



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

FEBRUARY 26, 2025

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Robert Ooley, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
Charles McClure

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
Jasper Carman, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Vice Chair Ooley.

ATTENDANCE

Commissioners present: Ooley, Butler, Doordan, Ensberg, Lenvik, and McClure

Commissioners absent: Grumbine and Drury

Staff present: Hernandez (at 2:35 p.m.), Pilar Plummer, Associate Planner (at 1:40 p.m.), Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Rick Closson was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **February 12, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **February 12, 2025**, as submitted.

Action: Lenvik/Butler, 6/0/0. (Grumbine and Drury absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **February 12, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **February 12, 2025**, as submitted.

Action: Lenvik/Ensberg, 6/0/0. (Grumbine and Drury absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **February 26, 2025.****Consent Calendar February 26, 2025:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Concept Review 123 E Carrillo St	APN: 029-211-015 PLN: 2025-00002 Zone: C-G	Marcus Morales, Morales Law P.C. / Leonard K Thomas, Pacific Architects Inc.	Continued indefinitely

Motion: Ratify the Consent Calendar of **February 26, 2025**, as reviewed by Vice Chair Ooley.

Action: Lenvik/Ensberg, 6/0/0. (Grumbine and Drury absent.) Motion carried.

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

1. Ms. Reidel announced that Item 4 on today's agenda, 276 Canon Drive, was postponed indefinitely at the applicant's request.
2. Commissioner Ensberg made a request for a discussion item regarding Italian Stone Pine Trees on a future agenda.

F. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) ARCHAEOLOGY REPORT**1. 871 SUMMIT RD**

Assessor's Parcel Number: 015-213-014

Zone: RS-25

Application Number: PLN2024-00362

Owner: Thomas W Rush

Applicant: Ken Dickson, Windward Design Services

(Property is not historic or within a historic district. Proposal to demolish the existing 1,211 square-foot one-story residence and construct a new two-story 4,771 square-foot single-unit residence and new 707 square-foot garage under a new 727 square-foot two-story Accessory Dwelling Unit (ADU) above. The existing 357 square-foot two-car garage is proposed to remain. Project includes new patio, balconies, pool, outdoor fireplace, driveway paving, gate, and walls. The project is in the Hillside Design District and Foothill High Fire Zone. Three trees are proposed for removal.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Stone Archaeological Consulting. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 1:40 p.m.

Present: David Stone, Registered Professional Archaeologist

Public comment opened at 1:44 p.m., and as no one wished to speak, it closed.

Motion: Accept the report for 871 Summit Road as submitted.

Action: Butler/Doordan, 6/0/0. (Grumbine and Drury absent.) Motion carried.

(1:55PM) CONTINUED ITEM: CONCEPT REVIEW

2. 1533 STATE ST (also referenced as 1529 STATE ST)

Assessor's Parcel Number: 027-231-022

Zone: C-G

Application Number: PLN2024-00226

Owner: PS & RS LLC

Pradeep Shastri, Managing Member

Applicant: HBA Architects

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new four-story mixed-use development comprised of 27-units developed under the City's Average Unit-Size Density (AUD) Incentive Program with an average unit size of 811 square feet. The first floor of the development includes a 4,500-square-foot commercial space, parking garage, residential office, residential lobby, residential yoga studio, and additional amenity space. The project also includes a basement level garage for the residential units, a bicycle storage room, and residential storage room. Staff Hearing Officer review and approval of a Modification for open yard is required.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. Project last reviewed on September 25, 2024.

Actual time: 1:45 p.m.

Present: Pilar Plummer, Associate Planner; Jay Blatter, HBA Architects; Karl Benkert, HBA Architects; Courtney Jane Miller, Landscape Architect

Staff comments: Ms. Plummer stated that the applicant is returning to the Historic Landmarks Commission seeking positive feedback on the overall design and consistency with the findings necessary to gain Project Design Approval. She restated that this project is triggering an open yard modification and the applicant is seeking positive feedback on that item. The other item that is being requested at this hearing is an exemption for story poles. The next step for this project would be a continuation to the Staff Hearing Officer for the open yard modification.

Public comment opened at 2:06 p.m., and as no one wished to speak, it closed.

