



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

AUGUST 31, 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 Burkhart, Assistant Planner
Mary Ternovskaya, Senior 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 (absent 2:25 – 2:39 p.m.), Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, and Ooley

Commissioners absent: Manuel

Staff present: Kokinda, Hernandez (until 2:25 p.m.), Burkhart, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Virginia Rehling was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 17, 2022**, as submitted.

Action: Ooley/Hausz, 7/0/1. (Ooley abstained. Manuel absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 31, 2022**, as reviewed by Commissioners Hausz and Manuel (Items A-C).

Action: Ooley/Drury, 8/0/0. (Manuel absent.) Motion carried.

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

1. Ms. Burkhart announced the following:

- a. Commissioner Manuel will be absent at today's meeting.
- b. The annual recruitment for City Advisory Group members is in progress. The resignation deadline is Wednesday, September 21, 2022. The application Deadline is Monday, October 10, 2022, at 5:00 p.m.

2. Commissioner Grumbine announced the following:

- a. He met with Building and Safety (B&S) regarding use of the California Historical Building Code (CHBC) and what HLC likes to see; the Commission will compile a list of design issues to put forward to B&S, and B&S will review and respond.
- b. He will be stepping down from Item 2, 199 N. Hope Ave due to a conflict of interest. He is involved in a different project with the Owner.
- c. On September 20, 2022, at 6:00 p.m., Commissioner Ensberg, Ms. Hernandez, Architectural Historian, and Commissioner Grumbine will present an overview for architects and the public on how to use the Historic Resource Design Guidelines, Historic Style Guide, El Pueblo Viejo Design Guidelines and new historic resource ordinance as tools to design compatible buildings in Santa Barbara. The lecture is hosted by the Santa Barbara Trust for Historic Preservation on Zoom.

3. Ms. Hernandez announced that City Council designated the property located at 1201 Las Alturas Rd. as a landmark last week.

E. Subcommittee Reports:

Commissioner Doordan reported on the Objective Design Standards subcommittee.

Commissioner Ooley requested a meeting of the HLC Designation subcommittee.

On behalf of Brad Hess, Ms. Kokinda requested that an ad-hoc subcommittee is formed to discuss the arcade design of the De La Guerra Plaza Revitalization project. Chair Grumbine and Vice Chair Hausz were appointed to the ad-hoc subcommittee.

(1:45PM) DISCUSSION ITEM**1. FINAL DRAFT AFRICAN AMERICAN AND BLACK HISTORIC CONTEXT STATEMENT**

Reference Number: PLN2022-00033

Staff: Nicole Hernandez, Architectural Historian

(Nicole Hernandez, the City's Architectural Historian, will present the Final Draft of the African American and Black Historic Context Statement for feedback from the Commission.)

[Final Draft African American and Black Historic Context Statement*](#)

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

Actual time: 1:52 p.m.

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

Staff comments: Ms. Hernandez provided an overview of the final draft of the African American and Black Historic Context Statement. The next steps include updating the document with more stories and places, as needed; it is intended to be a living document telling the African American/Black Story in Santa Barbara, designation of Historic Resources identified in the report, and multi-property designation to the National Register of Historic Places.

There has been good press on the release of the document and as a result Sojourner Kinkaid Rolle, representing Healing Justice and Nicole Hernandez, Architectural Historian will present the Context Statement in a lecture for UCSB History Department on October 19, 2022 at 5:30 p.m. at the East Side Library. In addition, they may be doing presentations for the California Preservation Foundation and AIA conferences.

Public comment opened at 2:07 p.m.,

The following individual(s) spoke:

1. Simone Akila

Public comment closed at 2:11 p.m.

Discussion held.

Motion: Accept the final draft of the African American and Black Historic Context Statement, as submitted.

Action: Ooley/Drury, 8/0/0. (Manuel absent.) Motion carried.

