City of Santa Barbara

HISTORIC LANDMARKS COMMISSION AGENDA JANUARY 29, 2025

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:
Anthony Grumbine, *Chair*
Robert Ooley, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
Charles McClure

ADVISORY MEMBER: Dr. Michael Glassow
CITY COUNCIL LIAISON: Kristen Sneddon
PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:
Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Jasper Carman, 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_Rx40Z7uWQyKqc9FMaVlhuw
Phone number: +1 669 444 9171 | Webinar ID: 850 9805 6772

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. 7543, 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 Heidi Reidel, Assistant Planner at (805) 897-2687 or email HReidel@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. 7543. 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, January 24, 2025 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 DIGITAL PLANS

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.

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project. **Applicants will be limited to 15 minutes for project presentation and a timer will be available for reference. It is at the Chair's discretion to allow applicants additional presentation time.**

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 **January 15, 2025.**

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **January 15, 2025.**

D. Ratification of action taken on the Consent Calendar of **January 29, 2025**.

Consent Calendar January 29, 2025: *Staff to announce the action taken at the consent hearing*

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 630 Garden St	APN: 031-160-015 PLN2024-00199 Zone: M-C	City of Santa Barbara/ Maja Adamski, Representative Member	To be announced
2.	Project Design Approval and Final Approval 612 Castillo St	APN: 037-113-032 PLN2024-00486 Zone: R-MH	Apicultura LLC/ Amanda Hoenigman, Representative Member	To be announced

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

F. Subcommittee Reports.

List of Subcommittees:

Signs	State Street Advisory	Objective Design Standards
Designations	Plaza De La Guerra Design	State Street Interim Working Group

(1:45PM) MISCELLANEOUS ITEM

1. ADAPTIVE REUSE ORDINANCE

Reference Number: PLN2024-00411
Staff: Dana Falk, Project Planner

(Staff presentation on draft Title 30 Zoning Ordinance Amendments regarding Adaptive Reuse. Adaptive Reuse is the retrofitting and repurposing of an existing building to create new residential units.)

No final appealable decision will take place at this hearing.

Planning Commission Staff Report dated December 5, 2024*
**Available for view online at SantaBarbaraCA.gov/HLC*

(2:00PM) ARCHAEOLOGY REPORT

2. 102 W DE LA GUERRA ST

Assessor's Parcel Number:	037-042-038
Zone:	C-G
Application Number:	PLN2024-00246
Owner/ Applicant:	101 CP, LLC; Greg Reitz, Managing Member/ Greg Reitz, ReThink Development

(Project is not a historic site or within a historic district, but is adjacent to 101 West Canon Perdido Street, The Telephone Building, a contributing historic resource to El Pueblo Viejo Landmark District. Proposal to construct a new five-story multi-family residential building and a four-story self-storage building with a basement on a vacant lot.)

Requesting acceptance of a Phase 2 Archaeological Resources Excavation Report, prepared by Provenience Group, Inc. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

(2:10PM) ARCHAEOLOGY REPORT

3. 1 HOT SPRINGS RD

Assessor's Parcel Number:	017-393-002
Zone:	R-1/SD-3
Application Number:	PLN2024-00217
Owner:	Santa Barbara Cemetery Association Brian Holland, Managing Member
Applicant:	Melisa Turner, DesignARC Inc.

(Located in El Pueblo Viejo Landmark District, Part I. Only the Charles Caldwell Park Watering Trough and Fountain on site is a designated a City Landmark, constructed in 1911-1912 by Francis W. Wilson in the Beaux Arts style. Proposal for a new 22-unit residential development comprised of two- and three-story townhouses with private garages and carports. The average unit size is 1,421 square feet and the gross building area is 31,258 square feet. Project requires approval from the Planning Commission for a Setback Modification to allow encroachments into the required front and interior setbacks; a Coastal Development Permit; a Local Coastal Program Amendment to change the coastal land use designation from Parks/Open Space to Medium Density Residential (12 du/ac); and a Local Coastal Program Amendment for a Coastal Zoning Map Amendment to change the zone from R-1/SD-3 (One-Family Residence/Coastal Overlay) to R-3/SD-3 (Limited Multiple Family Residence/ Coastal Overlay) Zone.)

Requesting acceptance of a Phase 1 Archaeological Resources Report, prepared by David Stone, M.A., RPA. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

(2:20PM) HISTORIC ASSESSMENT

4. 3805 STATE ST

Assessor's Parcel Number:	051-010-012, -013, and -014
Zone:	C-G/USS
Application Number:	PLN2024-00227
Owner:	MCP Santa Barbara LLC Matthew Taylor, Representative Member
Applicant:	Gelare Macon, Flowers & Associates, Inc.

(Project is not a designated historic site or within a historic district. Proposal to demolish the existing multi-story structure (Macy's) and associated parking, and construct a 680-unit mixed-use housing project under the City of Santa Barbara Average Unit Size Density Incentive (AUD) Program and SB 330.)

Requesting acceptance of a Department of Parks and Recreation (DPR) Historic Resource Form. The City's Architectural Historian reviewed the form and agrees with its conclusion that the property does not meet the criteria to qualify as a historic resource.

Staff Memo and DPR Historic Resource Form*
**Available for view online at SantaBarbaraCA.gov/HLC*

(2:40PM) CONTINUED ITEM: CONCEPT REVIEW

5. 301 E YANONALI ST

Assessor's Parcel Number:	017-630-005
Zone:	M-1/SP-2/SD-3
Application Number:	PLN2022-00474
Owner:	Yanonali Street Holdings LLC Jack Nathan, Representative Member
Applicant:	John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. This is a revised project. The project consists of the removal of the existing landscape storage yard and the construction of approximately 40,000 square feet of nonresidential floor area, 98 vehicle parking spaces, and 18 bicycle spaces on a 3.04-acre lot at the corner of E. Yanonali Street and Garden Street. The development would consist of two separate buildings around a central courtyard. Building A would be primarily one-story with a small second story component and Building B would be two-story. A habitat restoration plan is proposed for the adjacent Laguna Channel. The project requires Coastal Development Permit, Development Plan, and Front and Interior Setback Modification approvals by the Planning Commission.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. Project was last reviewed on July 12, 2023.

(3:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

6. **517 CHAPALA ST**

Assessor's Parcel Number:	037-163-007 & 037-163-008
Zone:	C-G
Application Number:	PLN2024-00306
Owner:	SBID LLC Cole Cervantes, Managing Member
Applicant:	Lonnie Roy, ON Design Architects

(Located in El Pueblo Viejo Landmark District, Part I. The project consists of a proposal to demolish the existing automobile dealership with 1,300 square feet of office space, merge the two lots, and construct a new 15-unit multi-story residential apartment complex developed under the City's Average Unit-Size Density (AUD) Incentive Program and the State's Density Bonus Program. No vehicle parking is proposed pursuant to AB-2097. The project includes a bike room, residential storage area, waste and recycling room, and hardscape and landscape improvements. Project is adjacent to a historic Structure of Merit at 509 Chapala Street and is in proximity to Brinkerhoff Avenue Landmark District.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on December 18, 2024.

509 Chapala Street Historic Significance Report*
**Available for view online at SantaBarbaraCA.gov/HLC*

SEE SEPARATE AGENDA FOR SCHEDULED CONSENT REVIEW