



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 23, 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 1:29 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Ooley, Butler, Doordan, Drury, Ensberg, and McClure
Commissioners absent: Lenvik
Staff present: Hernandez; Kathleen Kennedy, Project Planner (until 2:22 p.m.); Reidel; and Carman

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kevin Boss was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **April 9, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 9, 2025**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **April 9, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **April 9, 2025**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of **April 23, 2025**.**Consent Calendar April 23, 2025:**

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 123 E Carrillo St	APN: 029-211-015 PLN: 2025-00002 Zone: C-G	Marcus Morales, Morales Law P.C. / Leonard K Thomas, Pacific Architects Inc.	Project Design Approval and Final Approval with findings.
2.	Final Approval 1637 Oramas Rd	APN: 027-152-005 PLN: 2024-00452 Zone: RS-15	Sam Carey / Chris Cottrell, Dovetail Architects	Final Approval as submitted.

Motion: Ratify the Consent Calendar of **April 23, 2025**, as reviewed by Commissioners Ooley and McClure.

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

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

- Ms. Reidel announced that Dr. Michael Glassow is retiring from his position as the Advisory Member for the Historic Landmarks Commission. Dr. Glassow came into his role with the Commission through his association with Dr. Gebhard at UCSB and has reviewed the Phase 1 Archaeological Reports since 1990. There will be a resolution and recognition for him at an upcoming meeting.

F. Subcommittee Reports:

Commissioner Drury reported on the Sign Committee.

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) DRAFT ENVIRONMENTAL IMPACT REPORT**1. LOS PATOS UNDERPASS REMOVAL PROJECT**

Assessor's Parcel Number: 017-010-079, ROW-001-628

Zone: HRC-2/S-D-3, P-R/S-D-3

Application Number: PLN2019-00591

Owner: Southern Pac Co

Applicant: Eric Goodall, Public Works Department

(The bridge was found historically significant in the Historic Structures/Sites Report reviewed by the Historic Landmarks Commission on April 15, 2020. The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed when the U.S. Route 101 off-ramp at Los Patos Way is removed.)

A draft Environmental Impact Report (EIR) has been prepared for the Los Patos Underpass Removal project. Comments on *Section 4.3 Cultural Resources* only are requested. The comments will be provided to the Planning Commission and will be included in the final EIR.

Actual time: 1:36 p.m.

Present: Eric Goodall, Public Works Department and Kathleen Kennedy, Project Planner.

Staff comments: Ms. Kennedy stated that the Los Patos Underpass is proposed to be removed, but due to its historical significance, an Environmental Impact Report (EIR) is required. The Planning Commission (PC) will review the draft EIR next Thursday, May 1, 2025. The draft minutes from today's meeting with the Commission's comments regarding the cultural resources section of the EIR will be added to the PC staff report and will be added to the Final EIR. Subsequently, if the PC approves the Coastal Development Permit for the project, it will come back to the HLC for demolition findings, and then it will go to the Architectural Board of Review for Project Design and Final approvals.

Public comment opened at 1:49 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Planning Commission with the following comments:

1. The Commission agrees with the conclusions and mitigation measures recommended in the EIR.
2. The Commission is supportive of the reuse of the sandstone in one or multiple locations.
3. The Commission is interested in the steel being reviewed for what other ways it can be reused, either through interpretation or as art.
4. The Commission agrees with the documentation method recommended as a mitigation measure.
5. Consider high resolution 3D scanning of the bridge to be incorporated into the documentation.
6. Consider an interpretive display at the site to represent the historic significance of the site, potentially involving images and/or artifacts.
7. The Commission understands that a full relocation of the bridge is not practical.

Action: Ooley/Doordan, 7/0/0. (Lenvik absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:22 TO 2:36 P.M. ***

(2:45PM) NEW ITEM: CONCEPT REVIEW

2. 712 SAN PASCUAL ST

Assessor's Parcel Number: 037-063-014

Zone: R-M

Application Number: PLN2025-00056

Owner: Blazewicz William D Living Trust
William Blazewicz, Trustee

Applicant: Brooke VanDuyne, Sherry & Associates Architects

(Listed on the Historic Resources Inventory, constructed in 1910 in the Craftsman style. Proposal to demolish the existing one-car garage and construct a new three-story detached accessory structure that includes a new two-car garage and two new residential units.)

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

Actual time: 2:36 p.m.

Present: Brooke VanDuyne, Sherry & Associates Architects.

Staff comments: Ms. Hernandez stated that the Phase 2 Historic Structures/Sites Report for the project will be reviewed by the Commission after conceptual review has been completed.

Public comment opened at 2:49 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with the following comments:

1. The Commission is generally supportive of the project as it provides housing, is sensitive to the historic resource, and is well designed within a tight site.
2. Return with site plans and elevations that include adjacent buildings as well as street and site conditions.
3. Keep the roof eave and gable details simple utilizing the general rule of equal or lesser than the main house in terms of complexity.
4. Eliminate the false gable on the second floor of both east and west ends, consider replacing with a belly band.
5. Study the railings and consider breaking them up so they are not as repetitive, looking to the main house for color and detail inspiration.
6. Shadow studies will be needed for completion.
7. Color palette to either match or be complementary to the main house.
8. Proposal of hardie board siding is acceptable with the drawings accurately illustrating the proposed 6 to 8 inch version, leaning more toward matching the narrow boards on the main residence, even if it's half as much. The Commission encourages a narrower version as opposed to the larger version.
9. Study the garage doors as they appear to be very horizontal; consider removing the horizontal muntin in the window, fewer divisions, fewer panels, or overall simplification.
10. Study the planters along the edge of the property, especially for turning clearances.
11. Window treatments seem acceptable in general but the Commission recommends studying the doors and side lights to make the design more Craftsman style.
12. Study the porch brackets, bolster lower angle support portion as well as connection of the porch posts to horizontal supports, reviewing Craftsman examples for inspiration.
13. The support posts seem visually weak, consider thickening the posts to 6x6.
14. Add at least one tread to stairway to increase comfort when ascending.
15. Match the base detail to the main house with a similar concrete stem wall and include this in the drawings.
16. Study the stair encroachment in the rear yard setback as potential for lengthening the whole building.
17. Consider giving more width to the corners and center of the building at garage level, potentially dividing the garage doors.
18. Study the third floor bathroom window on the east and west elevations.

19. The Commission agrees that the project is ready for the Phase 2 Historic Structures/Sites Report.

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

*** MEETING ADJOURNED AT 3:41 P.M. ***