



General Public Comment

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Virginia Rehling	x	

From: [Mary Ternovskaya](#)
To: [Community Development.HLCsecretary](#)
Subject: FW: PLN2021-00160, 29 E. Victoria Street
Date: Monday, August 22, 2022 4:26:48 PM
Attachments: [Gmail - General Public Comment for HLC August 17, 2022 Meeting.pdf](#)
[PLN2020-00001 sheet A2.0.pdf](#)

From: Virginia Rehling <virginiarehling@gmail.com>
Sent: Monday, August 22, 2022 10:32 AM
To: Barbara Burkhardt <bburkhart@SantaBarbaraCA.gov>; Nicole Hernandez <nhernandez@SantaBarbaraCA.gov>
Cc: Brenda Beltz <BBeltz@SantaBarbaraCA.gov>
Subject: PLN2021-00160, 29 E. Victoria Street

EXTERNAL

Dear Ms. Burkhardt and Ms. Hernandez,

I am writing to supplement my August 17th letter to the HLC, which I assume you have seen. It was posted to the HLC web page on August 17th but I have attached it here too.

This application (PLN2021-00160) is required to abate an enforcement case (ENF2020-00639). However, it does not.

1. The building is now a Structure of Merit. It did not require findings before, but now it does. Please note also that under the recent municipal code revisions, this proposal, for exterior changes to a Structure of Merit, is not eligible for administrative approval by staff.
2. Over the last 30 years this building has undergone a transformation from 100% retail and office use, to 100% restaurant use. Each incremental expansion of restaurant use has included new rooftop equipment, and each time, appropriate screening for the equipment was approved, first in design review and then in building permits. Please see the most recent version of the approved screening, in PLN2020-00001. I have attached sheet A2.0 from the approved PLN plans which demonstrates the approved, appropriate screening to the rooftop equipment.
3. Unfortunately, after the approval of PLN2020-00001, the owners instead tore down all the screening that had been approved in that and other past permits, and replaced it with a completely different, inappropriate design

which has never been approved. This enforcement case resulted (ENF2020-00639). Besides tearing down the approved screening and replacing it with work which violates HLC and Secretary of the Interior standards, the owner has also added new equipment to the roof which is not properly screened. The result is that some of the new equipment is highly visible from East Victoria Street, from the sidewalk, from the Structure of Merit next door at 27 East Victoria Street, and from my own property at 1305 Anacapa Street. As with the unapproved replacement of past approved screening, this new screening for new equipment also does not comply with HLC or Secretary of the Interior standards. It affects the historical and architectural integrity of the F.P. Knott Stores Structure of Merit, and also affects the Structure of Merit next door at 27 East Victoria.

4. The current as-built state of the rooftop screening, is what the applicant wants you to deem approved through this application. Therefore it is essential to view what has been done to this building as of today, in person or via new photographs, to understand the impact of what has been done to this Soule, Murphy & Hasting Structure of Merit. If this application is approved as submitted, the contractor will not be returning to fix anything. What you see today is what you get.

I feel that I can't emphasize this last point enough. If this current submittal for PLN2021-00120 is approved by the HLC, then what you see today will remain permanently. However, the work they have already done that is new work, does not match what these newly submitted plans show. Furthermore, the previously approved screening that they have torn down and replaced with improper, inadequate screening, is marked on the current submittal to you, as existing or as-built to remain. In short, the applicant is proposing to resolve the enforcement case, by deeming what they have built as approved instead of fixing it to comply with Secretary of Interior and HLC standards.

The relevant photographs to review are those from 2019 showing how well the architectural integrity of the F.P. Knott stores had been retained, compared with today. That is what I tried to do with the photos attached to my 8/17/2022 letter to the HLC.

Thank you very much.

Sincerely,

Virginia Rehling

PS. I have copied Brenda Beltz with this email because she was very involved with most of this recent history and is extremely knowledgeable about it. I assume that you know her and can speak with her about this background if you think it might be helpful.

PPS. I have just received a copy of the new "sound study" which was submitted this month to show municipal code compliance of the noise levels from all the roof equipment. I have not read it in detail yet, but please note that even in the author's cover letter, the report acknowledges that this application does not comply with municipal code sound limits. See the third paragraph of the cover letter. The author acknowledges there that she found the sound levels to exceed the legal limit. She then argues that this is "primarily due to reflections from the neighboring house and garage," and that "without the neighboring buildings in place, levels would not exceed 53dBA, which meets the code limit." Even if that were true, it is irrelevant. The applicant must submit a study that shows that the legal limit is not exceeded. Saying essentially, that if you assume my house and garage were gone, this application would comply, is an admission that the application does not comply. My house and garage are here. Again, improved screening would fix this problem so that the noise level will comply. For this reason I request that this application be deemed incomplete pending submittal of a revised sound study showing compliance, without assuming that my house and garage were gone.



Virginia Rehling <virginiarehling@gmail.com>

General Public Comment for HLC August 17, 2022 Meeting

1 message

Virginia Rehling <virginiarehling@gmail.com>

Wed, Aug 17, 2022 at 7:24 AM

To: hlcsecretary@santabarbaraca.gov

Cc: nhernandez@santabarbaraca.gov

Dear HLC Commissioners and staff:

I am submitting this email and the attached four page PDF as a General Public Comment for the August 17, 2022 HLC meeting.

29 E. Victoria Street, the "F.P. Knott Stores," was designated a Structure of Merit in 2020.

27 E. Victoria Street, the "Normandy Apartment Hotel" was designated a Structure of Merit in 1979.

I am writing today because recently, external changes have been made to 29 E. Victoria, contrary to any past HLC approval, which affects the historical integrity of the Structure of Merit at 29 E. Victoria Street, and also affects the Structure of Merit at 27 E. Victoria next door due to the visibility of the new unscreened equipment.

In response to an enforcement case, an application has been submitted which currently requests to *retain* the inadequate or improper rooftop screening you see in the new (8/14/2022) photos, "as built."

Please note in particular, the strange ski-jump like angle to the rooftop screening recently installed contrary to any HLC approval of this angled design which clashes with the roof line. Please also note the new equipment inches from the property line of 27 E. Victoria. The new equipment is not properly screened from view from either from 27 E. Victoria, or from the public street and sidewalk.

This is just an early general public comment, requesting that the applicant should be required to do whatever new work is necessary, to address the concerns you can see from these photos. Not leave what you see here, as "as built."

Thank you for your consideration of this general public comment.

Sincerely,
Virginia Rehling
1305 Anacapa Street



THE F. P. KNOTT STORES, SANTA BARBARA, CALIFORNIA. SOULE, MURPHY AND HASTINGS, ARCHITECTS



07.11.2019



29 E. Victoria Street, Structure of Merit, "F.P. Knott Stores"
Angular rooftop screening installed contrary to HLC approval and now proposed to be retained.



Strange angle to the rooftop screening clashes with the integrity of the 1922 Soule, Murphy & Hastings design.

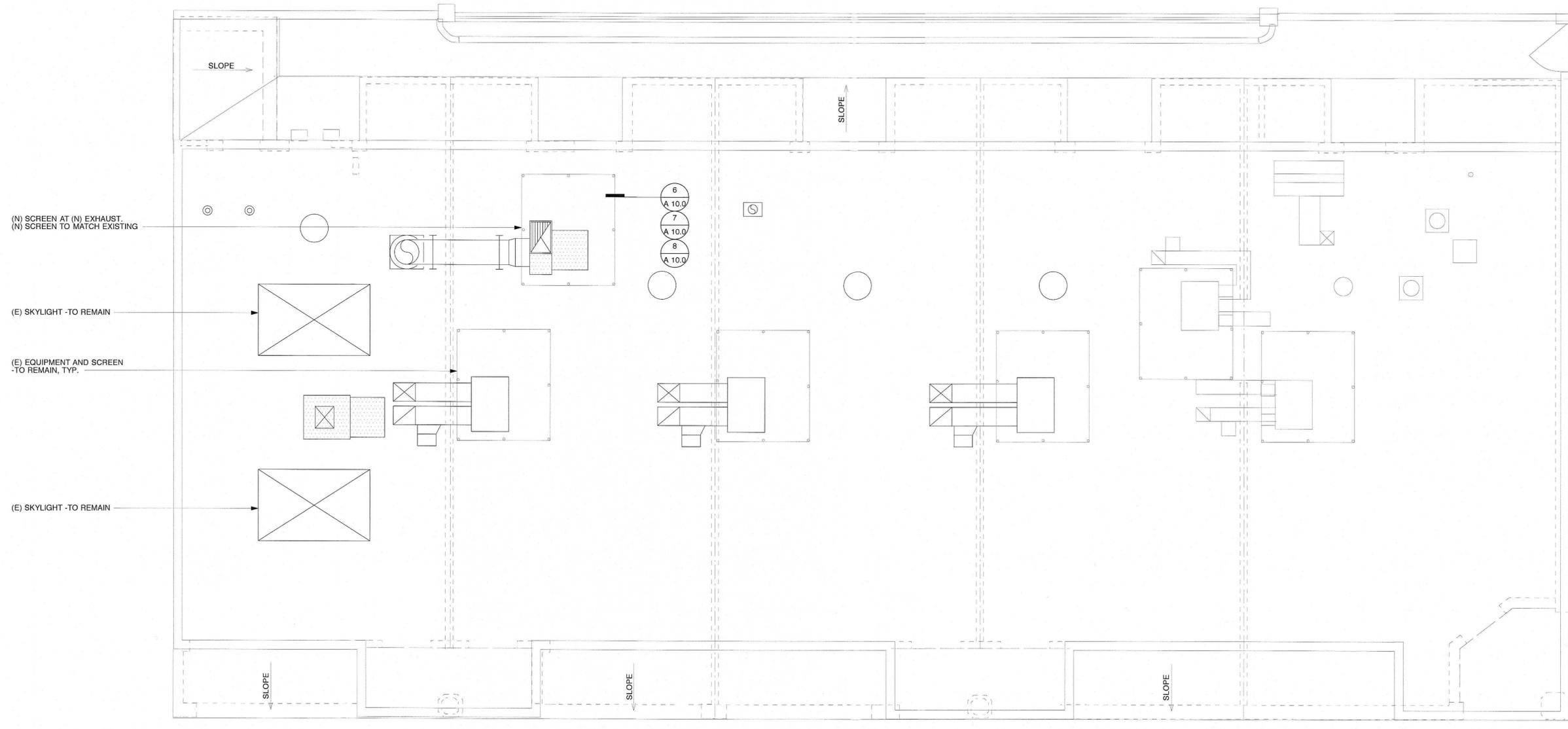
An HLC application has been submitted in response to an enforcement case, to approve this angled design "as built."

