



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JANUARY 29, 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 1:31 p.m. by Vice Chair Ooley.

ATTENDANCE

Commissioners present: Ooley, Doordan, Drury, McClure, Ensberg and Lenvik
Commissioners absent: Grumbine, Butler
Staff present: Ostrenger (from 2:23 – 2:50 p.m.); Hernandez (from 1:31 – 2:50 p.m.); Dana Falk, Project Planner (from 1:39 – 2:11 p.m.); Kathleen Kennedy, Project Planner (from 2:57 – 3:54 p.m.); Barbara Burkhart, Project Planner (from 2:12 – 2:22 p.m.); Pilar Plummer, Associate Planner (from 3:55 – 4:55 p.m.); Reidel; Kira Esparza, Administrative Assistant; and Carman.

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kevin Boss, Cheri Rae, Edward Tazer-Myers, Kevin Boss and Kevin Boss was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **January 15, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **January 15, 2025**, as submitted.
Action: Drury/Doordan, 6/0/0. (Grumbine and Butler absent.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **January 15, 2025.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **January 15, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of January 29, 2025

Consent Calendar January 29, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 630 Garden St	APN: 031-160-015 PLN2024-00199 Zone: M-C	City of Santa Barbara/ Maja Adamski, Representative Member	Project Design Approval and Final Approval as submitted with the necessary findings
2.	Project Design Approval and Final Approval 612 Castillo St	APN: 037-113-032 PLN2024-00486 Zone: R-MH	Apicultura LLC/ Amanda Hoenigman, Representative Member	Project Design Approval and Final Approval as submitted with the necessary findings

Motion: Ratify the Consent Calendar of **January 29, 2025**, as reviewed by Commissioners Ooley and McClure.

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

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

1. Ms. Hernandez announced that the Commission received the Master Environmental Assessment updates document which will be scheduled for review at the February 12, 2025 HLC Full Commission hearing.
2. Commissioner Lenvik requested updates regarding the 9 West Figueroa Street paseo project.
3. Commissioner Ensberg requested a future discussion about development of a department for historic preservation.

F. Subcommittee Reports:

Commissioner Drury reported on the Plaza De La Guerra Design subcommittee.

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) MISCELLANEOUS ITEM

1. **ADAPTIVE REUSE ORDINANCE**

Reference Number: PLN2024-00411
Staff: Dana Falk, Project Planner

(Staff presentation on draft Title 30 Zoning Ordinance Amendments regarding Adaptive Reuse. Adaptive Reuse is the retrofitting and repurposing of an existing building to create new residential units.)

No final appealable decision will take place at this hearing.

Actual time: 1:39 p.m.

Present: Dana Falk, Project Planner

Public comment opened at 1:45 p.m., and as no one wished to speak, it closed.

Discussion held.

(2:00PM) ARCHAEOLOGY REPORT

2. 102 W DE LA GUERRA ST
Assessor's Parcel Number: 037-042-038
Zone: C-G
Application Number: PLN2024-00246
Owner/ Applicant: 101 CP, LLC; Greg Reitz, Managing Member/
Greg Reitz, ReThink Development

(Project is not a historic site or within a historic district, but is adjacent to 101 West Canon Perdido Street, The Telephone Building, a contributing historic resource to El Pueblo Viejo Landmark District. Proposal to construct a new five-story multi-family residential building and a four-story self-storage building with a basement on a vacant lot.)

Requesting acceptance of a Phase 2 Archaeological Resources Excavation Report, prepared by Provenience Group, Inc. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 2:12 p.m.

Present: Barbara Burkhart, Project Planner and Carole Denardo, Provenience Group

Staff comments: Ms. Burkhart stated that the application for the project is currently incomplete and acceptance of this report is one of the remaining steps. The project received positive comments from the Architectural Board of Review on the design of the project and was continued indefinitely to the Planning Commission at the last concept review.

Public comment opened at 2:17 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:10PM) ARCHAEOLOGY REPORT**3. 1 HOT SPRINGS RD**

Assessor's Parcel Number: 017-393-002
Zone: R-1/SD-3
Application Number: PLN2024-00217
Owner: Santa Barbara Cemetery Association
Brian Holland, Managing Member
Applicant: Melisa Turner, DesignARC Inc.

(Located in El Pueblo Viejo Landmark District, Part I. Only the Charles Caldwell Park Watering Trough and Fountain on site is a designated City Landmark, constructed in 1911-1912 by Francis W. Wilson in the Beaux Arts style. Proposal for a new 22-unit residential development comprised of two- and three-story townhouses with private garages and carports. The average unit size is 1,421 square feet and the gross building area is 31,258 square feet. Project requires approval from the Planning Commission for a Setback Modification to allow encroachments into the required front and interior setbacks; a Coastal Development Permit; a Local Coastal Program Amendment to change the coastal land use designation from Parks/Open Space to Medium Density Residential (12 du/ac); and a Local Coastal Program Amendment for a Coastal Zoning Map Amendment to change the zone from R-1/SD-3 (One-Family Residence/Coastal Overlay) to R-3/SD-3 (Limited Multiple Family Residence/ Coastal Overlay) Zone.)

Requesting acceptance of a Phase 1 Archaeological Resources Report, prepared by David Stone, M.A., RPA. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 2:23 p.m.

Present: David Stone, Registered Professional Archaeologist

Public comment opened at 2:28 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:20PM) HISTORIC ASSESSMENT**4. 3805 STATE ST**

Assessor's Parcel Number: 051-010-012, -013, and -014
Zone: C-G/USS
Application Number: PLN2024-00227
Owner: MCP Santa Barbara LLC
Matthew Taylor, Representative Member
Applicant: Gelare Macon, Flowers & Associates, Inc.

(Project is not a designated historic site or within a historic district. Proposal to demolish the existing multi-story structure (Macy's) and associated parking, and construct a 680-unit mixed-use housing

project under the City of Santa Barbara Average Unit Size Density Incentive (AUD) Program and SB 330.)

Requesting acceptance of a Department of Parks and Recreation (DPR) Historic Resource Form. The City's Architectural Historian reviewed the form and agrees with its conclusion that the property does not meet the criteria to qualify as a historic resource.

Actual time: 2:30 p.m.

Present: Sarah Corder, South Environmental; Nicole Hernandez, Architectural Historian; and Tava Ostrenger, Assistant City Attorney

Staff comments: Ms. Hernandez stated that the City does not require reiteration of information from the Department of Parks and Recreation (DPR) form to be duplicated in a Historical Structures Report when a DPR form is required by other agencies, in this case the California Office of Historic Preservation. She also stated that the California Office for Historic Preservation accepted the conclusion of the DPR form that the property is not historically significant. Ms. Ostrenger stated that despite interest in the underlying project, the item is agendaized for acceptance of the Historic Resource DPR Form and not discussion of development.

Public comment opened at 2:42 p.m., and as no one wished to speak, it closed.

Motion: Accept the report with the following comments:

1. This acceptance does not set a precedent for development along the rest of State Street.
2. Commissioner Drury noted that the property used to be the Durbiano Dairy, starting with Sears on the hill before the freeway was put in, so if this is going to be an upgrade then the Commission welcomes something different in that place.

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

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:50 TO 2:57 P.M. ***

(2:40PM) CONTINUED 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. This is a revised project. The project consists of the removal of the existing landscape storage yard and the construction of approximately 40,000 square feet of nonresidential floor area, 98 vehicle parking spaces, and 18 bicycle spaces on a 3.04-acre lot at the corner of E. Yanonali Street and Garden Street. The development would consist of two

separate buildings around a central courtyard. Building A would be primarily one-story with a small second story component and Building B would be two-story. A habitat restoration plan is proposed for the adjacent Laguna Channel. The project requires Coastal Development Permit, Development Plan, and Front and Interior Setback Modification approvals by the Planning Commission.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. Project was last reviewed on July 12, 2023.

