



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 7, 2023

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: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, 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: Hausz, Butler, Ensberg, Lenvik, Ooley, and McClure

Commissioners absent: Grumbine, Doordan, and Drury

Staff present: Kokinda (until 2:33 p.m.), Hernandez (until 2:33 p.m.), Pilar Plummer, Project Planner (from 4:03 p.m.- 4:50 p.m.), Reidel, 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 **May 24, 2023**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 7, 2023**, as reviewed by Commissioners Hausz and McClure.

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

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

and appeals:

1. Ms. Kokinda announced that City Council will be discussing the status of State Street and the Economic Recovery Extension and Transition Ordinance (ERETO) on June 27, 2023. HLC will have a State Street discussion item on the June 21, 2023 agenda.

E. Subcommittee Reports:

Commissioner Lenvik reported on the State Street Advisory Committee.

(1:45PM) STRUCTURE OF MERIT DESIGNATION

1. 1538 ALAMEDA PADRE SERRA

Assessor's Parcel Number: 019-183-009
Zone: RS-15
Reference Number: PLN2023-00015
Owner: William Plummer
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-07 designating the Secessionist style structure designed in 1912-15 a historic Structure of Merit.)

Historic Significance Report*
Resolution 2023-7*

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

Actual time: 1:39 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; William Plummer, Owner; and Elisabeth de Gramont, Owner

Public comment opened at 1:47 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2023-07 to designate 1538 Alameda Padre Serra as a Structure of Merit.

Action: Ooley/Lenvik, 6/0/0. (Grumbine, Doordan, Drury absent.) Motion carried.

(1:55PM) STRUCTURE OF MERIT DESIGNATION

2. 1426 BATH ST

Assessor's Parcel Number: 039-061-023
Zone: R-MH
Reference Number: PLN2023-00015
Owner: Genevieve Fox
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-08 designating the Queen Anne Free Classic style structure designed in 1892 a historic Structure of Merit.)

[Historic Significance Report*](#)
[Resolution 2023-8*](#)

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

Actual time: 1:52 p.m.

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

Public comment opened at 1:57 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2023-08 to designate 1426 Bath St as a Structure of Merit.

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

(2:05PM) STRUCTURE OF MERIT DESIGNATION

3. 1733 MOUNTAIN AVE

Assessor's Parcel Number: 043-171-006

Zone: RS-6

Reference Number: PLN2023-00015

Owner: Graeme Lee-Wingate

Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-09 designating the English Vernacular style structure designed in 1930 a historic Structure of Merit.)

[Historic Significance Report*](#)
[Resolution 2023-9*](#)

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

Actual time: 1:59 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; Graeme Lee-Wingate, Owner

Public comment opened at 2:04 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution 2023-09 to designate 1733 Mountain Ave as a Structure of Merit.

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

(2:15PM) MISCELLANEOUS ITEM

4. ADVISORY GROUP PUBLIC SERVICE & DECORUM TRAINING

Reference Number: PLN2023-00015

Staff: Sarah Gorman, City Clerk Services Manager

(Mayor Rowse and City Clerk Staff will present an Advisory Group Public Service & Decorum Training.)

Item 6 postponed indefinitely at the applicant's request.

*** THE COMMISSION RECESSED FROM 2:09 TO 2:33 P.M. ***

(2:30PM) DISCUSSION ITEM

5. AIRPORT TERMINAL IMPROVEMENT PROJECT

Reference Number: PLN2023-00015

Staff: Jessica Metzger, City of Santa Barbara

(Airport Staff will present the Santa Barbara Airport Terminal Improvement Project and the preferred conceptual design for comments.)

No final appealable decision will be made at this hearing.

Actual time: 2:33 p.m.

Present: Jessica Metzger, Airport Project Planner, City of Santa Barbara; Chris Hastert, Airport Director, City of Santa Barbara; and Brad Klinzing, Supervising Engineer, City of Santa Barbara

Public comment opened at 2:53 p.m., and as no one wished to speak, it closed.

Discussion held.

(3:00PM) REVISED PROJECT DESIGN APPROVAL AND FINAL APPROVAL

6. 812 GARDEN ST

Assessor's Parcel Number: 031-021-014

Zone: C-G

Application Number: PLN2021-00479

Owner: Arvand Sabetian

Applicant/Architect: Clay Aurell, AB Design Studio, Inc.

(Located in El Pueblo Viejo Landmark District, Part I. This is a revised project description. Proposal to convert a 12,416 square foot office building to a 30-room hotel with an 886 square foot second floor mezzanine. Revisions include roof reconfigurations, new doors and windows, new balconies, removal of exterior stairs, landscape changes, removal of previously approved roof decks, and a 796 square foot reduction in floor area.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. The project was last reviewed at the March 30, 2022 HLC Consent hearing.

Actual time: 3:06 p.m.

Present: Will Rivera, Architect, AB Design Studio, Inc

Public comment opened at 3:26 p.m.,

The following individuals spoke:

1. William Nelson
2. Vivian Browne

Written correspondence from Susanne Wood was acknowledged.

Public comment closed at 3:34 p.m.

Motion: Continue indefinitely with the following comments:

1. The Commission very much appreciates the Applicant's desire to improve the architecture of the building. It is a great beginning and has taken a plain building and pulled it into the Santa Barbara style.
2. The Commission would like to see a closer correlation between the hand drawn elevations and the computer drawings. The hand drawn elevation captures the spirit that the Commission would like to see, but the computer drafted drawings fall short.
3. Study simplifying the window openings and have more consistency and less variation with the types of arches used.
4. Study a resolution of the entry arch termination, with the suggestion for a corbel instead of an engaged column.
5. Study the details of the cupola or second story access point.
6. Study the window openings.
7. Eliminate the gate post element of the front stone wall and have it be a simple stone wall.
8. At least one Commissioner feels the project is acceptable and ready for Project Design Approval.

Action: Ooley/Butler, 5/1/0. (Grumbine, Doordan, and Drury absent.) Motion carried.

Individual comments: Commissioner Ensberg stated that she would have preferred the motion to be for Project Design Approval.

(4:00PM) ONE-TIME PRE-APPLICATION CONSULTATION REVIEW

7. 932 DE LA VINA ST

Assessor's Parcel Number: 039-313-001
Zone: C-G
Application Number: PRE2023-00028
Owner: Double P, LLC
Paul Prather, Representative Member
Applicant: Craig Minus; CAM Land Use & Development, Inc.

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 125 W Carrillo Street, a designated Structure of Merit, and across the street from 925 De La Vina Street, a designated City Landmark. Proposal to demolish the existing single-story automobile service facility (Jiffy Lube) and construct a new four-story 22-unit residential apartment building developed under the City's Average Unit-Size Density Incentive (AUD) Program. The unit mix is comprised of 14 two-bedroom/two-bath units, 1 two-bedroom/one-bath unit, and 7 one-bedroom/1bath units, with an average unit size of 765 square feet. The project includes a total of 21 covered vehicle parking spaces located in a garage with parking stackers, and 22 bicycle parking spaces. The project site is zoned C-G (Commercial General) and has a General Plan land use designation of Commercial/High Density Residential (28-36 du/acre). The site is also located within the Priority Housing Overlay (37-63 du/ac). Planning Commission review

and approval is required for an exception to height limitations to allow a maximum height of 50 feet, 4.5 inches at the highest point.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. Project was last reviewed as part of a One-time Pre-Application Consultation on December 21, 2022, under PRE2022-00155.

[125 W Carrillo Street Historic Significance Report*](#)

[925 De La Vina Street Historic Significance Report*](#)

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

Actual time: 4:03 p.m.

Present: Craig Minus, Applicant, CAM Land Use & Development, Inc.; C.J. Horstman, Architect, MW Architects; Henry Lenny, Design Architect, Lenny Studio; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project is returning to the Commission for another pre-application review for comment on design changes since the prior December 2022 review and for comment on a height exception. The project will subsequently be going to the Planning Commission for AUD concept review and review of the height exception.

Public comment opened at 4:26 p.m.,

The following individual spoke:

1. Gus Lizarraga

Public comment closed at 4:28 p.m.

Commission comments:

1. The Commission finds the project to be an exceptional building and sets a high bar for future developments of this type.
2. At least one commissioner has concern with the residential units on the ground floor facing Carrillo St. and De La Vina St. based on the HLC's prior comment in December of 2022 for the applicant to study the lower-level units as commercial.
3. The Commission generally supports the awnings and the art element.
4. The Commission supports the minor additional height above the 48-foot height limit.
5. Study the south and east elevations more.
6. The windows should have muntins and vertical orientations.
7. Study adding a cartouche above the arch going to courtyard and the arch above the parking entrance.
8. The Commission would support wood windows or an alternative material such as aluminum clad or steel windows.

*** MEETING ADJOURNED AT 4:50 P.M. ***