



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

JANUARY 15, 2025

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *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
Kira Esparza, Administrative Assistant

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 Friday, January 10, 2025 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. 2025 Election of Chair and Vice Chair.
- B. 2025 Appointment of Consent Review Representatives and Subcommittees.
- C. 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.

- D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 18, 2024.**
- E. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **December 18, 2024.**
- F. Ratification of action taken on the Consent Calendar of **January 15, 2025.**

Consent Calendar January 15, 2025: *Staff to announce the action taken at the consent hearing*

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Final Approval 324 W Figueroa St	APN: 039-212-026 PLN: 2023-00496 Zone: R-MH	Dario Pini/ Barton Millar	To be announced
2.	Project Design Approval and Final Approval 914 Anacapa St	APN: 029-291-024 PLN: 2024-00307 Zone: C-G	California State Parks, Channel Coast District Dena Bellman, District Superintendent/ Michael Imwalle, Santa Barbara Trust for Historic Hearth Homes LLC	To be announced
3.	Project Design Approval and Final Approval 1327 Bath St	APN: 039-112-009 PLN: 2023-00339 Zone: R-MH	Lucas Martinez, Representative Member/ William Sofrin	To be announced

- G. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- H. Subcommittee Reports.

List of Subcommittees:

Signs	State Street Advisory	Objective Design Standards
Designations	Plaza De La Guerra Design	State Street Interim Working Group

(2:00PM) MISCELLANEOUS ITEM

1. TRAINING: SECRETARY OF THE INTERIOR’S STANDARDS

Reference Number: PLN2025-00008
Staff: Nicole Hernandez, Architectural Historian

(The City Architectural Historian will present a training on the Secretary of the Interior's Standards for Historic Rehabilitation.)

(2:10PM) STRUCTURE OF MERIT DESIGNATION

2. 18 CALLE ALAMO

Assessor's Parcel Number: 053-332-001
Zone: RS-7.5/USS
Application Number: PLN2024-00003
Owner: Glen G. Dutro
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-1 designating the Spanish Colonial Revival style residence, designed by noted architects Edwards, Plunkett and Howell in 1927, a historic Structure of Merit.)

[Historic Significance Report*](#)
[Resolution 2025-1*](#)

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

(2:20PM) STRUCTURE OF MERIT DESIGNATION

3. 234 CANON DR

Assessor's Parcel Number: 053-171-006
Zone: RS-7.5/SRP/USS
Application Number: PLN2024-00003
Owner: Montgomery Family Trust 10/22/22
Jamie Montgomery, Trustee
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-2 designating the American Colonial Revival style residence, constructed in 1934, a historic Structure of Merit.)

[Historic Significance Report*](#)
[Resolution 2025-2*](#)

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

(2:30PM) HISTORIC STRUCTURES REPORT**4. 20 E DE LA GUERRA ST (DE LA GUERRA PLAZA)**

Assessor's Parcel Number: 037-092-037
 Zone: C-G/P-R
 Application Number: PLN2019-00576
 Owner: City of Santa Barbara
 Applicant: Brad Hess; Public Works, Principal Project Manager

(Located in El Pueblo Viejo Landmark District, Part I and listed on the City's Historic Resource Inventory. The De La Guerra Plaza Revitalization Project proposes to raise the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to be level with the existing sidewalk and install new landscaping, water feature, restrooms, pavilion, stage, art nodes, lighting, and trash/recycling. The 2011 Historic Structures/Sites Report accepted by the HLC found that De La Guerra Plaza is eligible for designation as a City of Santa Barbara Landmark, listing in the California Register of Historical Resources, and the National Register of Historic Places. Surrounding De La Guerra Plaza are City Hall and the California Pepper Tree, The News Press Building, Casa De La Guerra, and El Paseo, all designated City Landmarks; and the La Placita Building a.k.a. McKay-Bothin Building that is a designated Structure of Merit.)

Requesting acceptance of a Phase 2 Historic Structures/Sites Report and Cultural Landscape Study prepared by Post/Hazeltine Associates. The report concluded the proposed project meets the Secretary of the Interior's Standards for Rehabilitation, provided the guidance in the report is implemented.

Phase 2 Historic Structures/Sites Report and Cultural Landscape Study*

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

(3:10PM) CONTINUED ITEM: FINAL APPROVAL**5. 3204 CALLE PINON**

Assessor's Parcel Number: 053-173-010
 Zone: RS-7.5/USS
 Application Number: PLN2023-00124
 Owner: Bernard and Viveka Gould
 Applicant: Kate Svensson

(Listed on the Historic Resources Inventory, constructed in 1926 in the Craftsman style. Proposal to demolish an existing garage, shed, and laundry room to construct a new addition and garage attached to an existing 1,350 square foot single-unit residence. Project includes a new side porch, terrace, and deck, as well as tree removal, roof replacement, driveway replacement, and interior remodel.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on September 11, 2024, which is when the project was last reviewed.

Historic Significance Report***Memo to the Secretary of the Interior Standards***

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

(3:40PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

6. **117 E ORTEGA ST**
Assessor's Parcel Number: 031-081-020
Zone: C-G
Application Number: PLN2023-00446
Owner: Ortega Street Investors, LLC
Cole Cervantes, Managing Member
Applicant: Jarrett Gorin, Vanguard Planning Inc.

(Located in El Pueblo Viejo Landmark District, Part 1, and listed on the Historic Resources Inventory, constructed in 1890 in the Italianate/Queen Anne style. Proposal to convert the existing two-story, single-unit residence to a duplex with no exterior changes other than paint, and to develop a new fourplex and open yard area at the rear of the site. The project will result in a six-unit development under the City's Average Unit-Size Density (AUD) Program. Project includes landscaping and hardscaping changes.)

Project Design Approval is requested. Project Compatibility Findings and Minor Alteration Findings are required. Project last reviewed on June 26, 2024.

Historic Significance Report*

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

SEE SEPARATE AGENDA FOR SCHEDULED CONSENT REVIEW