



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

AUGUST 31, 2022

11:00 A.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 Burkhart, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

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.

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, August 26, 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.***

CONTINUED ITEM: FINAL APPROVAL

- A. [1538 ALAMEDA PADRE SERRA](#)
Assessor's Parcel Number: 019-183-009
Zone: RS-15
Application Number: PLN2022-00238
Owner: Elisabeth DeGramont & William Plummer
Applicant: John Maienza, Maienza + Wilson

(The project site is listed on the City's Historic Resources Inventory. Proposal for exterior improvements to an existing single-unit residence to include: repair/replace to match existing doors and windows, sunroom repair, chimney extension, new pedestrian entry gate, new parapet railings, new window awnings, and repair of entry pergola and new pergola on the garage. Improvements will be to match existing, consistent with Secretary of the Interior's Standards for the Treatment of Historic Resources.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on August 17, 2022. The project was last reviewed on August 17, 2022.

[Memo on Meeting Secretary of the Interior Standards*](#)
[Historic Significance Report*](#)

*Available for view online at SantaBarbaraCA.gov/HLC

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1407 E CABRILLO BLVD**

Assessor's Parcel Number: 017-383-002
Zone: PUD-3.0/S-D-3
Application Number: PLN2022-00286
Owner: Bellosguardo Foundation, Inc.
Applicant: Jeremy Lindaman; Bellosguardo Foundation, Inc.

(The project site is a City Landmark commonly known as Bellosguardo or the Clark Estate. The project proposes removal of a Monterey Cypress tree, 80' in height and 65" diameter at breast height (DBH), that is declining in health and will not recover. Two replacement trees are proposed.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Tree Removal Findings are required.

Historic Significance Report*

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 26 CHAPALA ST**

Assessor's Parcel Number: 033-102-001
Zone: R-4/SD-3
Application Number: PLN2022-00260
Owner: Dario Pini
Applicant/Architect: Bryan Murphy, Murphy & Associates Architects

(The project site is located in El Pueblo Viejo Landmark District, Part I. Proposal for removal of an existing Eugenia hedge, 42" in height, and the addition of a 117 linear feet site wall, 40" to 42" in height, to match existing at southwest corner. The wall would include breaks to accommodate two existing palm trees. Bougainvillea La Jolla would be planted and espaliered to the street side of the wall. The site contains a 5,602 square foot, two-story, 11-unit apartment building and 11 uncovered parking spaces.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

REVIEW AFTER FINAL APPROVAL**D. 701 CHAPALA ST**

Assessor's Parcel Number: 037-082-008
Zone: C-G
Application Number: PLN2020-00575
Owner: Nancy Boeseke Brock
Applicant: Ed Devicente, DMHA Architecture & Interior Design

(The project site is located in El Pueblo Viejo Landmark District, Part I. The approved project for tenant improvements to an existing commercial building included smooth stucco over existing CMU walls, painting the existing wood trim and wood fascia, replacing existing doors, and replacing the existing brick wainscot with a new tile wainscot.)

A Review After Final Approval is requested to include partial sidewalk slope change within property lines; removal of the patio gate, planking, & Plexiglas; installation of new roll up windows; repair of roof framing and installation of new roofing material; replacement of rooftop mechanical equipment; repair of red brick wall; and removal of CMU wall and replacement with wood framing wall at patio. Project plans must demonstrate Substantial Conformance to the plans that received Final Approval on March 3, 2021. The project was last reviewed on March 3, 2021.