



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

OCTOBER 26, 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
Kira Esparza, 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. 4472, 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. 4472. 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, October 21, 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 **October 12, 2022.**

C. Approval of the Consent Calendar of **October 26, 2022.**

D. Approval of the minutes of the Historic Landmarks Commission/ Planning Commission Joint meeting of **October 14, 2022.**

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

F. 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: CITY LANDMARK DESIGNATION RECOMMENDATION

1. STATE STREET PARKWAY FROM MISSION STREET TO CONSTANCE AVENUE

Assessor's Parcel Number: ROW-870
 Reference Number: PLN2022-00033
 Owner: City of Santa Barbara
 Staff: Nicole Hernandez, Architectural Historian

(Review of Staff Report and Public Hearing to consider adoption of resolution 2022-03 to recommend to City Council the City Landmark designation of the State Street Parkway from Mission Street to Constance Avenue from the 2000 Block of State Street to the 2500 Block of State Street.)

[Historic Significance Report*](#)

[HLC Resolution 2022-03*](#)

[Attachment A: Aerial and Detailed Landscape Drawings*](#)

[Attachment B: Nomination Packet*](#)

[Attachment C: City Park Commission Meeting Minutes Excerpts from 1924*](#)

*Available for view online at SantaBarbaraCA.gov/HLC

(2:15PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATIONS**2. 540 WEST PUEBLO STREET (519 & 525 WEST JUNIPERO STREET)**

Assessor's Parcel Number: 025-090-048

Reference Number: PLN2022-00033

Owner: Cancer Foundation of Santa Barbara

Staff: Nicole Hernandez, Architectural Historian

(Review of Staff Reports and Public Hearing to consider adopting resolutions 2022-04 and 2022-05 to designate as Structures of Merit to the following historic resources located on the Ridley-Tree Cancer Center campus.)

a) [519 W Junipero St., a Queen Anne Free Classic style house constructed in 1905](#)
[Historic Significance Report*](#)
[HLC Resolution 2022-04*](#)

b) [525 W Junipero St, a Queen Anne Free Classic style house constructed in 1906](#)
[Historic Significance Report*](#)
[HLC Resolution 2022-05*](#)

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

(2:30PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION**3. 1234 FERRELO ROAD**

Assessor's Parcel Number: 029-342-018

Reference Number: PLN2022-00033

Owner: Edmunds, Wendy M Separate Property Trust
Wendy Edmunds, Trustee

Staff: Nicole Hernandez, Architectural Historian

Review of Staff Report and Public Hearing to consider adopting resolution 2022-06 to designate as a Structure of Merit the Spanish Colonial Revival Style house constructed in 1930.

[Historic Significance Report*](#)
[HLC Resolution 2022-06*](#)

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

(2:40PM) ARCHAEOLOGY REPORT**4. 414 W CANON PERDIDO ST**

Assessor's Parcel Number: 039-301-006
Zone: R-MH
Application Number: PLN2021-00553
Owner: Michael Drewisch
Applicant: Lauren Anderson, A34Studio

(The proposed project is a two-story two-unit residential building using the Average unit-size density (AUD) program. Project includes two 932 square foot bedroom units. The proposed density on the 3,529 square feet lot is 25 units per acre. The proposal also includes two covered parking spaces in a 448 square foot garage.)

Request for acceptance of a Phase 1 Archeological Resources Report prepared by Bryon Bass, Ph.D., R.P.A. and Ignacio Requena, M.S., R.P.A. of Strata Science. The report was reviewed by Dr. Glassow, who agrees with its conclusions and recommendations.

(2:50PM) HISTORIC STRUCTURES REPORT**5. 481 W MOUNTAIN DR**

Assessor's Parcel Number: 021-103-005
Zone: RS-1A
Application Number: PLN2021-00127
Owner's: McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust; Jennifer Reitz William M. McMillan and Kimberlee Shelton, Trustees; Shelley Gault and John K. O'Connor, Trustees; Cassie Jane Hendry, Trustee; Gary J. Hill and Helena S. Hill, Trustees
Applicant: Joe Andrulaitis, Andrulaitis+Mixon Architects

(The series of seven existing cottages constructed in 1947 are listed on the Historic Resources Inventory. The single-residential zoned site is developed with seven dwelling units (469-493 W. Mountain Dr.) and various accessory structures on one 4.59 acre lot and is nonconforming to residential density. The project seeks approval of as-built and proposed new residential remodels, additions, and as-built and proposed new accessory buildings. The project has been granted a Lot Area Modification and a Setback Modification.)

Request for acceptance of a revised Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes that the proposed installation of tanks to meet code-required onsite stormwater retention meets the Secretary of the Interior's Standards. Therefore, project impacts on significant historic resources would be less than significant.

**[Phase 1-2 Historic Structures/Sites Report \(Accepted by HLC on August 4, 2021\)*](#)
[Revised Phase 2 Historic Structures/Sites Report*](#)**

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

(3:00PM) HISTORIC STRUCTURES REPORT**6. 1250 CLIFF DR**

Assessor's Parcel Number: 035-200-009
Zone: RS-7.5
Application Number: PLN2019-00032
Owner: Parris Family Trust
William S. Parris, Trustee
Applicant: Louis Robinson

(The Craftsman style residence, constructed in 1911 is on the City's List of Potential Historic Resources as it is eligible for designation as a City Landmark. The original proposal was for a renovation and remodel to the existing 2,602 square foot non-historic barn located behind the Craftsman style residence, consisting of new battered stone at the foundation, new board and batten siding to replace clapboard siding, replacement of the shingle roof with a metal corrugated roof, and a new 144 square foot second floor balcony. The project included rebuilding the existing stairs and deck, and widening the existing driveway and turn-around leading to the barn, and abated violations associated with ENF2017-01317.)

Request for acceptance of a Phase 1 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concludes that the house, driveway, its motor court, and the palm trees lining the driveway are eligible for listing as a City of Santa Barbara Landmark. The carport/garage, lath house, and shed, are not individually distinguished, nor do they represent an assemblage of buildings that may a significant contribution to the setting of the house. Therefore, the house, driveway and its motor court and palm trees lining the driveway, which contribute to the setting of the house, are significant historic resources for environmental review. The carport/garage, lath house and shed are not significant historic resources for environmental review.

[Phase 1 Historic Structures/Sites Report*](#)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS