**City of Santa Barbara**
**HISTORIC LANDMARKS COMMISSION**
**AGENDA**
**MAY 25, 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 Burkhart, Assistant Planner  
Mary Ternovskaya, Senior Commission Secretary

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**Notice**

*THE COMMISSION WILL CONDUCT A SITE VISIT ON MAY 25, 2022 AT 10:30 A.M.*  
820 CIMA LINDA LANE (PLN2022-00087)

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.

**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.

**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 1900, 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 received 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.**

**VERBAL PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. 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. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per person. **Pooling of time is not allowed for in-person or virtual public comment.**

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. 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.

Members of the public wishing to participate during public comment virtually (electronic participation) 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, 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.

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

Join Meeting Electronically at:  
https://santabarbaraca-gov.zoom.us/webinar/register/WN_DI4mDljaS4GgDJ0wcW80qQ

Phone number: 1 669 900 6833  
Webinar ID: 827 0628 6752

INTERESTED PARTIES: 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 Board on which he or she is seated, if the practitioner does not advocate for the project.


NOTICE: On Friday, May 20, 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 Historic Landmarks Commission 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. (3.2.4)
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.

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 May 11, 2022.

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

D. 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

(1:40PM) ARCHAEOLOGY REPORT

1. 3707 STATE ST

Assessor's Parcel Number: 051-590-024
Zone: C-R/USS
Application Number: PLN2021-00093
Owner: Michael McColm; McColm 3707 State, LLC
Applicant: Sarah Bronstad; Brownstein Hyatt Farber Schreck LLP

(The Chick-fil-A restaurant proposes to convert the existing one-lane drive-through to a new two-lane drive-through for the existing service window. The project includes a new canopy over the drive-through lanes behind the building, new ordering stations/menu boards with small canopies, widening the entrance driveway to three lanes for improved site access, reconfiguring the existing parking lot and removal of 15 parking spaces, new bike racks, a new storm water treatment system, and other site improvements. Landscaping requires consideration by the ABR of an Alternative Landscape Design pursuant to SBMC §30.175.080.E.)

Request for acceptance of a Phase 1 Archeological Resources Report prepared by Brent Leftwich Ph.D., R.P.A., of Leftwich Archaeology. The report was reviewed by Dr. Glassow, who agrees with its conclusions and recommendations.
(1:45PM) CONTINUED ITEM: CONCEPT REVIEW

2.  
  
  **101 GARDEN ST**  
  Assessor's Parcel Number: 017-630-008; -009; -018; -021; -024; & -027  
  Zone: HRC-2/SP-2/SD-3  
  Application Number: PLN2019-00052  
  Owner: Wright Family H. Limited Partnership  
  Applicant: Carolyn Groves, Dudek

(The project site is located within the El Pueblo Viejo Landmark District, Part I. The project consists of a new 250-room, 235,690-square foot (net) hotel located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The project site is Area A of the Cabrillo Plaza Specific Plan (SP-2). The hotel would consist of 120 standard guestrooms and 130 extended stay guestrooms. A total of 266 parking spaces would be provided (33 surface and 233 in an underground parking garage). All existing structures and uses on the site would be removed. The project includes a voluntary lot merger of the six lots. The project requires Planning Commission approval of a Parking Modification, Development Plan, and Coastal Development Permit.)

No final appealable action will take place at this hearing. Project Compatibility Findings will be required for Project Design Approval. The project also requires Planning Commission approval of a Parking Modification, Development Plan, and Coastal Development Permit. The project was last reviewed on August 7, 2019.

(2:15PM) NEW ITEM: ONE-TIME PRE-APPLICATION CONSULTATION

3.  
  
  **1815 STATE ST**  
  Assessor's Parcel Number: 027-031-011  
  Zone: C-G  
  Application Number: PRE2021-00221  
  Owner: 1815 State Street LLC  
  Applicant: Rachel Raynor, RRM Design Group

(The project site is located within the El Pueblo Viejo Landmark District, Part I. Conceptual review of a new 16-unit, four-story residential development under the City's residential density bonus program. The project would remodel the existing commercial building fronting State Street, demolish the existing rear commercial building, convert the front building to 4 residential units, and attach a new 12-unit residential building and a new 16-space parking stacker. The site plan will accommodate residential open yard, two surface parking spaces, loading space, trash enclosure, and landscaping.)

No final appealable action will take place at this hearing. Project Compatibility Findings would be required for Project Design Approval.
(2:45PM) NEW ITEM: CONCEPT REVIEW

4. **820 CIMA LINDA LN**
   - Assessor's Parcel Number: 015-162-018
   - Zone: RS-25
   - Application Number: PLN2022-00087
   - Owner: Katie and John Carpenter
   - Applicant: Glen Deisler; DesignARC, Inc.

(The Spanish Colonial Revival style residence, designed by noted architect Carleton Winslow, FAIA, in 1926, is listed on the City’s Historic Resources Inventory. The project proposes a 402-square-foot demolition and construction of an 898-square-foot first floor addition, a 795-square-foot second floor addition, a 185-square-foot second floor terrace, and an 845-square-foot three-car garage to the existing 5,322-square-foot single-story single-unit residence. The project also proposes demolition of a 720-square-foot swimming pool and spa, and the installation of a new 1,088-square-foot swimming pool and spa, and 220-square-foot pergola; as well as the addition of two uncovered parking spaces. The site includes an existing 720-square-foot accessory structure. The proposed total of 7,015 square feet of floor area, on a 46,654-square-foot lot, is 140% of the maximum guideline floor-to-lot area ratio (FAR).)

No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations to Resources on the Historic Resource Inventory Findings will be required for Project Design Approval.

2003 Historic Structures/Sites Report*

*Available for view online at SantaBarbaraCA.gov/HLC

(3:15PM) CONTINUED ITEM: FINAL APPROVAL

5. **256 EUCALYPTUS HILL DR**
   - Assessor's Parcel Number: 015-050-026
   - Zone: RS-25
   - Application Number: PLN2021-00494
   - Owner: Okeanos SB, LLC
   - Applicant: Trish Allen and Haley Kolosieke; SEPPS, Inc.

(The Solana Estate, a Stripped Classicism style estate designed by Frances Underhill and constructed in 1913, is a Structure of Merit. The proposed project consists of exterior alterations to the main residence, new trellises, an elevator to the roof deck, new landscaping, and new exterior stairs and site walls.)

A. Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on December 8, 2021. The project was last reviewed on December 8, 2021.

B. Requesting acceptance of an Addendum to a Phase 2 Historic Structures/Sites Letter Report that was accepted by the HLC on December 8, 2021, prepared by Post/Hazeltine Associates. The report concluded that the implementation of the proposed project would have a less
than significant (Class III) impact on a designated historic resource; and that after implementing the proposed project, the property would maintain its status as a City of Santa Barbara Structure of Merit.

**Revised Historic Structures/Sites Report**

*Available for view online at SantaBarbaraCA.gov/HLC*

SEE SEPARATE AGENDA FOR CONSENT ITEMS