



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 12, 2023

1:30 P.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: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: Doordan, and McClure
Staff present: Hernandez (until 2:21 p.m.), Kelly Brodison, Project Planner (from 3:06 p.m.- 4:14 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Krystle Sieghart

Written correspondence from Jennifer Larsen was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 29, 2023**, as submitted.
Action: Drury/Ooley, 6/0/0. (Ensberg abstained. Doordan and McClure absent.) Motion carried.

C. Announcements, requests by applicants for continuances and withdrawals, future agenda items,

and appeals:

1. Commissioner Hausz announced that Commissioner McClure will be absent from today's meeting.
2. Commissioner Grumbine announced he will need to leave by 5:30 p.m. today.

D. Subcommittee Reports:

No subcommittee reports.

(1:45PM) STRUCTURE OF MERIT DESIGNATION

1. 236 E COTA ST

Assessor's Parcel Number: 031-202-004
Reference Number: PLN2023-00015
Owner: Church Of God/Christ/Santa Barbara Inc.
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-04 designating the 1920 African American/Black Church a historic Structure of Merit.)

Historic Significance Report*

Resolution 2023-4*

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

Actual time: 1:37 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and Pastor George Brooks Jr., Owner,

Public comment opened at 1:49 p.m.,

The following individuals spoke:

1. Krystle Sieghart
2. Simone Ruskamp

Public comment closed at 1:55 p.m.

Motion: To adopt Resolution 2023-04 to designate 236 E Cota St as a Structure of Merit.

Action: Ooley/Hausz, 7/0/0. (Doordan and McClure absent.) Motion carried.

(1:55PM) STRUCTURE OF MERIT DESIGNATION

2. 427 E MICHELTORENA ST D

Assessor's Parcel Number: 027-252-011
Reference Number: PLN2023-00015
Owner: Keane Brendan T Revocable Trust
Brendan T. Keane, Trustee
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-05 designating the 1919 Craftsman style bungalow, an integral part of a bungalow court, a historic Structure of Merit.)

[Historic Significance Report*](#)**[Resolution 2023-5*](#)**

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

Actual time: 2:02 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 2:09 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Dowty, Pearl Chase Society, was acknowledged.

Motion: To adopt Resolution 2023-05 to designate 427 E Micheltorena St D as a Structure of Merit.

Action: Hausz/Butler, 7/0/0. (Doordan and McClure absent.) Motion carried.

(2:05PM) STRUCTURE OF MERIT DESIGNATION**3. 820 CIMA LINDA LN**

Assessor's Parcel Number: 015-162-018
Reference Number: PLN2023-00015
Owner: John Carpenter
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-06 designating the 1929 Spanish Colonial Revival house by Carlton Winslow, FAIA, a historic Structure of Merit.)

[Historic Significance Report*](#)**[Resolution 2023-6*](#)**

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

Actual time: 2:12 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; John Carpenter, Owner,

Public comment opened at 2:19 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2023-06 to designate 820 Cima Linda Ln as a Structure of Merit.

Action: Ooley/Ensberg, 7/0/0. (Doordan and McClure absent.) Motion carried.

(2:15PM) REVIEW AFTER FINAL APPROVAL

4. 414 CHAPALA ST

Assessor's Parcel Number: 037-211-027
Zone: M-C
Application Number: PLN2016-00190
Owner: Pacifica Real Estate Santa Barbara
Applicant: The Cearnal Collective, LLP
Laura Benard, Representative Member

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 14 W Gutierrez St, a historic Structure of Merit, and 428 Chapala St, a historic Structure of Merit. Proposal to demolish an existing one-story, 3,533 square foot commercial building and construct a new four-story, mixed-use development with 2,739 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising 15 one-bedroom units, 1 two-bedroom unit, 2 1-bedroom townhomes, and 3 two-bedroom townhomes, with an average unit size of 844 square feet. There will be a total of 25 parking spaces located within a ground-floor garage. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

Approval of Review After Final requested for revised garage entry, window and door details, window colors, tile wall scuppers, southern wall at property line, and backflow preventer location and landscaping. Project must demonstrate substantial conformance to the plans that received Project Design Approval on November 2, 2016.

14 W Gutierrez St Historic Significance Report*

428 Chapala St Historic Significance Report*

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

Actual time: 2:21 p.m.

Present: Christine Pierron, Architect, The Cearnal Collective; Laura Bernard, Architect, The Cearnal Collective; and Jessica Harlin, Landscape Architect, Barefoot Designs

Public comment opened at 2:30 p.m.,

The following individuals spoke:

1. Neil Ablitt

Public comment closed at 2:32 p.m.

Motion: Continue indefinitely with the following comments:

1. Paint the beam and bracket in the garage entry a darker brown wood color.
2. The Commission recommends shrouding the first 3 light fixtures in the garage entry.
3. The window and door details are approvable as retrofitted.

4. The Commission finds it disappointing that the window color variations that were previously approved were not followed but the Commission will not require the Applicant to change them.
 5. Study a tile design that incorporates sleeves over on the scuppers and creates color and visual interest.
 6. Finish the southern wall on property line per the original plan.
 7. Paint the backflow device a dark green color and add additional planting selections.
 8. Eliminate the proposed planter boxes.
 9. Remove the agapanthus and use the approved planting.
- Action: Hausz/Butler, 6/0/1. (Drury abstained. Doordan and McClure absent) Motion carried.

(3:00PM) NEW ITEM: CONCEPT REVIEW

5. 301 E YANONALI ST

Assessor's Parcel Number: 017-630-005
Zone: M-1/SP-2/SD-3
Application Number: PLN2022-00474
Owner: Yanonali Street Holdings, LLC
Jack Nathan, Representative Member
Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct approximately 45,150 square feet of one- and two-story nonresidential buildings, outdoor decks/dining patios and 190 parking spaces (161 below grade spaces and 29 surface spaces) including 11 accessible spaces and 27 bicycle parking spaces. The development would be a mix of one- and two-story buildings with a below grade parking structure. The 3.04-acre property is located within the appealable jurisdiction of the Coastal Zone and in the M-1/SP-2 (Light Manufacturing/Cabrillo Plaza Specific Plan) Zones with a Coastal Land Use Designation of Industrial. The property is currently being operated as an open yard and contractor supply and storage company. Grading will comprise approximately 16,000 cubic yards of cut and 2,500 cubic yards of fill with 13,500 cubic yards to be exported off site.)

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

Actual time: 3:06 p.m.

Present: Brian Cearnal, Architect, Cearnal Collective; Mathew Chua, Architect, Cearnal Collective; Judy Kameon, Landscape Architect, Elysian Landscapes; Dana Bower, Landscape Architect, Elysian Landscapes; Joseph Miller, Owner; and Kelly Brodison, Project Planner, City of Santa Barbara

Staff comments: Ms. Brodison stated that the project is here for comments, and it will later go to the Planning Commission for a Coastal Development Permit, Development Plan, and Setback Modifications. There was a previously approved commercial project at this site, and the new owners have revised the project.

Public comment opened at 3:25 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Historic Landmarks Commission with the following comments:

1. In general, the Commission is in support of the mass, bulk, and scale of the project, and the project concept is very favorable.
2. Develop the details so that it stays more within Spanish colonial revival palette.
3. Study adjusting the massing with some selectively designed taller elements to break up the overall low character of the massing and to give focal points.
4. The narrative presented is appreciated and is helpful in understanding the project.
5. The planting will be important and should be carefully considered, while also allowing the architecture to stand on its own. The landscape should be as powerful as the building and the Commission encourages a unique and dramatic landscape design.
6. Study the longevity of the planting selections.
7. Study examples such as Meridian Studios as a source of inspiration. On the images board, study the top left image, middle left image, bottom right image, middle right image, and middle second to left image.
8. Provide details on the elevations in future renderings, including window variations as a way of helping the severity of the current elevations.
9. Study the shadow play within the site and design.
10. The arrangement of the site is appreciated and well done.
11. There should be an identifiable attitude and quirkiness. The project is a gateway to El Pueblo Viejo Landmark District and the Funk Zone and should be tying both together.
12. The Commission appreciates the paving material. Continue to study simplifying it, possibly by arranging it differently without cross-skewing as much.
13. The Commission recognizes that this project is unlike most properties within the El Pueblo Viejo area and has a much stronger attachment to the Funk Zone. It is a unique opportunity to bridge the gap between the Spanish Mediterranean traditions and the Funk Zone.
14. The Commission appreciates the sensitivity to the mountain view, as the site has a more prominent public view than other EPV locations.

Action: Ooley/Hausz, 7/0/0. (Doordan and McClure absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 4:14 TO 4:27 P.M. ***

(4:00PM) ARCHAEOLOGY REPORT**6. OAK PARK, 638 W JUNIPERO ST**

Assessor's Parcel Number: 051-340-001

Zone: P-R

Application Number: PLN2022-00500

Owner: City of Santa Barbara

Applicant: Tim Burgess, City of Santa Barbara

(Listed on the Historic Resources Inventory, constructed in 1904 and site of the 1940 Juneteenth Celebration. Proposal to restore a 1,800 linear foot reach of Mission Creek. Project includes creek bank restoration and planting of over 5,000 native riparian trees, shrubs, and herbs. The Creeks Division is seeking CEQA review for the creek restoration activities.)

Request for acceptance of a Phase 1 Archaeological Resources Report prepared for the project by Christopher Duran of Rincon Consultants, Inc. The report has been reviewed by Dr. Glassow who agrees with its conclusions and recommendations.

Actual time: 4:27 p.m.

Present: Tim Burgess, Project Planner, City of Santa Barbara; Ken Victorino, Senior Principal Investigator, Rincon Consultants; and Matthew Gonzalez, Senior Archaeologist, Rincon Consultants

Staff comments: Ms. Reidel stated that Dr. Glassow specifically agrees that earth-moving activities should be monitored to ensure that no cultural resources are further damaged, given that their presence was reported in the 1920s by David B. Rogers. He also noticed a typographical error on page four of the report where “west” and “north” should be reversed.

Public comment opened at 4:33 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Hausz/Ooley, 7/0/0. (Doordan and McClure absent.) Motion carried.

(4:15PM) NEW ITEM: CONCEPT REVIEW

7. OAK PARK, 638 W JUNIPERO ST

Assessor's Parcel Number: 051-340-001

Zone: P-R

Application Number: PLN2022-00500

Owner: City of Santa Barbara

Applicant: Tim Burgess, City of Santa Barbara

(Listed on the Historic Resources Inventory, constructed in 1904 and site of the 1940 Juneteenth Celebration. Proposal to restore a 1,800 linear foot reach of Mission Creek. Project includes creek bank restoration and planting of over 5,000 native riparian trees, shrubs, and herbs. The Creeks Division is seeking CEQA review for the creek restoration activities.)

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

Historic Significance Report*

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

Actual time: 4:34 p.m.

Present: Tim Burgess, Project Planner, City of Santa Barbara

Public comment opened at 4:39 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with the comment that the project is supportable and the Commission is enthusiastic for the Creek's restoration.

Action: Ensberg/Drury, 7/0/0. (Doordan and McClure absent.) Motion carried.

*** MEETING ADJOURNED AT 4:48 P.M. ***