There is no existing approval for this angular design.

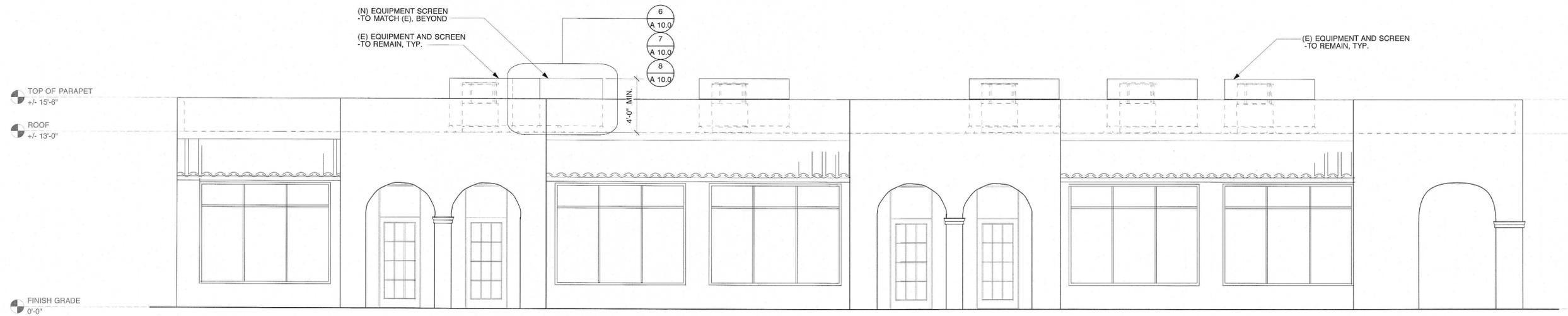




REFER TO M SHEETS FOR PROPOSED MECHANICAL EQUIPMENT, AND S SHEETS FOR EQUIPMENT PLATFORM FRAMING



ROOF PLAN- EXISTING/ PROPOSED
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION -EXISTING/ PROPOSED
SCALE: 1/4" = 1'-0"

S H E R R Y & A S S O C I A T E S
 A R C H I T E C T S , I N C .
 535 SANTA BARBARA STREET
 MAIL STOP 33634
 SANTA BARBARA CA 93121
 TEL: (805) 963-0998
 FAX: (805) 963-0178
 WWW.DAWNSHERRY.COM

TENANT IMPROVEMENTS TO EXISTING
 COMMERCIAL LEASE SPACE

ROMA NORTE
 31 E. VICTORIA STREET
 SANTA BARBARA, CA

THESE DRAWINGS ARE THE PROPERTY OF DAWN SHERRY. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND ARE NOT TO BE REPRODUCED, CHANGED, COPIED IN ANY FORM OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DAWN SHERRY, ARCHITECT.

DATE	DESCRIPTION
09/09/19	EHS/ BLDG. DEPT. SUBMITTAL
12/18/19	HLC CONSENT SUBMITTAL

A 2.0

ROOF PLAN/ NORTH ELEVATION

From: [Mary Ternovskaya](#)
To: [Community Development HLCsecretary](#)
Subject: FW: PLN2021-00160, 29 E. Victoria Street
Date: Monday, August 22, 2022 4:30:40 PM

From: Virginia Rehling <virginiarehling@gmail.com>
Sent: Monday, August 22, 2022 3:41 PM
To: Barbara Burkhardt <bburkhart@SantaBarbaraCA.gov>; Nicole Hernandez <nhernandez@SantaBarbaraCA.gov>
Cc: Brenda Beltz <BBeltz@SantaBarbaraCA.gov>
Subject: Re: PLN2021-00160, 29 E. Victoria Street

EXTERNAL

Hello I am just correcting a typo! I wrote that the enforcement case number is ENF2020-00639 but the last digit is 0 not 9 so the correct number is ENF2020-00630.

Thank you,
Virginia

On Mon, Aug 22, 2022 at 10:32 AM Virginia Rehling <virginiarehling@gmail.com> wrote:

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