(Proposal to convert the existing commercial office building to a commercial condominium, and construct a new two- and three-story residential project comprised of seven condominium units. The residential unit mix consists of six two-bedroom units and one three-bedroom unit. The project includes two puzzle lift systems, one system containing 17 spaces dedicated to commercial parking, an additional system containing eight spaces for both residential and commercial parking, and a total of eight surface parking spaces. Planning Commission review is required for a Tentative Subdivision Map, and for an Open Yard Modification to allow the minimum 15% of the lot area requirement to be less than the minimum dimensions required.)

- A. Requesting acceptance of the addendum to the Extended Phase 1 Archeological Report prepared by David Stone of Stone Archeological Consulting.**
- B. Requesting acceptance of the revised [Phase 2 Historic Structures/Sites Report](#) prepared by Post/Hazeltine Associates. The Report concluded that implementation of the proposed project would result in a less than significant impact (Class III) to significant historic resources including El Presidio de Santa Barbara State Historical Park provided the measures outlined on page 73 of the report, which are part of the project description are implemented.**

C. Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed March 3, 2021.

SEE SEPARATE AGENDA FOR CONSENT ITEMS