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_D14mD1jaS4GgDJ0wcW80qQ

Phone number: 1-669-900-6833 | Webinar ID: 827 0628 6752

*applicants and applicant teams are required to participate in person.

NOTE: Agenda schedule is subject to change as cancellations occur.
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.


NOTICE: On Friday, June 17, 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 June 8, 2022.

C. Approval of the Consent Calendar of June 22, 2022.

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

E. Subcommittee Reports.

List of Subcommittees:
- Signs
- Street Trees
- Designations
- Architectural Detail
- FAR Committee
- State Street Design
- Highways 101/101 HOV
- Lot 3 Paseo
- Arts Advisory
- Design Awards
- State Street Advisory
- Guidelines Committee
- Plaza De La Guerra Design
- Objective Design Standards

(1:45PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

1. 326 WEST ORTEGA STREET
Assessor's Parcel Number: 037-073-016
Zone: R-MH
Application Number: PLN2022-00033
Owner: Sean Nasri

Review of Staff Report and Public Hearing to consider designation of the residence at 326 West Ortega Street as a Structure of Merit. The building has been listed on the Historic Resources Inventory since 2013 as it was identified as a contributing historic resource to the proposed Castillo Street Historic District in the West Downtown survey.

Historic Significance Report*
Resolution of Designation 2022-2*
*Available for view online at SantaBarbaraCA.gov/HLC
2. **236 E CABRILLO BLVD**

   Assessor's Parcel Number: 017-191-004  
   Zone: P-R/SD-3  
   Application Number: PLN2021-00153  
   Owner: City of Santa Barbara  
   Applicant: Beth Anna Cornett, Public Works

(The project site is located within the El Pueblo Viejo Landmark District, Part I, and the state-designated East Cabrillo Boulevard Parkway Historic District.)

Request for acceptance of a Phase I Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded that the Laguna Pump Station Facility is not a historical resource under CEQA or the City MEA Guidelines; and that therefore, the implementation of the proposed project would have a less than significant impact to historical resources.

Phase I Historic Structures/Sites Report*

*Available for view online at SantaBarbaraCA.gov/HLC

3. **524 CHAPALA ST**

   Assessor's Parcel Number: 037-171-004  
   Zone: M-C  
   Application Number: PLN2021-00518  
   Owner: Jewish Federation of Greater Santa Barbara  
   Applicant: Jan Hochhauser, Hochhauser Blatter Associates

(The project site is located in the El Pueblo Viejo Landmark District, Part I. Proposal for a 323 square foot addition to an existing single-story commercial building. Project includes renovation of the existing Chapala Street façade, and landscape and hardscape improvements to the parking lot.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on April 13, 2022. The project was last reviewed on April 13, 2022.
(2:45PM) NEW ITEM: CONCEPT REVIEW

4. **801 ALSTON RD**
   - Assessor's Parcel Number: 015-174-019
   - Zone: RS-25
   - Application Number: PLN2022-00079
   - Owner: Sharon Ludtke, Ok Wave, LLC
   - Applicant: Haley Kolosieke, SEPPS, Inc.

(The site contains a City Structure of Merit, the Graholm Estate. Proposal to construct a 2,466 square foot detached accessory structure classified as a 6-car garage (the lower level will serve as a workshop space), replacement of approximately 5,400 square feet of existing impermeable pavers with new impermeable pavers, 924 square feet of landscaping, and grading approximately 670 cubic yards of cut and 35 cubic yards of fill. The project also proposes removal of a portion of a low site wall, and construction of new site walls at the lower-level man door, to accommodate construction of the garage. The site is developed with a 19,611 square foot residence.)

A. Concept Review. No final appealable action will take place at this hearing. Project will require Project Compatibility Findings and Hillside Design District and Sloped Lot Findings for Project Design Approval.

B. Requesting acceptance of a Phase II Historic Structures/Sites Report prepared by Dudek. The report concluded that all proposed new construction and modification to the Graholm property is in conformance with the Secretary of the Interior's Standards for Rehabilitation; and therefore, the proposed project's level of impact on historical resources will be less than significant (Class III).

---

**Phase II Historic Structures/Sites Report**
**Designation Report**

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

---

SEE SEPARATE AGENDA FOR CONSENT ITEMS