



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### JULY 17, 2024

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

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

**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  
Mariah Johnson, Commission Secretary

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**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](http://SantaBarbaraCA.gov/HLCVideos),

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [HLCSecretary@SantaBarbaraCA.gov](mailto: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](http://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](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](mailto: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](http://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](mailto: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](mailto: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](mailto: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 10<sup>th</sup> 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, July 12, 2024 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://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](http://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 **June 26, 2024**.

C. Ratification of action taken on the Consent Calendar of **July 17, 2024**.

**Consent Calendar July 17, 2024:** *Staff to announce the action taken at the consent hearing*

	<b>REVIEW TYPE &amp; ADDRESS</b>	<b>APN/PLN/ZONE</b>	<b>OWNER/APPLICANT</b>	<b>ACTION</b>
1.	Concept Review 630 Garden Street	APN: 031-160-015 PLN: 2024-00199 Zone: M-C	City of Santa Barbara / Maja Adamski, Representative Member	To be announced
2.	Project Design Approval and Final Approval 803 Laguna St	APN: 031-021-010 PLN: 2024-00092 Zone: C-G	Christina Songer, Laguna Cottages / Thomas Moore	To be announced
3.	Project Design Approval and Final Approval 800 Alvarado Pl	APN: 019-170-022 PLN: 2024-00205 Zone: R-2/4.0/R-H	El Encanto, Inc.  Janis Clapoff, General Manager/Joe Andrulaitis, Andrulaitis+Mixon Architects	To be announced
4.	Project Design Approval and Final Approval 210 E Ortega St	APN:031-152-002 PLN: 2024-00073 Zone: M-C	Jade Capital LLC; Tyler Rameson, Representative Member/ Jennifer Macisaac, Kevin Moore Architect	To be announced
5.	Project Design Approval and Final Approval 316 W Anapamu St	APN:039-162-027 PLN: 2024-00190 Zone: R-MH	Draghi 316 Anapamu LLC / Patricia Sherman, Managing Member	To be announced

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

E. 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) DISCUSSION ITEM**

**1. EAST ANAPAMU ITALIAN STONE PINES**

Reference Number: PLN2024-00003  
Staff: Nathan Slack, Urban Forest Superintendent

(Designated Landmark Trees, the Doremus Italian Stone Pines. Staff presentation and discussion regarding the East Anapamu Italian Stone Pines.)

**No final appealable decision will take place at this hearing. Staff requests feedback from the Historic Landmarks Commission on options and opportunities for replanting East Anapamu Street.**

[Staff Report\\*](#)

[Historic Significance Report\\*](#)

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

**(2:45PM) ONE-TIME PRE-APPLICATION REVIEW**

**2. [900 PHILINDA AVE](#)**

Assessor's Parcel Number: 029-313-018  
Zone: C-G  
Application Number: PRE2024-00088  
Owner/Applicant: Desoni Management, LLC  
Vadim Kotlyar, Representative Member

(Designated a City Landmark, the Live Oak Dairy Building was designed in 1939 by Alexander D'Alfonso in the Streamline Moderne style. Proposal to relocate the iconic cow statue, which is a character defining feature.)

**Request for feedback from the Historic Landmarks Commission on options for the new cow statue location.**

[Historic Significance Report\\*](#)

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

**(3:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL****3. 36 E VICTORIA ST**

Assessor's Parcel Number: 039-183-006  
 Zone: C-G  
 Application Number: PLN2023-00230  
 Owner: Christ Presbyterian Church  
 Jordan Bentley, Representative Member  
 Applicant: Lizette Elenes, ERA Architects

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for 2,988 square feet of additional floor area to two existing buildings on two separate parcels, resulting in a new combined building totaling 15,919 square feet. Additions include: 237 square feet of ground level infill to an existing recessed entry, a new 452 square foot mezzanine level, and a new 2,299 square foot upper level. Project includes a new roof deck, exterior alterations to the existing facades, eight short-term bicycle parking spaces, and a lot merger to combine the two parcels. Project requires approval of a Development Plan.)

**Project Design Approval is requested. Project Compatibility Findings and Development Plan Findings are required. Project last reviewed on May 22, 2024.**

**(3:45PM) PRE APPROVED ACCESSORY DWELLING UNIT PROGRAM (ITEMS 4-7)**

(In compliance with Assembly Bill 1332, the City is implementing a program to provide for the pre-approval of accessory dwelling unit (ADU) plans. To gain pre-approval of their ADU design, a designer must receive an affirmative vote from at least one of the City's design review bodies (Architectural Board of Review, Single Family Design Board, and/or Historic Landmarks Commission). Once an ADU design has been approved by a design review body, the designer may submit working construction drawings to the City's Building & Safety Division for review of Building, Zoning, and Fire code compliance. Approved designs will be posted on the City's website with the designer's contact information so that anyone may contact the designer to purchase the pre-approved plan set. Pre-approved ADU plan sets are subject to shorter permitting deadlines in an effort to streamline housing production.)

Staff Contact: Ted Hamilton-Rolle, Acting Design Review Supervisor  
[THamiltonRolle@SantaBarbaraCA.gov](mailto:THamiltonRolle@SantaBarbaraCA.gov), (805) 564-5470 x4559

**4. PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number: PRE2024-00096  
 Applicant: Yakov Zariadnov, Yakov Design

Proposal for Design Option A: Gable Roof, Traditional or Spanish Style and Design Option B: Flat Roof w/Parapet, Spanish Colonial Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A & B. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

5. **PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number: PRE2024-00097  
Applicant: Yakov Zariadnov, Yakov Design

Proposal for Design Option A: Gable Roof, Traditional or Spanish Style and Design Option B: Flat Roof w/Parapet, Spanish Colonial Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A & B. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

6. **PRE-APPROVED ACCESSORY DWELLING UNIT**

Application Number: PRE2024-00103  
Applicant: Adam Stickels

Proposal for Design Option A: Gable Roof, Spanish Colonial Style.

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

7. **PRE-APPROVED ACCESSORY DWELLING UNITS**

Application Number: PRE2024-00105  
Applicant: Lucrezia DeLeon, Itzi House

Proposal for Design Option A: Craftsman Style (250 SF); Design Option B: Spanish Colonial Style (250 SF); Design Option C: Spanish Colonial Style (400 SF); Design Option D: Craftsman Style (400 SF).

**Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A, B, C, & D. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.**

**SEE SEPARATE AGENDA FOR SCHEDULED CONSENT REVIEW**