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Ellen Kokinda, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhart, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA MARCH 30, 2022

1:30 P.M.

This Meeting Will Be Conducted Electronically As
Described Below

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:

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://santabarbaraca.gov.zoom.us/webinar/register/WN_D14mDljaS4GgDJ0wcW80qQ

Phone number: 1 669 900 6833

Webinar ID: 827 0628 6752

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.**

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

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 Zoom platform by selecting the virtual hand icon or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be 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 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 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 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.

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, March 25, 2022 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 **March 16, 2022**.

C. Approval of the Consent Calendar of **March 30, 2022**.

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

E. Subcommittee Reports.

List of Subcommittees:

Signs	Street Trees	Arts Advisory	Design Awards
Designations	Architectural Detail	State Street Advisory	Plaza De La Guerra Design
FAR Committee	State Street Design	Guidelines Committee	Objective Design Standards
Highway 101 HOV	Lot 3 Paseo		

(1:45PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

1. **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 Consent and continued to the Full Commission on March 16, 2022.

(2:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 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 and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed on Consent and continued to the Full Commission on [March 16, 2022](#).

(2:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**3. 1100 E CABRILLO BLVD & 1414 PARK PLACE**

Assessor's Parcel Number: 017-382-001, 017-383-001, 017-381-001
Zone: P-R/S-D-3
Application Number: PLN2019-00535
Owner: City of Santa Barbara
Applicant: George Johnson, Parks and Recreation

(The Andree Clark Bird Refuge (part of the California State East Cabrillo Boulevard Parkway Historic District, designed by the Olmsted Brothers) located at 1100 E Cabrillo, and the Municipal Tennis Center property located at 1414 Park Place, are listed on the Historic Resources Inventory as they are eligible for designation as historic resources. The project proposes to improve water quality and restore habitat for aquatic and avian wildlife with the replacement of the Andree Clark Bird Refuge Lagoon weir and weir gate, removal of approximately 18 non-native trees, recontouring portions of the lagoon shoreline, recontouring the mouth of the lagoon on the beach side (adjacent to the volleyball courts), seasonal lowering of the sand berm at the mouth of the lagoon on the beach side, and installation of native plants and rock clusters along the margin of the lake, islands and mouth of the lagoon. Construction of a bio-retention basin will also occur at the municipal Tennis Center property, located at 1414 Park Place. New proposed interpretive signs around the lagoon will be reviewed separately by Sign Committee. The project contains components within the City's and the California Coastal Commission's permit jurisdictions. On December 17, 2020, the Planning Commission approved the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit; which was approved on August 5, 2021.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. Project was last reviewed on [February 5, 2020](#).

SEE SEPARATE AGENDA FOR CONSENT ITEMS