City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
AGENDA
APRIL 13, 2022
1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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 Burkhard, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

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.

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 submit a speaker slip to staff at the start of the meeting, the Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone. Due to time constraints, individual comments are limited to two minutes. 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 Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission’s subject matter jurisdiction.

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 ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must submit a speaker slip to staff at the start of the meeting, the Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are limited to two minutes. You are welcome to bring written correspondence to the meeting for distribution and must provide 9 copies.

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.

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


NOTICE: On Friday, April 8, 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 30, 2022.

C. Approval of the Consent Calendar of April 13, 2022.

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

E. Subcommittee Reports.

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

(1:45PM) MISCELLANEOUS ITEM

1. GENERAL PLAN HOUSING ELEMENT UPDATE

Reference Number: PLN2022-00033
Staff: Jessica Metzger, Planning Division

(A brief presentation on the General Plan Amendment to update the Housing Element of the City's General Plan in accordance with state housing element law.)
(2:00PM) NEW ITEM: CONCEPT REVIEW

2. **400 W CARRILLO ST**
   Assessor's Parcel Number: 039-261-009
   Zone: C-G
   Application Number: PRE2022-00027
   Owner: City of Santa Barbara
   Applicant: Christine Pierron, Cearnal Collective

(The project site is located within the El Pueblo Viejo Landmark District. The project consists of demolition of the existing parking lot and removal of 15 mature on site Tipuana Tipu trees, and construction of a three- and four-story residential structure with 63 rental units. Parking for the residences would be provided in a combination of surface lot and garage parking. The apartments are proposed as 100% rent controlled moderate (80-120% AMI) and middle (120-160% AMI) income affordable apartments operated by the Housing Authority of the City of Santa Barbara. Modifications are requested for the proposed density and exceeding the 45-foot height limit.)

One-time Concept Review. No final appealable action will take place at this meeting.

(2:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. **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 to demolish 1,062 square feet of driveway and parking area paving to replace with new paving to match existing, reconfigure the path of travel, and to restripe the entire lot to meet accessibility requirements; a new 4'-0" wide curb cut and opening of the existing wall at the northwest elevation to be patched with reused stone; and new pavers and handrails at the existing ramp on the northeast elevation. The existing stone wall and guard rail will remain.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed on March 30, 2022.
(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

4. **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 Associates

(The project site is located within the El Pueblo Viejo Landmark District. Proposal for a 323 square foot addition to an existing single-story commercial building. Project includes renovation of the existing Chapala Street facade, 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 March 30, 2022.**

SEE SEPARATE AGENDA FOR CONSENT ITEMS