



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

### APRIL 24, 2024

1:30 P.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

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#### CALL TO ORDER

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

#### ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Ensberg,  
Lenvik (at 1:40 pm), Ooley, and McClure

Commissioners absent: Drury

Staff present: Hernandez, Reidel, and Joanie Saffell, Commission Secretary

#### GENERAL BUSINESS

##### A. Public Comment:

Written correspondence from Richard Closson was acknowledged.

##### B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 10, 2024**, as submitted.

Action: Ooley/Butler, 7/0/2. (Drury and Lenvik absent.) Motion carried.

##### C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 24, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.

Action: Ooley/Ensberg, 7/0/2. (Drury and Lenvik absent.) Motion carried.

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

1. Mr. Ted Hamilton-Rolle announced that all comments in a public meeting, whether from Board and Commission Members, Staff, or members of the public, should be constructive, positive, collaborative, and in general courteous as we are all working toward the common goal of enhancing the City's built environment.
2. Ms. Hernandez announced that Parks and Recreation Staff had to remove an additional Doremus Pine Tree on April 19, 2024 as it was falling, which created an emergency situation. Once Parks and Recreation staff finishes their analysis of the condition of the trees they will go before the Parks and Recreation Commission to discuss appropriate replacement trees. After the Parks and Recreation Commission review they will come before the Historic Landmarks Commission (HLC).

E. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

**(1:45PM) MISCELLANEOUS ITEM**

**1. TRAINING: IDENTIFICATION OF HISTORIC RESOURCES AND FINDINGS**

Reference Number: PLN2024-00003

Staff: Nicole Hernandez, Architectural Historian

(The City Architectural Historian will present a training on the process of identifying historic resources and required findings.)

Actual time: 1:41 p.m.

Public comment opened at 1:52 p.m., and as no one wished to speak, it closed.

**Discussion held.**

**(1:55PM) ARCHAEOLOGY REPORT**

**2. 1922 DE LA VINA ST**

Assessor's Parcel Number: 025-363-018

Zone: C-G

Application Number: PLN2024-00112

Owner: Oliver Fries

Applicant: Kaitlin Caceres and Rachel Raynor, RRM Design Group

(Project is not a historic site or within a historic district. The project consists of a new 39-unit residential development comprised of three stories above a ground-level podium parking structure. The existing commercial buildings will remain. A lot line adjustment application being processed separately will result in a total lot area of 0.69 acres. The project includes an approximately 1,300-square-foot resident storage room and 32 parking spaces. Access to the parking areas will be provided from the existing driveway off De La Vina Street.)

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

Actual time: 1:58 p.m.

**\* The item was re-opened at 3:36 p.m. \***

**\* THE COMMISSION RECESSED FROM 3:38 TO 3:43 P.M. \***

**Motion: Postpone item indefinitely due to applicant's absence.**

**Action: Ooley/Butler, 8/0/1. (Drury absent.) Motion carried.**

### **(2:00PM) DISCUSSION ITEM**

#### **3. PRE-APPROVED ACCESSORY DWELLING UNIT PROGRAM**

Reference Number: PLN2024-00003

Staff: Ted Hamilton-Rolle, Project Planner

(Staff presentation and discussion regarding the City's approach to the implementation of Assembly Bill 1332, which requires local agencies to develop a program for the preapproval of Accessory Dwelling Unit (ADU) plans.)

**No final appealable decision will take place at this hearing. Staff requests feedback on design parameters and considerations regarding the Historic Landmarks Commission's involvement in the pre-approval process for Accessory Dwelling Units under Assembly Bill 1332.**

#### **Staff Memo\***

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

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

Actual time: 1:59 p.m.

**Present:** Ted Hamilton-Rolle, Project Planner, City of Santa Barbara; Raven Rutledge, Administrative Analyst II, City of Santa Barbara, Jose Barajas Building and Safety Supervisor, City of Santa Barbara, and Eric Swenumson, Senior Plan Check Engineer, City of Santa Barbara

Public comment opened at 2:11 p.m.

The following individuals spoke:

1. Nick Gonzales
2. Loy Beardsmore

Commission comments:

- Most Commissioners believe that pre-approved ADU plans should be a certain architectural style or styles.
- Some Commissioners think that wherever possible the architectural style chosen should match that of the existing house while others think there should be several architectural style options predetermined for each architectural style that exists in Santa Barbara. Applicants could then choose from the list of options that would correlate with the architectural style of the existing structure.
- Some Commissioners feel that any style should be allowed if the ADU is in the backyard and not visible from the street.
- Some Commissioners agree with the approach of providing several set options for materials if they are compatible with the architectural style that is chosen.
- Most Commissioners think that vinyl, fiberglass, wood clad, steel, and all synthetic or composite materials, unless they are required in order to be fire safe, should not be allowed for pre-approved ADU plans.
- All Commissioners are interested in providing comments/straw votes to vet plans for pre-approval.

**\* MEETING ADJOURNED AT 3:45 P.M. \***