



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT MINUTES

MARCH 13, 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: Hernandez, Reidel, and Johnson

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. [1633 GARDEN ST](#)
Assessor's Parcel Number: 027-192-005
Zone: R-2
Application Number: PLN2023-00504
Owner: Dewberry Joan Trust 7/25/00
Joan Dewberry, Trustee
Applicant: Joel Grusinski, Joel's Roofing & Rain Gutter Co Inc.

(Listed on the Historic Resources Inventory, constructed in 1890 in the Italianate style. Proposal to replace the existing roof of the detached garage and storage area with standing seam metal.)

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

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. [1332 ANACAPA ST](#)
Assessor's Parcel Number: 029-490-001
Zone: O-R
Application Number: PLN2023-00451
Owner: Arlington Office LP
Kenneth P. Slaughter, Representative Member
Applicant: Kaitlyn Earnest, SEPPS

(Located in El Pueblo Viejo Landmark District, Part I. Proposed ADA improvements including alterations to ramp and path of travel.)

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

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

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. 1131 STATE ST (9 W ANAPAMU ST)**

Assessor's Parcel Number: 039-231-037

Zone: C-G

Application Number: PLN2023-00473

Owner: 1129 State Street

Carly Barns, Property Manager

Applicant: Tami Snow, Draughtsmen Aleworks @ Mosaic Locale

(Located in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the San Marcos Building was designed in 1926 by Myron Hunt and HC Chambers in the Churrigueresque Spanish style. Proposal for a new outdoor dining area in front of the existing building.)

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

NEW ITEM: PROJECT DESIGN APPROVAL**D. 904-906 W MISSION ST**

Assessor's Parcel Number: 043-073-012

Zone: RS-6

Application Number: PLN2023-00371

Owner: Dario Pini

Applicant: Bryan Murphy, Murphy & Associates, Architects

(Listed on the Historic Resources Inventory, constructed in 1887 in the Queen Anne style. Proposal to permit as-built exterior changes including sheds, fences, and deck. Proposed project includes window repairs, new exterior paint to address deteriorated condition and protect the historic resource, and a request for a Minor Zoning Exception to allow a trash enclosure to encroach into the interior setback. Project will abate enforcement case ENF2015-00640.)

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

Historic Significance Report*

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

Correspondence from Anonymous was acknowledged.

Project Design Approval with condition, findings, and comment:

1. Condition that the applicant shall return with specifications for the back deck, louver door, and front window.
2. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
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 - 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.
3. 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.
4. 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.
5. The colors presented are acceptable.