City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT AGENDA
MARCH 16, 2022

11:00 A.M.
This Meeting Will Be Conducted Electronically As Described Below

COMMISSION MEMBERS:
Anthony Grumbine, Chair
Steve Hausz, Vice Chair
Keith Butler
Dennis Doordan
Michael Drury
Ed Lenvik
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
Ellen Kokinda, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhart, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC’S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. 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://santabarbaraca-gov.zoom.us/webinar/register/WN_hBbNXeq2T1W_SCWTDy-eNg
Phone number: 1 669 900 6833
Webinar ID: 897 7501 9846

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 190, Santa Barbara, CA 93102-1900. 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 ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the Zoom platform by selecting the virtual hand icon during the presentation of that item or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be

NOTE: Agenda schedule is subject to change as cancellations occur.
activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute. 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 Barbara Burkhart, Assistant Planner at (805) 897-2687 or email BBurkhart@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, March 11, 2022 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 purposed without obtaining the permission of the copyright holder.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. **113 HARBOR WAY**
   - Assessor’s Parcel Number: 045-250-004
   - Zone: HC/SD-3
   - Application Number: PLN2021-00555
   - Owner: City of Santa Barbara
   - Applicant: Greg Gorga, Santa Barbara Maritime Museum

(The Naval Reserve Armory is a designated City Landmark. For reference, the City’s Architectural Historian prepared a Significance Report. Proposal to permit exterior patio furniture located on an approximately 892 square foot patio, part of the Santa Barbara Maritime Museum. Project will address violations outlined in ENF2021-00459. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Landmark Findings are required. Project was last reviewed on **March 2, 2022**.

NEW ITEM: PROJECT DESIGN APPROVAL

B. **524 CHAPALA ST**
   - Assessor’s Parcel Number: 037-171-004
   - Zone: M-C
   - Application Number: PLN2021-00518
   - Owner: Jewish Federation of Greater Santa Barbara
   - Applicant: Jan Hochhauser, Hochhauser Blatter Architecture & Planning

(Proposal for a 323 square foot addition to an existing single-story commercial building located in El Pueblo Viejo Landmark District. Project includes renovation of the existing Chapala Street façade, and landscape and hardscape improvements to the parking lot.)

Project Design Approval is requested. Project Compatibility Findings are required.
**FINAL APPROVAL**

C. **812 GARDEN ST**  
Assessor's Parcel Number: 031-021-014  
Zone: C-G  
Application Number: PLN2021-00479  
Owner: Arvand Sabetian  
Applicant/Architect: Clay Aurell, AB Design Studio, Inc.  

(Proposal to convert an office building located in El Pueblo Viejo Landmark District, to a 30-room hotel including the addition of a 998 square foot mezzanine. Project includes window and door replacements, exterior plaster patching and painting, and the demolition of an exterior staircase and construction of an elevator in its place.)

Final Approval is requested. Project was granted Project Design Approval on March 2, 2022, which is when the project was last reviewed.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

D. **931 ANACAPA ST**  
Assessor's Parcel Number: 039-322-047  
Zone: C-G  
Application Number: PLN2021-00460  
Owner: Kenneth Huang, MFUG Union Bank  
Applicant: Yamel Grijalva, Ware Malcomb  

(Project is located in El Pueblo Viejo Landmark District and is adjacent to El Castillo Building that was constructed in 1926 and is listed as on the Historic Resources Inventory and contributes to the historic significance of the district. The project proposes demolition of an existing stone wall and construction of a new CMU wall, finished with a stone veneer to facilitate the widening of an ADA ramp to meet current accessibility standards. Project includes the installation of new permeable pavers and the removal of a curb in the parking lot.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed on February 16, 2022.
**FINAL APPROVAL**

**E. 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 Design

(The Spanish Colonial Revival style residence designed by architect L.E. Cooke in 1930 is a Structure of Merit. For reference, the City's Architectural Historian prepared a [Significance Report](#). Proposal to construct a new two-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 on a 15,660 square foot lot is 114% of the maximum guideline floor-to-lot area ratio. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Final Approval is requested. Project was last reviewed and granted Project Design Approval by the Full Commission and continued to Consent on **August 18, 2021**.