



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

NOVEMBER 9, 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 Burkhardt, 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_Dl4mDljaS4GgDJ0wcW80qQ

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, November 4, 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 26, 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		

(1:45PM) HISTORIC STRUCTURES REPORT1. **3237 STATE ST**

Assessor's Parcel Number: 051-112-019
Zone: RS-7.5/USS
Application Number: PLN2022-00415
Owner: United States Indian Health Service;
Kevin J. D'Amanda, Director, Division of Facilities Operations
Applicant: Scott Black, American Indian Health & Services

(Request for acceptance of a Historic Structures/Sites Report (HSSR) for 3237 State Street, September 2022, associated with the transfer of the property out of federal ownership to American Indian Health & Services. The transfer is subject to review under the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). The HSSR conforms with the requirements of Section 106 and the City of Santa Barbara Municipal Code Chapter 30.157 (Historic Structures), the City's Master Environmental Assessment with Guidelines for Historic Structures and Sites. No development is proposed as part of this HSSR review request. The report concluded that the building is eligible for National, State, and local designation.))

Request for acceptance of a Historic Structures/Sites Report**Historic Structures/Sites Report***

*Available for view online at SantaBarbaraCA.gov/HLC

(2:15PM) NEW ITEM: PROJECT DESIGN APPROVAL**2. 1230 E DE LA GUERRA ST**

Assessor's Parcel Number: 031-132-005
Zone: RS-7.5
Application Number: PLN2022-00252
Owner: Jordan & Elisse Evans
Applicant: Paul Sicat; Sherry & Associates, Architects

(The site contains a Spanish Colonial Revival style residence, constructed in 1940, that is listed on the City's Historic Resources Inventory. Proposal to construct the following to an existing 2,431 square foot, two-story single-unit residence with an attached one-car garage: a 178 square foot addition to the first floor, and a 172 square foot addition to the second floor, a 296 square foot upper-level deck, 296 square foot covered patio below and Juliette balconies in the rear. The proposed total of 2,781 square feet of development, on a 10,000 square foot lot, is 75% of the maximum required floor-to-lot area ratio (FAR). The project site is located within the Hillside Design District and has an average slope of 20%.)

Project Design Approval is requested. Project Compatibility Findings and Major Alterations Findings.

Historic Significance Report*

Memo to the Secretary of the Interior Standards*

*Available for view online at SantaBarbaraCA.gov/HLC

(2:45PM) DISCUSSION ITEM**3. OBJECTIVE DESIGN & DEVELOPMENT STANDARDS UPDATE**

Reference Number: PLN2022-00033
Staff: Rosie Dyste; Project Planner, Planning Division

(Rosie Dyste, Project Planner, will present an update of the Objective Design and Development Standards draft.)

Draft Objective Design & Development Standards*

*Available for view online at SantaBarbaraCA.gov/HLC

(3:10PM) COURTSEY REVIEW**4. GARDEN ST (BETWEEN FIGUEROA & CARRILLO STREETS)**

Assessor's Parcel Number: 029-212-011
Zone: O-R
Application Number: PLN2022-00426
Owner: County of Santa Barbara; Shane Mahan, Project Manager
Applicant: Chris Bradbury, RNT Architects

(The project site is located in El Pueblo Viejo Landmark District, Part I, and consists of an on-grade surface parking lot located between Santa Barbara and Garden Streets. Project proposes to construct a new 4 story (3 floors over 1 partially subterranean parking level) 33,438-square-foot office facility for staff of the Santa Barbara County Probation Dept. Additional surface parking at the back of the lot will be provided.)

One-Time Courtesy Review of a County project on County-owned property. No final appealable action will occur.

(3:40PM) DISCUSSION ITEM**5. 481 W MOUNTAIN DR**

Assessor's Parcel Number: 021-103-005
Zone: RS-1A
Application Number: PLN2021-00127
Owner: 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 received a Lot Area Modification and a Setback Modification.)

Discussion of project and request to continue to Consent for Project Design Approval. No final appealable action will occur at this hearing. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval. A Phase 2 Historic Sites/Structures Report for the project was accepted by the HLC on October 26, 2022.

Phase 1-2 Historic Structures/Sites Report (Accepted by the HLC on August 2, 2021)*

Revised Phase 2 Historic Structures/Sites Report (Accepted by the HLC on October 26, 2022)*

*Available for view online at SantaBarbaraCA.gov/HLC

(4:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**6. 113-117 W DE LA GUERRA ST**

Assessor's Parcel Number: 037-082-027
Zone: C-G
Application Number: PLN2015-00626
Owner: John R. Dewilde
Applicant: Ed De Vicente, DMHA Architecture

(This is a revised project. The project site is located within the El Pueblo Viejo Landmark District, Part I, and includes the W.D. Smith Building at 113 W. De La Guerra Street, which is on the City's Historic Resources Inventory. Proposal to construct a new mixed-use building with 1,085 square feet commercial area and 23 residential units. All existing development would be demolished with the exception of the historic façade and tile roof of the W.D. Smith Building, which will be preserved. One existing Queen Palm in the right of way is proposed to be relocated. A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain.)

Project Design Approval is requested. Project requires Project Compatibility Findings, Tree Removal Findings, Major Alterations Findings, and an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). A Minor Zoning Exception is requested to allow for reduced driveway visibility adjacent to the portion of the existing historic building to remain, and an Alternative Landscape Design Waiver.
Project was last reviewed on October 12, 2022.

[**Historic Structures Report***](#)

[**HSSR Addendum***](#)

[**HSSR Addendum Plans***](#)

[**HSSR Addendum Driveway Elevation***](#)

*Available for view online at SantaBarbaraCA.gov/HLC

SEE SEPARATE AGENDA FOR CONSENT ITEMS