



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 11, 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 1:30 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Hausz, Butler, Doordan, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: Grumbine and Drury
Staff present: Hernandez (from 1:30 - 2:18 p.m. and 3:39 – 3:52 p.m.), Reidel, and Johnson

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **August 28, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 28, 2024**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **August 28, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **August 28, 2024**, as submitted.

Action: Ooley/Butler, 5/0/2. (Hausz and Lenvik abstained. Grumbine and Drury absent.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **September 11, 2024**.

Consent Calendar September 11, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 1708 Paterna Rd	APN: 019-184-009 PLN: 2024-00118 Zone: RS-15	Daniel and Kimberly Crocker / Jennifer Lewis, Harrison Design Nancy Doyle	Project Design Approval and Final Approval
2.	Project Design Approval and Final Approval 317 Loma Vista Dr	APN: 029-081-004 PLN: 2024-00237 Zone: R-M		Project Design Approval and Final Approval with condition
3.	Project Design Approval 527 State St	APN: 037-172-001 PLN: 2024-00290 Zone: M-C	527 State Street LLC Robert Gerbitz, Representative Member / Kevin Piskie, Hendricks Commercial Properties	Project Design Approval with conditions
4.	Review After Final Approval 2151 Mission Ridge Rd	APN: 019-161-002 PLN: 2022-00400 Zone: RS-25	Theodore Bliss / Will Sofrin, Will Sofrin, Inc.	Continued four weeks

Motion: Ratify the Consent Calendar of **September 11, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.

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

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

1. Commissioner Ooley announced that the State Historic Preservation Office advanced the National Register nomination of Saint Paul AME Church, which will appear before the State Historic Commission on November 7, 2024.
2. Commissioner Ensberg requested a Department of Historic Preservation.

F. Subcommittee Reports:

Commissioner Lenvik announced that State Street Master Plan staff will present to City Council on September 17, 2024.

(1:45PM) MISCELLANEOUS ITEM

1. TRAINING: MODERNISM IN SANTA BARBARA

Reference Number:

PLN2024-00003

Staff:

Nicole Hernandez, Architectural Historian

(The City Architectural Historian will present a training on Modernism in the City of Santa Barbara.)

Actual time: 1:42 p.m.

Present: Nicole Hernandez, Architectural Historian

Training held.

(2:15PM) HISTORIC STRUCTURES REPORT**2. 1225-1229 BATH ST**

Assessor's Parcel Number: 039-162-011

Zone: R-MH

Application Number: PLN2024-00357

Owner: James Kay

Applicant: Mark Safran, John R Donaldson Construction

(The property at 1225-1227 Bath Street was constructed c. 1907 in the Queen Anne Free Classic style, and the property at 1229 Bath Street was constructed c. 1904 in the Folk National Style.)

Requesting acceptance of a Phase 1 Historic Structures/Sites Report prepared by Sarah Corder. The report concluded that the properties are not eligible for designation as City Structures of Merit or City Landmarks and not considered a historic resource for the purposes of CEQA.

[Historic Structures/Sites Report*](#)

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

Actual time: 2:01 p.m.

Present: Sarah Corder, South Environmental

Public comment opened at 2:10 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:30PM) ONE-TIME PRE-APPLICATION CONSULTATION**3. CITY RIGHT OF WAY – BICYCLE PARKING**

Application Number: PRE2024-00124
Owner: City of Santa Barbara
Applicant: Samuel Furtner, Mobility Coordinator

(Proposed new bicycle rack designs to replace existing racks in the public right of way within El Pueblo Viejo Landmark District, consistent with City-wide rack replacement.)

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

Staff Report*

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

Actual time: 2:18 p.m.

Present: Samuel Furtner, Mobility Coordinator, City of Santa Barbara; and Jessica Grant, Supervising Transportation Planner, City of Santa Barbara

Public comment opened at 2:46 p.m., and as no one wished to speak, it closed.

Written correspondence from Joanna Kaufman and Sullivan Israel on behalf of Strong Towns Santa Barbara was acknowledged.

