



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 9, 2024

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: 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

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine (at 2:16 p.m.), Hausz, Butler, Doordan, Drury, Lenvik, and McClure (at 1:33 p.m.)
Commissioners absent: Ensberg and Ooley
Staff present: Kokinda (until 3:15 p.m.), Reidel, and Johnson

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Nathan Slack, Urban Forest Superintendent, City of Santa Barbara
2. Rick Closson

B. Approval of the minutes of the Historic Landmarks Commission meeting of **September 25, 2024.**

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 25, 2024**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **September 25, 2024.**

- Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **September 25, 2024**, as submitted.
- Action: Drury/Butler, 6/0/0. (Grumbine, Ensberg, and Ooley absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **October 9, 2024**.

Consent Calendar October 9, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Final Approval 469 W Mountain Dr	APN: 021-103-005 PLN: 2021-00127 Zone: RS-1A	Bill McMillan and Kim Shelton / Joe Andrulaitis, Andrulaitis+Mixon Architects	Final Approval as submitted.
2.	Final Approval 473 W Mountain Dr	APN: 021-103-005 PLN: 2021-00127 Zone: RS-1A	Bill McMillan and Kim Shelton / Joe Andrulaitis, Andrulaitis+Mixon Architects	Final Approval as submitted.
3.	Project Design Approval and Final Approval City Lot #5	APN: 039-181-019 PLN: 2024-00260 Zone: C-G	City of Santa Barbara Adam Hendel, Representative Member/ Sarah Cook, Southern California Edison	Continued two weeks.
4.	Review After Final Approval 1801 E Cabrillo Blvd	APN: 017-391-008 PLN: 2022-00494 Zone: HRC-2/SD-3	Joseph Miller / John Cuykendall, DMI - Commercial Real Estate Services	Approval of Review After Final with condition.
5.	Revised Project Design Approval and Final Approval 1715 Laguna St	APN: 027-121-009 PLN: 2023-00096 Zone: R-2	Chris Richardson / James Bell	Revised Project Design Approval and Final Approval.
6.	Review After Final 2151 Mission Ridge Rd	APN: 019-161-002 PLN: 2022-00400 Zone: RS-25	Theodore Bliss / Will Sofrin, Will Sofrin, Inc.	Approval of Review After Final.

- Motion: Ratify the Consent Calendar of **October 9, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.
- Action: Butler/Drury, 6/0/0. (Grumbine, Ensberg, and Ooley absent.) Motion carried.

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

1. Commissioner Drury announced that recently there have been projects as part of the Pre-Approved ADU program with incomplete plans before Historic Landmarks Commission (HLC). It is a waste of time to have the Commission review incomplete plans.

2. Commissioner Butler announced that he attended the October 3, 2024, Planning Commission (PC) meeting as a representative for HLC on the project at 17-21 W Montecito Street. This project was previously reviewed by HLC on March 27, 2024. PC was receptive to HLC suggestions and the project at large.
3. Ms. Reidel announced that project at 17-21 W Montecito Street will return to HLC on the October 23, 2024, agenda.

F. Subcommittee Reports:

No subcommittee reports.

*** THE COMMISSION RECESSED FROM 2:02 TO 2:16 P.M. ***

(1:45PM) NEW ITEM: DISCUSSION ITEM

1. DISCUSSION ON PARKLET GUIDELINES

Reference Number: PLN2024-00003

HLC Representative: Anthony Grumbine, HLC Chair

(A facilitated discussion on parklets in the public right-of-way. The discussion is intended to assist Commissioners in reviewing proposals for parklets under the purview of the Historic Landmarks Commission.)

Actual time: 2:16 p.m.

Present: Sarah Clark, Public Works Manager, City of Santa Barbara

Public comment opened at 2:25 p.m., and as no one wished to speak, it closed.

Discussion held.

(2:45PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. 134 E CANON PERDIDO ST

Assessor's Parcel Number: 031-011-004

Zone: C-G

Application Number: PLN2024-00221

Owner: Alessia Guehr, Alessia Patisserie & Cafe

Applicant: William Lopez

(Contributing historic resource to the El Pueblo Viejo Landmark District. Proposed parklet in the public right of way in front of the existing commercial building.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

Actual time: 2:46 p.m.

Present: William Lopez, Applicant; and Alessia Guehr, Owner

Public comment opened at 2:51 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with conditions and findings:

1. The Commission thanks the Applicant for a nice presentation.
2. The Commission wants to be clear that this is the first parklet they are reviewing. The Applicant received approval for the safety barriers before HLC review, but this does not set a precedent for future approvals.
3. Study removing one of the barriers on the street side to shorten the overall length of the safety barriers. To be reviewed by Public Works Department.
4. Study a wrap or some other means of altering the white color to be more compatible with the surrounding area. Suggestion that the color blends with the existing wood railing.
5. 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: Hausz/Drury, 7/0/0. (Ensberg and Ooley absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:15 TO 3:53 P.M. ***

(3:45PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. [1111 E CABRILLO BLVD](#)
- | | |
|---------------------------|-------------------------------------|
| Assessor's Parcel Number: | 017-352-004 |
| Zone: | HRC-1/SD-3 |
| Application Number: | PLN2024-00325 |
| Owner: | KHP IV Santa Barbara LLC |
| | Eric Moulton, Representative Member |
| Applicant: | Ryan Lee, Triad Group |

(Located in El Pueblo Viejo Landmark District, Part I, and adjacent to The Vista Mar Monte, a designated Structure of Merit. This building is not a historic resource. Proposal to construct a new cupola painted to match the existing building to screen a new telecommunication facility.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

Historic Structures/Sites Report*

(For Vista Mar Monte Building for Reference)

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

Actual time: 3:53 p.m.

Present: Ryan Lee, Triad Group

Staff comments: Ms. Reidel stated that there was a previous HLC review at this location, but this project is not related to the previous review and should be reviewed individually. The Commission's purview is over the screening structure, not the antenna itself. Telecommunication facilities are subject to 90-day timelines. This structure is proposed on the non-historic building on the parcel.

Public comment opened at 4:01 p.m., and as no one wished to speak, it closed.

Motion: Continue four weeks with comments:

1. The Commission thanks the Applicant for coming before HLC and providing 3-dimensional simulations.
2. Change the roof material to match the existing clay tile roof and pitch.
3. Change the window opening in the tower to be a plaster grill instead. Study and return with examples of Historic grills around Santa Barbara.
4. Restudy the middle and top band molding to be more traditional and Historic.
5. Widen the plaster on the corners of the tower.
6. Return with street elevations including the AT&T building and streetscape.
7. Study shifting the tower so that it is off center and preferably up to one-third or two-third.

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

(4:15PM) NEW ITEM: CONCEPT REVIEW

4.

628 STATE ST

Assessor's Parcel Number: 037-132-026

Zone: M-C

Application Number: PLN2024-00160

Owner: Grasu Rodica

Applicant: Kevin Moore

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct one 520 square foot building, one 480 square foot building, a trellis, and an outdoor dining area. Project includes the demolition of existing trellises, site walls, fencing, palm trees, and landscaping.)

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

Actual time: 4:28 p.m.

Present: Kevin Moore, Architect

Public comment opened at 4:40 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission thanks the Architect and Applicant for a supportable, nicely done project. They look forward to seeing the project return for Project Design Approval.
2. Adjust the rafter tails to be appropriately spaced and profiles.
3. Study the cornices and plaster details to make them special.
4. Adjust the windows to include muntons and/or the State Street facing window to be a storefront if chosen.
5. Ensure the walls are at least 8 inches thick with inset windows, especially the most public facing walls.
6. Study adding more landscaping in pots or other forms.
7. Ensure the double check valve is adequately screened.

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

*** MEETING ADJOURNED AT 4:54 P.M. ***