



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT MINUTES

#### AUGUST 14, 2024

11:00 A.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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#### ATTENDANCE

Members present: Hausz (at 10:35 a.m.) and McClure  
Staff present: Hernandez, Reidel, and Johnson

#### NEW ITEM: PROJECT DESIGN APPROVAL

A. [324 W FIGUEROA ST](#)  
Assessor's Parcel Number: 039-212-026  
Zone: R-MH  
Application Number: PLN2023-00496  
Owner: Dario Pini  
Applicant: Barton Millar

(Listed on the Historic Resources Inventory, constructed in 1904 in the Queen Anne Free Classic style. Proposed exterior alterations including hardscaping, tree removal, guard rails at front porch, mechanical equipment, new windows on the rear addition, trim to match existing, new, period appropriate front door, and paint. Project includes as-built enclosure of upper screened sleeping porch and additional new floor area below. Requesting a Minor Zoning Exception to allow the rear deck to encroach into the interior setback.)

**Project Design Approval is requested. Project Compatibility Findings, Minor Alterations Findings, and Minor Zoning Exception Findings are required.**

[Historic Significance Report\\*](#)

[Memo to the Secretary of the Interior Standards\\*](#)

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

**\* The item was heard out of order. \***

**Project Design Approval with conditions and findings:**

1. Eliminate any colors in the color scheme that are not being used in this proposal.
2. Return with color chips.
3. The Project Compatibility 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.
4. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.
5. 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.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

<b>B.</b>	<b><u>210 E ORTEGA ST</u></b>	
	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. Project last reviewed on July 17, 2024.**

**Project Design Approval and Final Approval with conditions and findings:**

1. If possible, conduits on the front elevation should be concealed within the building structure or painted to match the existing building.
2. Use ¾ to 1 inch angular tan gravel instead of pea gravel.
3. The Project Compatibility 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.
4. The Historic Landmarks Commission finds that the project qualifies for an Alternative Landscape Design Waiver to provide relief for site constraints or to achieve a superior aesthetic.

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

<b>C.</b>	<b><u>1212 CASTILLO ST</u></b>	
	Assessor's Parcel Number:	039-162-023
	Zone:	R-MH
	Application Number:	PLN2024-00012
	Owner:	Terrance Alemann
	Applicant:	Michael McGuire, McGuire Project Management

(Listed on the Historic Resources Inventory, constructed in 1920 in the Craftsman style. Proposal for exterior alterations to the existing single-family residence, including new hardscaping, landscaping, mechanical equipment, and rear patio door; as-built fencing; alterations to existing trash enclosure; removal of arbor and garage in rear yard; and accessibility improvements.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations Findings are required.**

**Historic Significance Report\***

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

**Project Design Approval and Final Approval with the comment that the Commission would support removal of the fence in the rear yard if allowed by Transportation, and the following findings:**

1. The Project Compatibility 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. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.

**\* MEETING ADJOURNED AT 11:25 A.M. \***

**\* MEETING REOPENED AT 11:27 A.M. \***

**\* MEETING ADJOURNED AT 11:41 A.M. \***