Straw vote: How many Commissioners can support the green versus the black (B121)? 5/2 Passed

Commission comments:

1. The Commission is accepting of the proposed bike rack solutions and proposed models. The Commission prefers the rambler wide in green (B121).
2. Where bike racks are installed in bricks they should be installed below the level of the bricks and the bricks should be cut tight to the posts.
3. The Commission prefers corrals to reduce the need for bike racks on State Street.
4. The Commission prefers fewer bike racks spaced further apart on State Street.
5. The Commission supports the idea of corrals located in parking garages.
6. The Commission appreciates the excellent, thorough presentation on the bike racks.
7. When existing hitching posts are replaced, they should be replaced in groups so there isn't a combination of different designs.

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 221 E ISLAY ST**

Assessor's Parcel Number: 027-042-028
Zone: RS-15
Application Number: PLN2023-00373
Owner: Edward H Fisher IV
Applicant: Kaitlyn Earnest, SEPPS, Inc.

(Listed on the Historic Resources Inventory, constructed in 1923 in the English Arts and Crafts style. Proposal for a two-story addition and a new basement at an existing single unit residence. Project includes demolition of existing detached garage, construction of a new attached garage and detached workshop, and a driveway extension.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings, Minor Alterations Findings, and Grading Findings are required. Project last reviewed on November 8, 2023.

Historic Significance Report***Memo to the Secretary of the Interior Standards***

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

Actual time: 3:34 p.m.

Present: Serena Ettelson, Harrison Design, Project Manager and Architect; Kaitlyn Earnest, Project Planner, SEPPS; and Edward Fisher, Owner

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with findings:

1. 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.
2. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.
3. The Grading Findings have been met as stated in Section 22.69.030 of the City of Santa Barbara Municipal Code:

- a. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
- b. The proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Ensberg/Doordan, 7/0/0. (Grumbine and Drury absent.) Motion carried.

The ten-day appeal period was announced.

(4:00PM) CONTINUED ITEM: FINAL APPROVAL

5. **36 E VICTORIA ST**
- | | |
|---------------------------|---------------------------------------|
| Assessor's Parcel Number: | 039-183-006 |
| Zone: | C-G |
| Application Number: | PLN2023-00230 |
| Owner: | Christ Presbyterian Church |
| | Jordan Bentley, Representative Member |
| Applicant: | Lizette Elenes, ERA Architects |

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for 2,988 square feet of additional floor area to two existing buildings on two separate parcels, resulting in a new combined building totaling 15,919 square feet. Additions include: 237 square feet of ground level infill to an existing recessed entry, a new 452 square foot mezzanine level, and a new 2,299 square foot upper level. Project includes a new roof deck, exterior alterations to the existing facades, eight short-term bicycle parking spaces, and a lot merger to combine the two parcels. The Historic Landmarks Commission approved the Development Plan on July 17, 2024.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on July 17, 2024, which is when the project was last reviewed.

Actual time: 3:51 p.m.

Present: Lizette Elenes, ERA Architects; Nate Evans, Tynan Group; and Terry Bottenfield, Bottenfield Construction

Public comment opened at 4:10 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with conditions:

1. The arch in the bell tower should match the Anacapa and Victoria Street elevation drawings rather than the simulations.
2. Verify that the rooftop equipment is screened from view from the public right of way.

Action: Ensberg/Doordan, 7/0/0. (Grumbine and Drury absent.) Motion carried.

(4:30PM) NEW ITEM: PROJECT DESIGN APPROVAL**6. 3204 CALLE PINON**

Assessor's Parcel Number: 053-173-010
Zone: RS-7.5/USS
Application Number: PLN2023-00124
Owner: Kate M Gonzales
Applicant: Kate Svensson

(Listed on the Historic Resources Inventory, constructed in 1926 in the Craftsman style. Proposal to demolish an existing garage, shed, and laundry room to construct a new addition and garage attached to an existing 1,350 square foot single-unit residence. Project includes a new side porch, terrace, and deck, as well as tree removal, roof replacement, driveway replacement, and interior remodel.)

Project Design Approval is requested. Project Compatibility Findings and Minor Alterations Findings are required.

Historic Significance Report***Memo to the Secretary of the Interior Standards***

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

Actual time: 4:32 p.m.

Present: Kate Svensson, Designer; and Kate Gonzales, Owner,

Public comment opened at 4:42 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments and findings:

1. Consider replacing the existing sliding door with French doors or something more Craftsman style.
2. Return with a landscape plan.
3. 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.
4. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:51 P.M. ***