



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JULY 17, 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: Reidel and Johnson

NEW ITEM: CONCEPT REVIEW

A. [630 GARDEN ST](#)
Assessor's Parcel Number: 031-160-015
Zone: M-C
Application Number: PLN2024-00199
Owner/Applicant: City of Santa Barbara
Maja Adamski, Representative Member

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to install metal security gates at the four arched openings of the alcove along the Garden Street elevation.)

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

Continue indefinitely with the comment that the Commission prefers option one.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 803 LAGUNA ST**

Assessor's Parcel Number: 031-021-010
Zone: C-G
Application Number: PLN2024-00092
Owner: Christina Songer, Laguna Cottages
Applicant: Thomas Moore

(Located in El Pueblo Viejo Landmark District, Part I. Proposed hardscape and landscape alterations to the courtyard of an existing senior housing facility. Project includes new ramps and handrails.)

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

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.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 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.

Historic Significance Report*

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

Continue two weeks to the Full Commission with the comment that the Commission is concerned about a significant addition in a Historic District and the compatibility of the proposed materials.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 210 E ORTEGA ST

Assessor's Parcel Number: 031-152-002
 Zone: M-C
 Application Number: PLN2024-00073
 Owner: Jade Capital LLC
 Tyler Rameson, Representative Member
 Applicant: Jennifer Macisaac, Kevin Moore Architect

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for exterior alterations to an existing 5,345 square foot Quonset hut style building, including a new trash enclosure, demolition of an existing storage shed, removal of as-built second driveway, and site alterations related to parking. Project includes a request for an Alternative Landscape Design Waiver.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Alternative Landscape Design Waiver Findings are required.

Continue indefinitely with comments:

1. The Commission can support the Alternative Landscape Design Waiver but the applicant should study refreshing the existing landscaping and return with a landscape plan.
2. Study the trash enclosure color to match the building.
3. Study the building paint colors to be more earth tone and appropriate for El Pueblo Viejo (EPV).
4. Study incorporating a new street tree.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

E. 316 W ANAPAMU ST

Assessor's Parcel Number: 039-162-027
 Zone: R-MH
 Application Number: PLN2024-00190
 Owner/Applicant: Draghi 316 Anapamu LLC
 Patricia Sherman, Managing Member

(Designated a Structure of Merit, constructed in 1930 in the Spanish Colonial Revival style. Proposal for new exterior A/C vents and mechanical equipment. Project includes a request for a Mechanical Equipment Waiver from the Historic Landmarks Commission to allow freestanding mechanical equipment within 10 feet of a front lot line.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings, Minor Alterations Findings, and Mechanical Equipment Waiver Findings are required.

Historic Significance Report*

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Continue two weeks with comments:

1. Study alternative approaches to the condensate drain on the surface of the building to either arrange it to drop down vertically or open up the stucco on the wall to conceal within the framing.
2. Consider the existing conduit on the wall and relocate it if possible.