



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

SEPTEMBER 28, 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_D14mDIjaS4GgDJ0wcW80qQ

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 Thursday, September 22, 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 **September 14, 2022.**

C. Approval of the Consent Calendar of **September 28, 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 ITEM

1. SOLAR/ ELECTRIC VEHICLE LEGISLATIVE UPDATE

Reference Number: PLN2022-00033
 Staff: Melissa Hetrick, Acting Energy and Climate Manager
 Alelia Parenteau, Acting Sustainability & Resilience Director
 Daniel S. Hentschke, Assistant City Attorney

(Melissa Hetrick, Alelia Parenteau, and Dan Hentschke will give a training on the solar/ electric vehicle legislative update.)

(2:15PM) NEW ITEM: ONE-TIME PRE-APPLICATION CONSULTATION**2. 1242 DOVER LN**

Assessor's Parcel Number: 019-203-002
 Zone: RS-15
 Application Number: PRE2022-00158
 Owner: Phelps Family Trust
 William Phelps, Trustee
 Applicant: Will Sofrin, Will Sofrin Inc.

(The project site contains a Spanish Colonial Revival style residence listed on the City's Historic Resources Inventory, designed by noted local architect Leonard Cooke in 1927. Proposal for residential demolitions and additions totaling 2,440 square feet, a new 800 square-foot detached Special Accessory Dwelling Unit, and new in-ground swimming pool.)

One-time Pre-Application Consultation. No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations to a Historic Resource Findings would be required for a Project Design Approval.

Historic Significance Report***Applicant Narrative***

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

(2:45PM) REVIEW AFTER FINAL APPROVAL**3. 1601 STATE ST**

Assessor's Parcel Number: 027-181-022
 Zone: C-G
 Application Number: PLN2015-00524
 Owner: Jess Parker, 1601 State Street Hotel Investors
 Applicant: Shawn Ridenhour, Arris Studio Architects

(The El Prado Inn main building, constructed in 1959, is a designated Structure of Merit as a Mid-Century Modern Motor Inn. The approved project consists of additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites, which is a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). An adjacent annex property (Parcel 2) was developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces; the project involved the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces and construction of a 39,459 square foot, three-story addition to the existing hotel. The additions consisted of a new sub-grade parking lot with 62 parking spaces and ground floor with 28 new covered parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and 6 hotel rooms. The second floor consists of 32 rooms, and the third floor of 28 rooms with a third-story deck and a roof top deck both facing State Street. The project resulted in a combined 63,110 square foot, three-story hotel with 122 hotel rooms and 123 parking spaces. The project required a voluntary lot merger of two legal lots (APNs 027-181-008 & 009) located in the El Pueblo Viejo District, with C-G, Commercial General Zone, and a General Plan Land Use Designation of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions were proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.)

The project site contains a City Structure of Merit. A Review After Final (RAF) approval is requested to review changes to the elevator tower roof canopy thickness, which was increased during construction to conceal roof slopes, drains, and exhaust vent at the top of the tower. The structural beam required additional framing to support finishes and the roof slope was redirected towards the west to drain over the mechanical roof area instead of the occupied roof deck area. The project plans must demonstrate substantial conformance to the plans that received Final Approval on November 11, 2017. The project was last reviewed on a RAF on February 9, 2022.

[Structure of Merit Designation Staff Report, November 20, 2013*](#)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS