



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 28, 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, Butler, Doordan, Drury Lenvik, Ooley, and Manuel

Commissioners absent: Hausz and Ensberg

Staff present: Kokinda; Hernandez (2:28 – 3:30 p.m.); Burkhardt; Esparza; and Mary Ternovskaya, Senior Commission Secretary

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 14, 2022**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 28, 2022**, as reviewed by Commissioners Ooley, Manuel (Items A and B) and Grumbine (Item C).

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

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

and appeals:

1. Ms. Burkhart announced the following:
 - a. Vice Chair Hausz and Commissioner Ensberg will be absent from the meeting.
 - b. Mary Ternovskaya, Senior Commission Secretary has been promoted and this will be her last meeting with the Historic Landmarks Commission (HLC). Kira Esparza, Commission Secretary will be the new secretary staffing the HLC.
 - c. Annual recruitment deadlines

E. Subcommittee Reports:

No subcommittee reports.

(1:45PM) MISCELLANEOUS ITEM

1. SOLAR/ ELECTRIC VEHICLE LEGISLATIVE UPDATE

Reference Number: PLN2022-00033

Staff: Melissa Hetrick, Acting Energy and Climate Manager
Alelia Parenteau, Acting Sustainability & Resilience Director
Daniel S. Hentschke, Assistant City Attorney

(Melissa Hetrick, Alelia Parenteau, and Dan Hentschke will give a training on the solar/ electric vehicle legislative update.)

Actual time: 1:37 p.m.

Present: Melissa Hetrick, Acting Energy and Climate Manager, City of Santa Barbara; Dan Hentschke, Assistant City Attorney, City of Santa Barbara

Public comment opened at 1:50 p.m., and as no one wished to speak, it closed.

Discussion held.

(2:15PM) NEW ITEM: ONE-TIME PRE-APPLICATION CONSULTATION

2. 1242 DOVER LN

Assessor's Parcel Number: 019-203-002

Zone: RS-15

Application Number: PRE2022-00158

Owner: Phelps Family Trust
William Phelps, Trustee

Applicant: Will Sofrin, Will Sofrin Inc.

(The project site contains a Spanish Colonial Revival style residence listed on the City's Historic Resources Inventory, designed by noted local architect Leonard Cooke in 1927. Proposal for residential demolitions and additions totaling 2,440 square feet, a new 800 square-foot detached Special Accessory Dwelling Unit, and new in-ground swimming pool.)

One-time Pre-Application Consultation. No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations to a Historic Resource Findings would be required for a Project Design Approval.

[Historic Significance Report*](#)
[Applicant Narrative*](#)

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

Actual time: 2:28 p.m.

Present: Will Sofrin, Architect, Will Sofrin Inc.

Public comment opened at 2:43 p.m., and as no one wished to speak, it closed.

Written correspondence from Ron and Lexi Hirst was acknowledged.

Straw vote: How many Commissioners can support keeping the structure as it currently exists on the Historical Inventory List based on the historic significance reports? 6/1 Passed.

Commission comments:

- Four Commissioners find that generally, the overall mass, bulk, and scale, and approach of where the addition is located and what is being removed, is supportable. However, the windows and doors will still need to be developed.
- Four Commissioners also generally support the replacement of the S tile roof with two-piece mission tile.
- Three Commissioners believe that the changes, including the addition to the back and the side, change the structure and may alter the structure's character enough that it would no longer qualify for the Historic Resources Inventory, or that the structure never should have been on the inventory to begin with.
- A full Historic Sites/Structures Report with deeper analysis of the structure's significance and the project meeting the Secretary of Interior's Standards will be necessary when the project returns to determine the next steps for the project. The report should include an analysis of Leonard Cooke's body of work, compare this structure to his other works, and analyze the eave detail. The report should also analyze whether this project would result in a negative impact to the integrity of the resource, such that it would no longer qualify for the Historic Resources Inventory, resulting in the need for an Environmental Impact Report

(2:45PM) REVIEW AFTER FINAL APPROVAL

3. **[1601 STATE ST](#)**
Assessor's Parcel Number: 027-181-022
Zone: C-G
Application Number: PLN2015-00524
Owner: Jess Parker, 1601 State Street Hotel Investors
Applicant: Shawn Ridenhour, Arris Studio Architects

(The El Prado Inn main building, constructed in 1959, is a designated Structure of Merit as a Mid-Century Modern Motor Inn. The approved project consists of additions and alterations at the site of the

existing "El Prado" La Quinta Inn and Suites, which is a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). An adjacent annex property (Parcel 2) was developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces; the project involved the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces and construction of a 39,459 square foot, three-story addition to the existing hotel. The additions consisted of a new sub-grade parking lot with 62 parking spaces and ground floor with 28 new covered parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and 6 hotel rooms. The second floor consists of 32 rooms, and the third floor of 28 rooms with a third-story deck and a roof top deck both facing State Street. The project resulted in a combined 63,110 square foot, three-story hotel with 122 hotel rooms and 123 parking spaces. The project required a voluntary lot merger of two legal lots (APNs 027-181-008 & 009) located in the El Pueblo Viejo District, with C-G, Commercial General Zone, and a General Plan Land Use Designation of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions were proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.)

The project site contains a City Structure of Merit. A Review After Final (RAF) approval is requested to review changes to the elevator tower roof canopy thickness, which was increased during construction to conceal roof slopes, drains, and exhaust vent at the top of the tower. The structural beam required additional framing to support finishes and the roof slope was redirected towards the west to drain over the mechanical roof area instead of the occupied roof deck area. The project plans must demonstrate substantial conformance to the plans that received Final Approval on November 11, 2017. The project was last reviewed on a RAF on February 9, 2022.

[Structure of Merit Designation Staff Report, November 20, 2013*](#)

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

Actual time: 3:20 p.m.

Present: Shawn Ridenhour, Applicant, Arris Studio Architects

Staff comments: Ms. Kokinda detailed the previous approvals and revisions of the project. The City did receive a comment from a member of the public on a specific element of the project which prompted review of the project.

Public comment opened at 3:28 p.m., and as no one wished to speak, it closed.

Written correspondence from Dave Jones was acknowledged.

Motion: Continue four weeks, to return with an appropriate solution, with the comment that the current proposal (as-built) is not an acceptable solution.

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

*** MEETING ADJOURNED AT 3:50 P.M. ***