



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
SPECIAL MEETING
CONSENT MINUTES
JUNE 26, 2024

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
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

ATTENDANCE

Members present: Hausz and McClure
Staff present: Carly Earnest, Assistant Planner; and Kira Esparza, Administrative Assistant

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. [712 CASTILLO ST](#)
Assessor's Parcel Number: 037-073-018
Zone: R-MH
Application Number: PLN2022-00163
Owner: Belinda Abbott and Justin Howe
Applicant: Corban Pampel, Santa Barbara Permitting

(Designated Structure of Merit, constructed in 1913 in the Craftsman style. Proposal for a 42-inch redwood picket fence atop an existing 33-inch sandstone wall, for a combined height of six feet and three inches from grade. Project includes removal of wrought iron gate to be replaced with a redwood gate. A Minor Zoning Exception is requested to allow fencing to exceed 42 inches in height in the front setback. Project will abate violations in Enforcement Case ENF2022-00239.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Zoning Exception Findings are required.

[Historic Significance Report*](#)

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

Project Design Approval and Final Approval with findings:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.
2. The following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood.
 - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

NEW ITEM: CONCEPT REVIEW

B.	<u>2050 GARDEN ST</u>	
	Assessor's Parcel Number:	025-331-020
	Zone:	RS-15
	Application Number:	PLN2024-00105
	Owner:	Thomas Hayes Davenport Jr
	Applicant:	Barbara Lowenthal, Harrison Design

(Designated a Structure of Merit, constructed in 1894 by noted architect Arthur Page Brown in the Mission Revival style as one of the five Crocker Row residences. Proposal for a new Accessory Dwelling Unit (ADU) above the existing detached garage. A Front Setback Modification is requested to allow the interior stair for the ADU to encroach into the secondary front yard setback by approximately six feet.)

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

Historic Significance Report*

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Continue indefinitely to the Staff Hearing Officer with the comment that the Commission supports the modifications as the design holds the street lines of the existing buildings.