Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda. The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are limited to two minutes.

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.

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.

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

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.

NEW ITEM: CONCEPT REVIEW

A. 1734 Anacapa St
Assessor’s Parcel Number: 027-111-001
Zone: RS-15
Application Number: PLN2022-00156
Owner: Mission Housing Trust, Jill Kent
Applicant: Gabriel Zamora, Eighth Days Architecture

(The residence was constructed in 1888 in the Queen Anne style and is a designated Structure of Merit and under a Mills Act Contract. Proposal for rehabilitation of an existing 6,155 square foot three-story residence with 893 square foot garage, toward its original configuration, to include: demolition and removal of non-historic additions at the first and second floors; open enclosed portion of front porch on first floor and open enclosed balcony on second floor to restore the original configuration; removal of surface-mounted vents, drains, and conduits from the exterior; replace an appropriate dormer with a 28 square foot turret to match that in the historic photograph; addition of five 2’x4’ skylights; replacement, repair, and reinstallation of exterior finishes, trims, and decoration throughout to match original materials; replacement of lighting fixtures. The project is associated with abatement of ENF2019-00597.)

Historic Significance Report*
Evaluation to the Secretary of the Interior Standards*
*Available for view online at SantaBarbaraCA.gov/HLC
No final appealable action will take place at this meeting. The project will require Project Compatibility Findings and Minor Alterations for Structures of Merit Findings for Project Design Approval.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. **132 E DE LA GUERRA ST**
   - Assessor’s Parcel Number: 031-081-018
   - Zone: C-G
   - Application Number: PLN2022-00135
   - Owner: County of Santa Barbara, Dacia Harwood
   - Applicant: Jim Grippo, Santa Barbara Historical Museum

(The project site is located in the El Pueblo Viejo Landmark District, Part I, and includes the Santa Barbara Historical Museum, a Structure of Merit; a historic adobe, a Structure of Merit; and the Covarrubias Adobe, a local Landmark and a California State Landmark. Proposal to remove a parking lot tree and associated curbed planter to negate its obstruction of delivery/catering trucks and damage to the parking lot paving caused by its roots. The disturbed area would be repaved. No replacement tree is proposed.)

**Historic Significance Report- Santa Barbara Historical Museum**
**Historic Significance Report- Adobes**
*Available for view online at SantaBarbaraCA.gov/HLC*

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations for Historic Resources Findings are required.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **1836 STATE ST**
   - Assessor’s Parcel Number: 027-032-001
   - Zone: C-G
   - Application Number: PLN2022-00131
   - Owner: Brian Gilbert, State Street Carole, LLC
   - Applicant: Richard Mason, Kitson Landscape Management

(The project site is located in the El Pueblo Viejo Landmark District, Part I. Proposal to remove a Canary Island Date Palm tree that is causing damage to the State Street side of the building. No replacement tree is proposed.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations for Structures within El Pueblo Viejo Landmark District Findings are required.
REVIEW AFTER FINAL APPROVAL

D. 1202 DIANA RD (1165 E. Cota Street)
Assessor’s Parcel Number: 031-190-008
Zone: RS-6
Application Number: PLN2019-00280
Owner: BLH Properties LLC
Applicant: Shaun Lynch, Evoke Design Studio

(The adobe residence constructed in 1921 in combination Norman Revival and Spanish Colonial Revival style is a designated Structure of Merit and under a Mills Act Contract. Proposal for restoration of the adobe received Final Approval on October 30, 2019 and included demolition of unpermitted additions and opening an enclosed patio, as well as minor additions to the rear of the adobe, and construction of an attached two-car garage with a bump out for washer/dryer equipment. Site landscaping, alterations, and tree removals consistent with the subdivision and grading plans were approved by Planning Commission. This is Lot 3 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

Request for a Review After Final approval to demolish a portion of the rear patio, adjacent exterior wall and door to accommodate a new 12 square foot closet addition; demolish the rear patio cover (2.5:12 pitch) and reconstruct with 1:12 pitch and raised header; and to increase garage door and associated header height from 7'-0" to 8'-0". Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on August 21, 2019.

Historic Significance Report*
Evaluation to the Secretary of the Interior Standards*
*Available for view online at SantaBarbaraCA.gov/HLC