



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 21, 2022

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
Justin Manuel
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhardt, Assistant Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Hausz (at 1:33 p.m.), Butler, Doordan, Ensberg, and Lenvik,

Commissioners absent: Drury, Ooley, and Manuel

Staff present: Hernandez, William Russell, Assistant Planner, and Esparza

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 7, 2022**, as amended.

Action: Doordan/Butler, 4/0/2. (Lenvik and Hausz abstained. Drury, Manuel, and Ooley absent.) Motion carried.

C. Approval of the **December 21, 2022** Consent Calendar was administratively postponed to the next agenda due to the lack of an appropriate motion.

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

1. Mr. Russell announced the following:
 - a. Item 3 will be postponed.
 - b. There is an open recruitment for the landscape architect position on the HLC, and more details can be found on the City's website.
2. Chair Grumbine discussed adding to the next agenda a discussion of current condition of State St and the Commission's thoughts, and suggestions forwarded to City Council.

E. Subcommittee Reports:

Commissioner Lenvik reported that the State Street Advisory Committee (SSAC) had two community workshops earlier in the month. The workshops were well attended, and good information was brought to the planning staff. At the last SSAC meeting, the members had a workshop and presentation among themselves.

Commissioner Ensberg reported that the airport design workgroup met earlier in the month and will have another meeting in January on site at the Airport.

(1:45PM) MISCELLANEOUS ACTION ITEM

1. 1920 GARDEN STREET

Assessor's Parcel Number: 025-391-015
Zone: RS-15
Reference Number: PLN2022-00033
Owner: Vapnek Living Trust
Daniel Vapnek, Trustee
Staff: Nicole Hernandez, Architectural Historian

(Request to consider adopting Resolution 2022-08 designating the mid-century modern style structure designed in 1956 by noted architect, Thornton Ladd, a historic Structure of Merit.)

[Historic Significance Report](#)*

[HLC Resolution 2022-08](#)*

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

Actual time: 1:50 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 1:59 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2022-08 to designate 1920 Garden St as a Structure of Merit.

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

(1:55PM) MISCELLANEOUS ACTION ITEM

2. 1277 FERRELO ROAD

Assessor's Parcel Number: 029-271-005
Zone: RS-15

Reference Number: PLN2022-00033
Owner: Charles B & Benavidez Consuelo C Boss Family Trust
Charles Boss and Consuelo Benavidez, Trustees
Staff: Nicole Hernandez, Architectural Historian

(Request to consider adopting Resolution 2022-09 designating the English Vernacular style structure designed in 1936 by noted designer, Harriet Moody, a historic Structure of Merit.)

Historic Significance Report*

HLC Resolution 2022-09*

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

Actual time: 2:05 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; Charlie Boss, Owner

Public comment opened at 2:14 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2022-09 to designate 1920 Garden St as a Structure of Merit.

Action: Doordan/Hausz, 6/0/0. (Drury, Manuel, and Ooley absent.) Motion carried.

(2:05PM) NEW ITEM: CONCEPT REVIEW

3. 1002 ANACAPA ST

Assessor's Parcel Number: 029-211-024

Zone: C-G

Application Number: PLN2022-00376

Owner: Ocean Hills Covenant Church of Santa Barbara, Inc.
Jonathan Shaffer, Managing Member

Applicant: Michael Stroh, DMHA Architecture and Interiors

(The 11,988 square foot project site is located within El Pueblo Viejo Landmark District, Part I. The project consists of an 8,468 square foot interior and exterior renovation of an existing church/office building consisting of a 1,582 net square foot second story addition and a 3,579 net square foot roof deck, as well as a new corner entry tower, new trash enclosure, transformer, short term bicycle parking and new electric vehicle parking.)

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

Actual time: 2:17 p.m.

Item postponed indefinitely at the applicant's request.

*** THE COMMISSION RECESSED FROM 2:17 TO 2:35 P.M. ***

(2:50PM) NEW ITEM: CONCEPT REVIEW

4. 2151 MISSION RIDGE RD

Assessor's Parcel Number: 019-161-002
Zone: RS-25
Application Number: PLN2022-00400
Owner: Theodore Bliss
Applicant: Will Sofrin, Will Sofrin, Inc.

