



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JULY 31, 2024

1:30 P.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
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

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 Wednesday, July 31, 2024 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 **July 17, 2024**.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **July 17, 2024**.

D. Ratification of action taken on the Consent Calendar of **July 31, 2024**.

Consent Calendar July 31, 2024: *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 928 Garden St	APN: 029-301-042 PLN: 2023-00308 Zone: C-G	Ray Mahboob / Ken Dickson; Windward Design Services, LLC	To be announced
2.	Project Design Approval and Final Approval 135 E Anapamu St	APN: 029-121-011 PLN: 2023-00409 Zone: C-G	Sourmany 2006 Revocable Trust 5/25/06 Maurice and Mary Sourmany, Trustees / Craig Minus, CAM Land Use & Development	To be announced
3.	Project Design Approval and Final Approval 634 Anacapa St	APN: 031-151-020 PLN: 2024-00215 Zone: M-C	Anatega Partners, LLC Chris Parker, Representative Member / Lisa Liles, Cearnal Collective	To be announced
4.	Project Design Approval and Final Approval 316 W Anapamu St	APN: 039-162-027 PLN: 2024-00190 Zone: R-MH	Draghi 316 Anapamu LLC	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) ARCHAEOLOGY REPORT

1. **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, Manager

(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.)

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

(1:55PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. **800 ALVARADO PL**
Assessor's Parcel Number: 019-170-022
Zone: R-2/4.0/R-H
Application Number: PLN2024-00205
Owner: El Encanto, Inc.
Janis Clapoff, General Manager
Applicant: Joe Andrulaitis, Andrulaitis+Mixon Architects

(El Encanto Hotel Historic District is a designated Landmark located in the Hillside Design District, constructed in 1913-1930 by Soule, Ray, Eaton, Edwards, Plunkett, and Howell in the Craftsman Vernacular/Spanish Colonial Revival style. Proposal for a new 1,900 square foot pergola with retractable cover on the existing outdoor dining terrace of a non-historic building at the site.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Hillside Design District Findings are required. Project last reviewed on July 17, 2024.

[Historic Significance Report*](#)

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

(2:30PM) NEW ITEM: CONCEPT REVIEW**3. 12 E CARRILLO ST**

Assessor's Parcel Number: 039-322-045
 Zone: C-G
 Application Number: PLN2024-00182
 Owner: 12 East Carrillo LLC
 Ben Romo, Representative Member
 Applicant: Farah AlQallaf, Cearnal Collective LLP

(Contributing historic resource to the El Pueblo Viejo Landmark District, the Chamber of Commerce building was constructed in 1927, in the Italianate/Mediterranean Revival style. Proposed new infill housing within the existing building, including 12 units as well as two Accessory Dwelling Units (ADUs). Exterior alterations include a new vestibule in the rear, site work, window restoration, a height increase to the existing elevator shaft, relocated exit, and window conversion to match adjacent building, as well as new French doors, Juliette balcony, arched entrance, vent with wrought iron décor, windows, light fixtures, and trash enclosure.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Minor Alteration Findings will be required for Project Design Approval.

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

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

(3:15PM) ONE-TIME PRE-APPLICATION REVIEW**4. 835 ALBERTA AVE**

Assessor's Parcel Number: 043-242-001
 Zone: R-2
 Application Number: PRE2024-00041
 Owner: David Botsford & Daina Budreckis
 Applicant: Jonathan Villegas, Darkmoon Building Design and Engineering

(Listed on the Historic Resources Inventory, constructed in 1923 in the Craftsman style. Proposal for additions to the existing 1,086 square foot one-story single family residence including a 141 square foot first floor addition, 629 square foot second story addition, and two second floor decks. Project will require Staff Hearing Officer approval of a Setback Modification for the secondary front setback encroachment and Open Yard Modification for reduction of the nonconforming open yard.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval.

[Historic Significance Report*](#)

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

(4:00PM) ONE-TIME PRE-APPLICATION REVIEW

5. **33 E CANON PERDIDO ST**
Assessor's Parcel Number: 039-322-009
Zone: C-G
Application Number: PRE2024-00110
Owner: Lobero Theatre Foundation
David Asbell, Executive Director
Applicant: Melisa Turner, DesignARC Inc.

(Located in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the Lobero Theatre was designed in 1924 by George Washington Smith in the Spanish Colonial Revival style. The rear addition to the building was added in 1926. Proposal for approximately 10,000 square feet of addition to the theater, 900 square feet of addition to the Scene shop, and a new courtyard off the Lobero Paseo.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval.

[Phase 1 Historic Structures/Sites Report completed in 2012- for reference only on history, does not evaluate this project*](#)

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

SEE SEPARATE AGENDA FOR SCHEDULED CONSENT REVIEW