Written correspondence from Jason Wilson, Jim Youngson, Staci Caplan, Spencer Cole, Kim Madden, Daniel Moghtader, Valerie Cantella, Kristen Miller, Tyler Whelehan and Rajeev Bajaj was acknowledged.

Motion: Continue to the Staff Hearing Officer for return to the Full Commission with comments:

1. The Commission thanks the applicant team for their time, effort, and response to the Commission's comments.

2. The Commission encourages the applicant to make the project plans and video available for viewing on their website and to create a QR code to be used on public signage to facilitate ease of viewing.
3. With respect to story poles, the Commission recognizes the challenges with placement and encourages the applicant to use accessible and clear signage at the site to allow the public to view the intended plans for the project and to prompt feedback.
4. The Commission is aware of the open yard modification that is being requested and finds it aesthetically appropriate to the site and development.

Action: Ensberg/Butler, 5/0/1. (Lenvik abstained. Grumbine and Drury absent.) Motion carried.

(2:45PM) CONTINUED ITEM: CONCEPT REVIEW

3. 531 E ORTEGA ST

Assessor's Parcel Number: 031-101-024
Zone: R-M
Application Number: PLN2023-00178
Owner: Soo Chang, Providence School
Applicant: Jay Higgins, H&H Environmental, Inc.

(Listed on the Historic Resources Inventory, designed in 1964 by Robert Ingle Hoyt in the Mid-Century Modern style. The project consists of redevelopment to accommodate a Junior/High School (grades 6-12) campus for Providence School. The project involves a 514-square-foot addition and alterations to the existing single-story main building, demolition of the existing 8,960-square-foot gymnasium, and construction of 20,812 square feet comprised of a gymnasium, theatre, library, chapel, and additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate 40 uncovered vehicle spaces, new bicycle parking, grading, and landscape/hardscape improvements throughout the site. Planning Commission approval of a Conditional Use Permit, Development Plan, and Modification was granted on March 14, 2024.)

A. Requesting acceptance of a Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine. Phase 2 concluded 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. No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations Findings are required for Project Design Approval. Project last reviewed February 14, 2024.

Actual time: 2:36 p.m.

Present: Nicole Hernandez, Architectural Historian; Pilar Plummer, Associate Planner; Michael Stroh, DMHA Architects; Izzy Savage, DMHA Architects; Ryan Mills, DMHA Architects; Justin Manuel, Arcadia Studio; Tim Hazeltine, Post Hazeltine Associates

Staff comments: Ms. Plummer stated that this project has been presented to the Planning Commission and received approval for a Development Plan for proposed non-residential square footage, a Conditional Use Permit to allow school use, and a modification for relief in the interior setback. The applicant has made some slight revisions to the design that warranted an addendum to the prior

accepted Phase 2 Historic Structures/Site Report. The applicant is looking to receive positive feedback on the design and comments regarding if the project is ready for Project Design Approval.

Public comment opened at 3:15 p.m., and as no one wished to speak, it closed.

Motion: Accept the revised phase 2 report for 531 East Ortega Street as submitted.

Action: Lenvik/Doordan, 6/0/0. (Grumbine and Drury absent.) Motion carried.

Motion: Continue indefinitely with comments:

1. The Commission appreciates the applicant's time, effort, and response to the Commission's comments.
2. The Commission is supportive of the direction of the project.
3. Consider breaking up the paving pattern of the parking lot with a different pattern or color so it doesn't read as one big parking lot.
4. Study simplifying the landscaping, which may include the fence railing detail.
5. Study the color of the new buildings to be more in contrast to the historic building to differentiate.
6. The Commission feels the project is ready for PDA on return.

Action: Doordan/Butler, 6/0/0. (Grumbine and Drury absent.) Motion carried.

(3:30PM) POSTPONED ITEM: PROJECT DESIGN APPROVAL

4. 276 CANON DR

Assessor's Parcel Number: 053-142-027

Zone: RS-10/USS

Application Number: PLN2024-00333

Owner: Schuyler Hunt Greenawalt

Applicant: Kristin Stoyanova

(Listed on the Historic Resources Inventory, constructed in 1953 by Paul E. Greene in the Mid-century Modern style, located in the Hillside Design District. Proposal to construct two 259 square foot detached accessory structures. Project includes hardscape alterations and new trees.)

Item postponed indefinitely at the applicant's request.

*** MEETING ADJOURNED AT 3:53 P.M. ***