



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**CONSENT MINUTES**  
**JUNE 23, 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  
Mary Ternovskaya, Commission Secretary

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**ATTENDANCE**

Members present: Hausz and Manuel

Staff present: Hernandez and Hamilton

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

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

- A.**      **834 STATE ST**  
Assessor's Parcel Number: 037-052-021  
Zone: C-G (C-2)  
Application Number: PLN2021-00215  
Owner: Laura Fabrizio  
Applicant: Cameron Stallybrass

(Proposal to upgrade the exterior lighting to meet California Bank ATM lighting requirements. Project includes the replacement of 30 existing exterior fixtures, the installation of 7 new fixtures, removal of 1 fixture, and the installation of 1 new pole and fixture.)

**Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria and the following guidelines: El Pueblo Viejo Landmark District Design Guidelines and the Outdoor Lighting and Streetlight Design Guidelines.**

**Continue indefinitely with comments:**

1. Bring lighting levels down to be consistent with Santa Barbara Lighting Design Guidelines.
2. Lighting temperature should be reduced from 4000K to 3000-3500K.
3. Provide elevations showing the proposed lighting fixtures and how they relate to existing architecture.

4. Fixtures UU2 and UU5 seem unnecessary and need to be eliminated and will over-light the sidewalk. They should be eliminated.
5. Fixture SA1 is not compatible with El Pueblo Viejo Design Guidelines, Commission prefers that the applicant keep the existing fixture and ATM sign at that location.
6. In lieu of the TK1 fixture, see if a retrofit of the existing fixture could satisfy the ATM lighting requirements.
7. The new pole is not necessary since it's not required for ATM lighting requirements, and will over-light the property.

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

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

- B. [1028 LAGUNA ST](#)**
- |                           |   |
|---------------------------|---|
| Assessor's Parcel Number: | 029-222-001   |
| Zone:                     | R-M (R-3)   |
| Application Number:       | PLN2020-00335   |
| Owner:                    | Charles & Micaela Figueroa 2010 Family Trust<br>Charlie Figueroa, Trustee |
| Applicant:                | Jonathan Villegas, Darkmoon Engineering                                   |

(Proposal for improvements to a non-historic multi-unit residential property located in El Pueblo Viejo Landmark District. Project involves demolishing the existing wood stairs at the two-story duplex building, to be reconstructed with a slightly new configuration, and installing a new small concrete walkway to access the stairs. Staff Hearing Officer approved a Front Setback Modification on June 2, 2021, to allow the new stair configuration to encroach in the required ten-foot front setback. )

**Project Design Approval and Final Approval are requested. Substantial conformance to the plans that received Staff Hearing Officer approval on June 2, 2021 is required. Project requires consistency with the Project Compatibility Analysis Criteria and the El Pueblo Viejo Landmark District Design Guidelines. Project was last reviewed January 20, 2021.**

#### **Project Design Approval and Final Approval with the following comment:**

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.

The ten-day appeal period was announced.

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

**FINAL APPROVAL**

**C.**            **222 E CONSTANCE AVE**  
Assessor's Parcel Number: 025-042-002  
Zone: RS-15 (E-1)  
Application Number: PLN2021-00080  
Owner: Joy Kunz  
Applicant: Valerie Froscher

(This Structure of Merit, constructed in 1959 in the Mid-Century Modern Style by noted architect Richard Neutra. Proposal for a 542 square foot one story addition to the rear of the existing single family home. Also proposed is a 21 square foot interior remodel and the conversion of 32 square feet of the existing garage to habitable space. The proposed total of 2,576 square feet of development on a 12,681 square foot lot is 64% of the guideline maximum floor to lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on March 3, 2021, which is when the project was last reviewed.**

**Final Approval as submitted.**

The ten-day appeal period was announced.