



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JANUARY 17, 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 1:33 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, and McClure
Commissioners absent: Ooley
Staff present: Kokinda (until 1:50 p.m.); Holly Garcin, Assistant Planner; and Johnson

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Dennis Allen

Written correspondence from Gabrielle Muller was acknowledged.

B. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **January 17, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.
Action: Drury/Hausz, 8/0/0. (Ooley absent.) Motion carried.

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

and appeals:

1. Ms. Kokinda announced the following:
 - a. Holly Garcin, Assistant Planner, is filling in as Staff liaison for today's hearing in lieu of Ms. Reidel's absence.
 - b. A discussion for the State Street Master Plan is tentatively scheduled for the January 31, 2024 Historic Landmarks Commission (HLC) hearing.
2. Commissioner Drury announced that there is currently an exhibit of Scott Johnson's collages at the Architectural Foundation

D. Subcommittee Reports:

No subcommittee reports.

(1:45PM) NEW ITEM: CONCEPT REVIEW

1. **1724 GARDEN ST**

Assessor's Parcel Number: 027-121-019
Zone: RS-15
Application Number: PLN2023-00324
Owner: Anthony Tam & Heidi Bullock, Tam-Bullock Family Trust
Architect/Applicant: Tom Henson, Becker Henson Niksto Architects

(Listed on the City's Historic Resources Inventory, constructed in 1903 in the Italian Mediterranean style. Proposal to construct a second-story rear addition to the existing 2,255-square-foot two-story single-unit residence, consisting of an 89-square-foot first floor addition, a 526-square-foot second floor addition, and a 390-square-foot uncovered raised patio. An existing 524-square-foot detached garage and 272-square-foot cabana will remain and are not under discretionary purview. Project requires Staff Hearing Officer review and approval of a Solar Access Modification and an Interior Setback Modification. The proposed total of 3,666 square feet of development on a 15,222-square-foot parcel is 84% of the maximum guideline floor-to-lot-area ratio (FAR).)

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

Historic Significance Report*

Memo to the Secretary of the Interior Standards*

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

Actual time: 1:50 p.m.

Present: Tom Henson, Becker Henson Niksto Architects; and Morgan Solorio, Becker Henson Niksto Architects

Staff comments: Ms. Garcin stated that this project has been deemed complete and is before HLC to receive positive comments to forward to the Staff Hearing Officer (SHO). Staff is looking for the Commission to consider accepting the Memo provided by Nicole Hernandez, Architectural Historian. Staff is also looking for comments regarding the aesthetic appropriateness of the Solar Modification

and the Interior Setback Modification for the second story rear addition. The solar modification would allow a greater height measurement to be used in the solar access height limitation calculation which is required when a project has a true north lot line. Staff is supportive of the proposed Modifications.

Public comment opened at 2:00 p.m., and as no one wished to speak, it closed.

Written correspondence from Grant and Anne-Marie Castleberg was acknowledged.

Motion: Continue indefinitely with comments:

1. The Commission is supportive of the proposed second-story rear addition six-inch encroachment into the interior setback. It is aesthetically appropriate and acceptable as a design.
2. The solar access Modification is supportable.
3. The Commission thanks the applicant for working with their neighbor and for the beautiful design as it enhances the current residence and is sensitive to the Historic Resource.
4. The Commission appreciates the shadow drawings that illustrate how shadows would be cast by allowing the solar access Modification. The study reassured the Commission that there will not be an issue with allowing the increase in height to be utilized for the solar access height limitations calculation.
5. Study the thickness of the plaster columns on the southeast elevation with the single story element.
6. The mass, bulk, and scale of the project are acceptable.
7. The direction the design is going in is supportable. The Commission looks forward to seeing additional details, material boards, and a landscape plan.
8. The Memo prepared by Nicole Hernandez, Architectural Historian, is supportable.

Action: Hausz/Ensberg, 8/0/0. (Ooley absent.) Motion carried.

(2:30PM) CONTINUED: PROJECT DESIGN APPROVAL

2. 400 W CARRILLO ST

Assessor's Parcel Number: 039-261-009

Zone: C-G

Application Number: PLN2022-00354

Owner: City of Santa Barbara

Applicant: Christine Pierron, The Cearnal Collective

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new 63-unit residential building. The project includes at-grade surface parking and garage parking as well as additional amenity spaces such as a common room and courtyard outdoor space. The units are proposed to be 100% rent-controlled Moderate-Income (80-12% AMI) and Middle-Income Affordable (120-160% AMI). The project calls for the removal of 8 king palms, 1 jacaranda, and 15 tipu trees on the property; no City street trees or trees within the flood control area outside the western property line will be removed.)

Item postponed to January 31, 2024 at the applicant's request.

*** MEETING ADJOURNED AT 2:13 P.M. ***