City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
AGENDA
JUNE 8, 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

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 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 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.

VIRTUAL PUBLIC COMMENT PARTICIPATION: 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 the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute.

ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION*:
https://santabarbaraca-gov.zoom.us/webinar/register/WN_DI4mDIjaS4GgDJ0wcW80qQ

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

*applicants and applicant teams are required to participate in person.

NOTE: Agenda schedule is subject to change as cancellations occur.
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, June 3, 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 25, 2022.

C. Approval of the Consent Calendar of June 8, 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

Design Awards
Plaza De La Guerra Design
Objective Design Standards

(1:45PM) CONTINUED ITEM: MISCELLANEOUS ACTION ITEM: CITY LANDMARK RECOMMENDATION

1. 1201 LAS ALTURAS RD
Assessor’s Parcel Number: 019-113-024
Zone: RS-1A
Application Number: PLN2022-00073
Owner: Emmett and Jadwiga McDonough
Applicant: Fermina Murray

(Review of nomination and photographs and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Casa de Cuatro Vistas including; the main house designed in 1919 by Carlton Winslow, FAIA, in the Spanish Colonial Revival style, the Mid-Century Modern studio designed in 1959 by Edwards and Pitman, and landscape elements.)

Landmark Nomination*
Photographs, Site Plans and Elevations for nomination*
Resolution*

*Available for view online at SantaBarbaraCA.gov/HLC

The project was last reviewed March 16, 2022.
(2:15PM) CONTINUED ITEM: PRE-APPLICATION CONSULTATION REVIEW

2. **222 E CANON PERDIDO ST**
   - Assessor's Parcel Number: 031-012-025
   - Zone: C-G
   - Application Number: PRE2022-00028
   - Owner: Jeremy Bassan, 222 East Canon Perdido Street, LLC
   - Applicant: Trish Allen, SEPPS Inc.

(The project site is located within the El Pueblo Viejo Landmark District, Part 1; within 100 feet of a designated City Landmark eligible for listing on the National Register of Historic Places; and a structure on the City's Historic Resources List. The project proposes to construct a new three-story residential apartment structure, comprised of 27 apartments applying the City's Average Unit Density High-Priority Housing Overlay standards. The building is approximately 20,834 net SF and 39'-0" in height. Parking will be provided in a garage structure on the east side of the driveway, using a puzzle lift system to accommodate 19 parking spaces. Six (6) surface parking spaces, including two (2) van accessible/EV stalls are provided on the west side of the driveway for a total of 25 parking spaces. A trash/recycling enclosure structure is proposed on the east side of the driveway, adjacent to the surface parking. The existing commercial office building will remain unchanged.)

One-time Pre-Application Consultation Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for Project Design Review Approval. The project was last reviewed on May 11, 2022.

(2:45PM) CONTINUED ITEM: PRE-APPLICATION CONSULTATION REVIEW

3. **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, Part 1. 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 Pre-Application Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for Project Design Review Approval. The project was last reviewed on April 13, 2022.
(3:00PM) POSTPONED ITEM: NEW ITEM: CONCEPT REVIEW

4. 801 ALSTON RD (Formerly 2190 ALSTON RD)
Assessor's Parcel Number: 015-174-019
Zone: RS-25
Application Number: PLN2022-00079
Owner: Ok Wave, LLC
Applicant: Haley Kolosieke, SEPPS Inc.

(The site contains a City Structure of Merit, the Graholm Estate, and is adjacent to a site containing a Structure of Merit. Proposal to construct a 2,466 square foot detached accessory structure classified as a 6-car garage (the lower level will serve as a workshop space), replacement of approximately 5,400 square feet of existing impermeable pavers with new impermeable pavers, 924 square feet of landscaping, and grading approximately 670 cubic yards of cut and 35 cubic yards of fill. The project also proposes removal of a portion of a low site wall, and construction of new site walls at the lower-level man door, to accommodate construction of the garage. The site is developed with a 19,611 square foot residence.)

No final appealable action will take place at this hearing. Project will require Project Compatibility Findings and Hillside Design District and Sloped Lot Findings for Project Design Approval.

PLEASE NOTE: Item 4 has been postponed to June 22, 2022 at the applicant's request.

SEE SEPARATE AGENDA FOR CONSENT ITEMS