(The project site contains a residence listed on the City's Historic Resources Inventory. Proposal for construction of a new 1,713-square-foot two-story accessory structure, consisting of a garage at the ground level and a gym, art studio, and covered porch above. The project is associated with an existing single unit residence.)

No final appealable action will take place at this meeting. Project Compatibility Findings would be required for a Project Design Approval. This project was last reviewed as part of a One-time Pre-Application Consultation on September 14, 2022.

Historic Significance Report*

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

Actual time: 2:35 p.m.

Present: Will Sofrin, Will Sofrin, Inc.

Public comment opened at 2:47 p.m., and as no one wished to speak, it closed.

Written correspondence from Helen Couclelis was acknowledged.

Motion: Continue indefinitely with the following comments:

1. The Commission appreciates the study of Edwards and Plunkett's work.
2. Simplify the design so it is less complex than main house.
3. The Commission appreciates the asymmetry of the design and breaking up the massing.
4. Minimize or eliminate the tower element as it is too elaborate for a secondary building.
5. Minimize or eliminate the use of arches.
6. The Commission appreciates the dropping of the massing and breaking of the roof line, as it is an improvement and more appropriate for the secondary building to be smaller than the main house.
7. Study eliminating the wall and corbel pop out.
8. Restudy the two-story volume space within the garage and study that wall plane.
9. The doors, muntins, and windows are acceptable as proposed.
10. Restudy the Juliette balcony and curved railing.

Action: Hausz/Doordan, 6/0/0. (Drury, Manuel, and Ooley absent.) Motion carried.

(3:40PM) ONE-TIME PRE-APPLICATION CONSULTATION REVIEW

5. 932 DE LA VINA ST

Assessor's Parcel Number: 039-313-001
Zone: C-G
Application Number: PRE2022-00155
Owner: Double P, LLC

Applicant: Craig Minus; CAM Land Use & Development, Inc.

(The project site is located within El Pueblo Viejo Landmark District, Part I. The proposal is for a 3- and 4-story mixed-use development.)

One-time Pre-Application Consultation. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for a Project Design Approval. The project was last reviewed as part of a One-time Pre-Application Consultation on August 31, 2022.

Actual time: 3:25 p.m.

Present: Craig Minus, Applicant, CAM Land Use & Development, Inc.; C.J. Horstman, Architect, MW Architects; and Henry Lenny, Design Architect, Lenny Studio

Staff comments: Ms. Hernandez stated that this building is next to a structure of merit.

Public comment opened at 3:49 p.m.

The following individual(s) spoke:

1. Brian Smith
2. Cynthia Young

Public comment closed at 3:54 p.m.

Commission comments:

1. In general, the Commission feels much better about the new design, and appreciates the Applicant's significant response to previous concerns.
2. Some Commissioners believe the lower-level units should go to commercial or public space or the entrances be reworked.
3. Some Commissioners believe the massing should be restudied in respect to the historic resources and their setbacks.
4. In general, the mass, bulk, and scale of the project is going in right direction. The Commission suggests moving 4th story mass to the center, so it is not affecting the neighbors.
5. Pull the massing away as much as possible from the historic resource.
6. The Commission appreciates pushing the garage entry back.
7. Study reducing the height of the 3 large openings on south elevation and add detailing that would be pleasing to look at from neighbor view.
8. Restudy the corner window on the north elevation.
9. Work with the neighbors to resolve any planning or easement issues that need to be addressed.
10. The Commission does not support the proposed entrances directly into units from Carrillo Street. The Commission suggested an entrance into foyer or entry space.
11. The Commission supports the muntins north and west elevations, but not those on the east and south elevations.
12. Restudy the horizontality of the windows on the east elevation.
13. Study designs of railings on the balconies that will help screen residential accessories and for privacy.
14. Study egress and utilities and any other easements.

15. The Commission requests to see 3-Dimensional models, including the relationship of the project to the existing historic resource and all major views from De la Vina St. and Carrillo St.

*** MEETING ADJOURNED AT 4:31 P.M. ***