



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT AGENDA

#### APRIL 24, 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

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are limited to two minutes.

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [HLCSecretary@SantaBarbaraCA.gov](mailto: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](http://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.**

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](mailto: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](http://SantaBarbaraCA.gov/HLC). If you have any questions about the posted documents, contact Heidi Reidel,

NOTE: Agenda schedule is subject to change as cancellations occur.

Assistant Planner at (805) 897-2687 or email [HReidel@SantaBarbaraCA.gov](mailto:HReidel@SantaBarbaraCA.gov). You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

**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](mailto: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](mailto: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 10<sup>th</sup> 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 Commission 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, April 19, 2024 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).

#### 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](http://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.**

#### **NEW ITEM: CONCEPT REVIEW**

- A.        **928 GARDEN ST**  
Assessor's Parcel Number: 029-301-042  
Zone: C-G  
Application Number: PLN2023-00308  
Owner: Ray Mahboob  
Applicant: Ken Dickson, Windward Design Services

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to convert an existing 4-unit commercial office building to a 3-unit short-term rental (hotel) use. The proposal includes alterations to existing doors and windows, as well as reconfiguration of the parking lot. A Zoning Modification is requested for relief from the parking standards to allow three automobile parking spaces, instead of the required four, to accommodate maneuverability of an onsite turn-around, as required by Transportation Planning for non-residential uses.)

**No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.**

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****B. 506 BRINKERHOFF AVE**

Assessor's Parcel Number: 037-163-014  
Zone: C-G  
Application Number: PLN2023-00010  
Owner: Ken Sterling  
Applicant: Barton Millar, Millar & Associates

(Designated Structure of Merit, constructed in 1903 in the Folk Victorian style, located in the Brinkerhoff Avenue Historic District. Proposed replacement of an existing hedge at the front of the residence with a 42-inch tall hedge, as well as new gates, fencing, wood arbors, mechanical equipment, and paint. Project includes exterior wall and floor infill, removal of as-built metal garden canopy roof, removal of a decorative chimney, replacement of as-built vinyl windows with wood, and a reduction of the open yard to provide one uncovered parking space with associated paving. Project requires approval by the Historic Landmarks Commission for an Alternative Open Yard Design Waiver to allow the reduced open yard.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings, Minor Alteration Findings, and Alternative Landscape Design Waiver Findings are required. Project last review on December 20, 2023.**

**Historic Significance Report\***

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

**CONTINUED ITEM: FINAL APPROVAL****C. 630 CHAPALA ST, 17 W ORTEGA ST, AND 25 W ORTEGA ST**

Assessor's Parcel Number: 037-131-001  
Zone: M-C  
Application Number: PLN2021-00189  
Owner: Third Generation SB LLC  
Pat Meaney and Greg van Wyk, Trustees  
Applicant: Mary Meany Reichel

(Located in El Pueblo Viejo Landmark District, Part I. The proposal is for construction of a new three- and four-story mixed-use development. All existing buildings will be demolished. The project includes 10,147 square feet of commercial space and 29,980 square feet of residential space consisting of 39 rental units proposed under the Average Unit-Size Density (AUD) Incentive Program. The existing sandstone wall separating 25 W. Ortega Street and 17 W. Ortega Street would be reconstructed as a privacy wall along the south property line. The proposed density on the 27,492-square-foot merged site is 63 dwelling units per acre. The Planning Commission approved a Community Benefit Height Exception on August 12, 2021, to allow the project to exceed 48 ft. in height (50 ft. 11 in. proposed.)

**Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on September 27, 2023. Project last reviewed at Full Commission on April 10, 2024.**

[17 West Ortega Street Historic Significance Report\\*](#)

[9-15 West Ortega Street Historic Significance Report\\*](#)

[614 Chapala Street Historic Significance Report\\*](#)

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