



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**MARCH 17, 2021**

11:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Dennis Doordan  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Justin Manuel  
Robert Ooley

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Kristen Sneddon

**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Architectural Historian  
Ted Hamilton, Assistant Planner  
Heidi Reidel, Planning Technician I

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**ATTENDANCE**

Members present: Mahan and Manuel (Items B, C, and D)

Staff present: Hernandez and Hamilton

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

- A. [735 ANACAPA STREET/CITY HALL](#)**  
Assessor's Parcel Number: 037-092-037  
Zone: C-G/P-R  
Application Number: PLN2021-00099  
Owner: City of Santa Barbara  
Applicant: Hyun Bae Cho, Sherry & Associates

(City Hall is a designated City Landmark. Proposal to remove the existing chimney and install a new rooftop electrical panel and elevator shaft vent. Project includes voluntary ADA upgrades to the interior of the existing structure.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Analysis Criteria and Landmark Findings.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item.

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

1. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project largely complies with all applicable City Charter and Municipal Code requirements. 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 is not affected.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - e. The design of the project does not affect established scenic public vistas.
  - f. Landscaping is not an issue.
2. Landmark Findings generally have been met in that the project's scope does not adversely affect the Designated Landmark.

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

- B.**        **1017 STATE ST**  
Assessor's Parcel Number: 039-281-019  
Zone: C-G  
Application Number: PLN2021-00121  
Owner: Gom Properties LLC (Ca)  
Applicant: Joe Andrulaitis, Andulaitis+Mixon Architects

(Proposal to recess the storefront at 1017 and to replace the entry door with a fixed window at 1017A. Project includes interior alterations, including a new kitchen at 1017A, new openings between 1017 and 1017A, and a new ADA ramp.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Analysis Criteria.**

**Project Design Approval and Final Approval with the condition that the applicant provide a detail showing the bulkhead at 1017A filled in to the height of the existing tile, to be reviewed and approved by Staff prior to building permit, and the following findings:**

1. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project largely complies with all applicable City Charter and Municipal Code requirements. 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 for its location and neighborhood, in that it is not changing.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
  - e. The design of the project does not affect established scenic public vistas.
  - f. Landscaping is not affected.

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 701 ANACAPA ST**

Assessor's Parcel Number: 037-092-010  
Zone: C-G  
Application Number: PLN2021-00052  
Owner: Reed Family Trust 8/27/90  
Barret Reed, Trustee  
Applicant: Kyle Denis, Kevin Moore Architect

(The Spanish Colonial Revival style building designed by Edwards, Plunkett, and Howell is a designated Structure of Merit. Proposal to install rooftop equipment and new patio furniture, and for improvements to the interior of building along with Tenant A Suite.)

**Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria Analysis and Structure of Merit Findings.**

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

1. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project largely complies with all applicable City Charter and Municipal Code requirements. 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 for its location and neighborhood.
  - 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 project includes an appropriate amount of open space and landscaping.
2. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource. The proposed mechanical equipment is not visible from the street and will not have a negative effect on the Designated Structure of Merit.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 111 W VALERIO ST**

Assessor's Parcel Number: 027-172-007  
Zone: R-MH  
Application Number: PLN2020-00092  
Owner: Selbor Revocable Trust  
Monica Robles, Trustee  
Applicant: Holly Garcin, SEPPS

(The American Colonial Revival style residence, constructed in 1894 by Samuel Ilsley, is a designated Structure of Merit. Proposal to address violations identified in ENF2019-00907 by removing an as-built six foot high privacy fence along the Chapala and Valerio street frontages. A 7-foot tall bay laurel hedge

will be installed in place of the fence. The project includes landscape improvements to the front entry of the residence , and at the parkway planters located at the right-of-way on Chapala Street and West Valerio Street. Project includes a 130 square foot extension to the existing deck located at the east side of the residence.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance findings and Structure of Merit findings are required. Project was last reviewed at Full Commission on April 29, 2020.**

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

1. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
  - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
  - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
  - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
  - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside, as the corner visibility is appropriate.
2. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.

**CONTINUED ITEM: FINAL APPROVAL**

**E. [225 STATE ST](#)**  
 Assessor's Parcel Number: 033-042-010  
 Zone: HRC-2/SD-3  
 Application Number: PLN2020-00549  
 Owner: Hangar 225, LLC  
 Applicant: Jeff Hornbuckle, Cearnal Collective, LLP

(The Commercial Vernacular style building, constructed in 1925 by E.F. Edwards is on the City's List of Potential Historic Resources. Proposal for a renovation of the existing commercial building. Exterior improvements to the commercial building include restoring the arched storefronts along State Street, replacing existing windows along the parking lot façade to match existing, restoration of the existing clerestory windows, replace the existing low roof, replacing the upper clerestory roofs, and re-painting. Additional improvements include removal of existing rooftop equipment, removal of refrigeration units and equipment at the rear patio, installing new fencing, landscaping and hardscape at the rear patio.)

**Final Approval is requested. Project requires substantial conformance with the plans that received Project Design Approval on February 3, 2021, which was when the project was last reviewed.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item.

**Final Approval as submitted.**