Actual time: 2:57 p.m.

Present: Kathleen Kennedy, Project Planner; Brian Cearnal, Cearnal Collective; Matthew Chua, Cearnal Collective; and Dana Bauer, Elysian Landscapes

Staff comments: Ms. Kennedy stated that due to revisions to the project since it was last seen by the Historic Landmarks Commission the applicant desired another concept review. The Commission should comment on the two setback modifications, adherence to the Project Compatibility Guidelines, and consensus on if the project is ready to be seen by the Planning Commission.

Public comment opened at 3:15 p.m.

The following individual spoke:

1. Brittany Zajic

Public comment closed at 3:17 p.m.

Motion: Continue to the Planning Commission with comments:

1. The Commission thanks the applicant team for their time, presentation, and work to get to this hearing.
2. Consider activating the parking and street sides of the development.
3. Consider adding more Spanish revival detailing or architectural expression to the project.
4. Consider adding lighting to the architecture.
5. Simplify the landscaping design if possible as it seems too busy.
6. Consider adding more color.
7. Consider adding bold patterns in the hardscape.
8. Modifications are acceptable.
9. The Project Compatibility Findings are acceptable to the Commission with the exception that some members have issues reconciling the architectural compatibility.

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

(3:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

6. **517 CHAPALA ST**
Assessor's Parcel Number: 037-163-007 & 037-163-008
Zone: C-G
Application Number: PLN2024-00306
Owner: SBID LLC
Cole Cervantes, Managing Member

Applicant: Lonnie Roy, ON Design Architects

(Located in El Pueblo Viejo Landmark District, Part I. The project consists of a proposal to demolish the existing automobile dealership with 1,300 square feet of office space, merge the two lots, and construct a new 15-unit multi-story residential apartment complex developed under the City's Average Unit-Size Density (AUD) Incentive Program and the State's Density Bonus Program. No vehicle parking is proposed pursuant to AB-2097. The project includes a bike room, residential storage area, waste and recycling room, and hardscape and landscape improvements. Project is adjacent to a historic Structure of Merit at 509 Chapala Street and is in proximity to Brinkerhoff Avenue Landmark District.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on December 18, 2024.

Actual time: 3:55 p.m.

Present: Pilar Plummer, Associate Planner; Scott Martin, RRM Design Group; Keith Nolan, ON Design LLC.

Staff comments: Ms. Plummer stated that since the previous hearing the applicant did incorporate more bicycle parking as requested by the Commission. The requirement is one bicycle space per unit, however the applicant is proposing 64 spaces in total. The applicant also added extra sections and renderings of the project for the Commission to evaluate.

Public comment opened at 4:18 p.m.

The following individuals spoke:

1. Teri Malinowski
2. Leon Olson
3. Tony Vassallo

Written correspondence from Tony Vassallo and Tim, Glorianna, and Todd Buynak was acknowledged.

Public comment closed at 4:31 p.m.

Motion: Project Design Approval with comments:

1. The Commission thanks the applicant team for their time, presentation, and response to comments.
2. Consider trees with smaller canopies between the two properties on the north property line.
3. Consider dropping the opening height or change the window proportions at the third floor using the front elevation as a possible reference.
4. Drop the awning mounting point to the head height of the opening.
5. Blend the color of the building to fit into the surrounding buildings.
6. Consider application of tile around the entryway.
7. Consider use of Santa Barbara blue color for awnings.
8. At roof, rake, and eaves, provide plaster molding detail.
9. Consider providing softer detail and an eased edge to the plaster texture at all corners.
10. 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: Drury/Ensberg, 6/0/0. (Grumbine and Butler absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:55 P.M. ***