



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

AUGUST 17, 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
Cass Ensberg
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, 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 select 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

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

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

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.

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, August 12, 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 **August 3, 2022.**

C. Approval of the Consent Calendar of **August 17, 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) MISCELLANEOUS ACTION ITEM

1. MILLS ACT CONTRACT APPLICATIONS

Reference Number: PLN2022-00033
 Staff: Nicole Hernandez, Architectural Historian

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plans that meet the criteria outlined in Municipal Code 30.157.145. Make a recommendation to the Community Development Director to approve the Mills Act contracts for the following properties.)

A. 326 West Ortega Street:

APN 037-073-016: Designated a Structure of Merit on June 22, 2022. Constructed in 1890 in the Gothic Revival style.

[Proposed 10 year scope of work*](#)

[Historic Significance Report*](#)

*Available for view online at SantaBarbaraCA.gov/HLC

B. 2019 Plaza Bonita

APN 025-343-002: Designated a Structure of Merit on December 8, 2021. Designed in 1927 by Edwards, Plunkett and Howell in the Spanish Colonial Revival style.

[Proposed 10 year scope of work*](#)

[Historic Significance Report*](#)

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

C. 835 Laguna Street

APN 031-021-019: Designated a City Landmark on March 15, 1983, and is listed on the California Register of Historical Resources and the National Register of Historic Places. Gonzales-Ramirez Adobe built circa 1825, restorations in 1923 & 1956.

[Proposed 10 year scope of work*](#)

[Historic Significance Report*](#)

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

(2:00PM) MISCELLANEOUS ACTION ITEM**2. MILLS ACT CONTRACT APPLICATION**

Reference Number: PLN2022-00033

Staff: Nicole Hernandez, Architectural Historian

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan that meets the criteria outlined in Municipal Code 30.157.145, recommendation to City Council to grant an exception to the Mills Act contract limits outlined in Santa Barbara Municipal Code Section 22.22.160.C.4(m), and recommend that the Community Development Director approve the Mills Act contract for the following property.)

401 East Pedregosa Street

APN 025-393-012: Designated a designated Structure of Merit on December 8, 2021. Constructed in 1912 in a combination of the Shingles and Craftsman styles.

[Proposed 10 year scope of work*](#)

[Historic Significance Report*](#)

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

(2:15PM) ARCHAEOLOGY REPORT

3. **425 GARDEN ST**
Assessor's Parcel Number: 031-272-006
Zone: M-C
Application Number: PLN2021-00523
Owner/Applicant: Greg Reitz

(The project consists of demolition of the existing development and construction of a new 29,201 square foot, 36-unit apartment complex. The project proposes: two (2) Moderate-Income units, four (4) Very Low-Income Units, and thirty (30) market rate units. No parking is proposed on-site, consistent with the AUD Ordinance. The project is proposed at a density of 94.74 units/acre, which is allowable with the State Density Bonus Law.)

Request for acceptance of a Phase 1 Archeological Resources Report prepared by Ignacio Requena, M.S., RPA; Marirose Meyer, B.A.; and Carole Denardo, M.A., RPA of Provenience Group, Inc. The report was reviewed by Dr. Glassow, who agrees with its conclusions and recommendations.

(2:25PM) NEW ITEM: ONE-TIME PREAPPLICATION CONSULTATION

4. **633 E CABRILLO BLVD**
Assessor's Parcel Number: 017-680-013
Zone: HRC-1/S-P-1/S-D-3,HRC-2/S-P-1/S-D-3
Application Number: PRE2022-00042
Owner: Fess Parker-Red Lion Hotel by Santa Barbara JV Holdings LLC; Carl A. Mayfield, Vice President
Applicant: Trish Allen; SEPPS, Inc.

(Property is located within El Pueblo Viejo Landmark District, Part I. The project consists of a 48,400 square foot addition to the Hilton Santa Barbara hotel, to allow for 80 additional guest rooms, an adult swimming pool, spa, outdoor fire pit, lounge area and bar. The area of work is proposed to occur in the northwest corner of the parcel, toward South Calle Cesar Chavez and East Cabrillo Boulevard.)

One-time Pre-Application Consultation. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for a Project Design Review Approval.

(3:10PM) NEW ITEM: CONCEPT REVIEW

5. [432 DONZE AVE](#)
Assessor's Parcel Number: 029-133-008
Zone: R-M
Application Number: PLN2022-00227
Owner: Janis Culmback Living Trust
 Janis Jennings, Trustee
Applicant: Michael Ober

(Listed on the City's Historic Resources Inventory constructed c. 1920 in the craftsman style. The project site is located within the Lower Riviera Special Design District. The site is currently developed with a 1,270-square-foot single-story single-unit residence and a 216-square-foot one-car garage. Proposal to demolish the existing 216-square-foot one-car garage and construct a new 617-square-foot two-story Accessory Dwelling Unit (ADU). Replacement parking for the primary residence includes one uncovered parking space to be located in the existing driveway. Staff Hearing Officer review and approval is required to allow the proposed ADU to be located 0'-8" from the east interior lot line, and 0'-6" from the south interior lot line.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Minor Alterations for Resources on the Historic Resource Inventory or within a Historic District Overlay Zone Findings would be required for a Project Design Review Approval.

[Historic Significance Report*](#)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS