



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 24, 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 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Drury, Ensberg, Lenvik, and McClure

Commissioners absent: Hausz and Ooley

Staff present: Hernandez, Pilar Plummer, Project Planner (from 1:51-2:26 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Sheila Lodge

Written correspondence from Kevin Boss was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 10, 2023**, as amended.

Action: Lenvik/Drury, 6/0/1. (Grumbine abstained. Hausz and Ooley absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 10, 2023**, as reviewed by Commissioners Grumbine (Items B-D) and McClure.

Action: Ensberg/Drury, 7/0/0. (Hausz and Ooley absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Hernandez announced that Staff will be organizing a Designation Subcommittee for mid-July.
2. Commissioner Ensberg and Chair Grumbine requested that a discussion item regarding motion making be on a future agenda.

E. Subcommittee Reports:

Commissioner Lenvik reported on the State Street Advisory Committee.

Commissioner Ensberg reported on the Airport Design Group and Objective Design Standards Working Group.

(1:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**1. 1713 LASUEN RD**

Assessor's Parcel Number: 019-184-003

Zone: RS-15

Application Number: PLN2022-00379

Owner/Applicant: Adam P. Graham, Arroyo Seco Construction

(Historic Structure of Merit, constructed in 1903 in the American Colonial Revival style and located in the Hillside Design District. The project consists of a renovation to the existing historic residence including demolition of the existing garage and workshop to be replaced with a new garage and workshop with a 256-square-foot gym below. The project includes two upper floor additions comprised of a 126-square-foot mechanical room and 156-square-foot primary bath, re-opening a deck at the exterior of the residence, window and door replacements, a new elevator, and an interior remodel. The proposed total of 4,163 square feet on a 13,673-square-foot lot is 99% of the maximum required floor-to-lot area ratio. On May 11, 2023, the Planning Commission approved an Interior Setback Modification and Maximum Floor Area Modification.)

A. Requesting acceptance of a Memo to the Secretary of the Interior Standards prepared by the City Architectural Historian, Nicole Hernandez, which concludes the proposed project meets the Secretary of the Interior's Standards for Rehabilitation; therefore, project impacts on significant historic resources would be less than significant (Class III).

B. Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. The project was last reviewed on February 15, 2023.

Historic Significance Report*

Memo to the Secretary of the Interior Standards*

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

Actual time: 1:51 p.m.

Present: Adam Graham, Owner; Risa Hung, Drafter, Arroyo Seco Construction; and Pilar Plummer, Project Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project was recently reviewed by the Planning Commission and received approval for an Interior Setback Modification and Maximum Floor Area Modification.

Public comment opened at 2:03 p.m., and as no one wished to speak, it closed.

Motion: **Accept the Memo to the Secretary of the Interior Standards as submitted.**

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

Motion: **Project Design Approval and continue indefinitely to Consent with the following comments and findings:**

1. Provide a cut sheet with the details of the exterior light fixtures.
2. Provide details of any changes made to the front door color.
3. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource.
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.
4. 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.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 2:27 P.M. ***