(2:15PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 199 N HOPE AVE**

Assessor's Parcel Number: 057-240-023
Zone: RS-7.5/USS
Application Number: PLN2022-00312
Owner: Roman Catholic Archbishop, Los Angeles
Applicant: Pollyanna LaLiberte, LaChaine & Associates

(The project site, Calvary Cemetery, is on the City's Historic Resources Inventory, as the Stations of the Cross, Crypt, Mausoleum, and Sinkhole from the earthquake are elements on the site that may have historic significance. The proposed project includes the addition of a small cremation garden area and the preinstallation of 553 double depth lawn crypts or vaults which allow for two burials in each burial space (1106 total burial spaces). Once completed the appearance will be identical to the rest of the existing developed cemetery except the density of spaces will be slightly increased since the vaults will be able to be placed tightly and efficiently. Four new parking places will be added. Three standard parking places and one ADA compliant parking space are proposed. There will be no new buildings or dwelling units added and no modifications/changes to the existing buildings are proposed.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Grumbine recused himself from hearing this item. The Owner is Chair Grumbine's client on a different project.

Actual time: 2:25 p.m.

Present: Pollyanna LaLiberte, Applicant; LaChaine & Associates; and Tony Boughman, Associate Planner, City of Santa Barbara

Public comment opened at 2:34 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval as submitted, with the following comments:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.

Action: Butler/Drury, 7/0/0. (Manuel and Grumbine absent.) Motion carried.

The ten-day appeal period was announced.

(2:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**3. 9 W FIGUEROA STREET**

Assessor's Parcel Number: 039-281-041
Zone: C-G
Application Number: PLN2018-00248
Owner: City of Santa Barbara
Applicant: Chelsey Swanson; Public Works, City of Santa Barbara

(The project site is located in El Pueblo Viejo Landmark District, Part I. This is a revised project description. Proposal to close off the existing Lot 3 paseo by installing a wrought iron fence and gate at the Figueroa Street entrance, and a concrete wall with wood gates at the parking lot entrance. New landscaping, permeable pavers, and two new light fixtures are also proposed within the paseo, which will also screen an SCE transformer that was installed as part of the Downtown Reliability Project.)

Revised Project. Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on August 18, 2021.

Actual time: 2:39 p.m.

Present: Chelsey Swanson, Project Planner, City of Santa Barbara; Brain Bosse, Public Works Manager, City of Santa Barbara; Sarah Clark, Downtown Plaza Parking Manager, City of Santa Barbara; Taylor Berryman, Project Engineer, City of Santa Barbara; Daniela Rosales, Environmental Services Specialist, City of Santa Barbara; and Bob Cunningham, Landscape Architect, Arcadia Studios

Public comment opened at 3:09 p.m.,

The following individual(s) spoke:

1. Charles Valle on behalf of Cold Spring RE, LLC
2. Trey Pinner, Chair of Downtown Parking Committee
3. Julie Jurado

Public comment closed at 3:17 p.m.

Motion: Continue indefinitely with comments:

1. The Commission thanks Staff for their continued work on this project. This is an important project located in an important part of the City.
2. The Commission finds this particular design not acceptable as proposed.
3. The proposal to close the paseo to the public and create a new paseo is not acceptable, as the new paseo is not equivalent to the old paseo.
4. Multiple Commissioners find that a potentially acceptable design would include clearing out and opening the existing paseo to the public. This includes removal of any trees, removal of the columns of the trellis, but leaving the transformer in place and simplifying and unifying the pavement pattern. Further, move the trash enclosures and other enclosures to the parking lot so that the paseo is clear and visible. Provide a lighting plan that will help deter any unwanted activity.
5. The majority of the Commission is fighting for the paseo.

Action: Ooley/Lenvik, 8/0/0. (Manuel absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 4:21 TO 4:29 P.M. ***

(3:30PM) REVIEW AFTER FINAL APPROVAL

4. [1125 ANACAPA ST](#)

Assessor's Parcel Number: 039-232-019
Zone: C-G
Application Number: PLN2014-00593
Owner: City of Santa Barbara
Applicant: John Coplin, Santa Barbara Museum of Art

(The project site is located within El Pueblo Viejo Landmark District, Part I. A proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library was granted Project Design Approval and Final Approval by the HLC on January 28, 2015. Additional work included realignment of existing walkway, new planting, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

Review After Final (RAF) is requested to paint the transformer box in "La Arcada Exterior Stucco". Project plans must demonstrate substantial conformance to the plans that received Final Approval on January 28, 2015. The RAF request was last reviewed December 22, 2021.

Significance Reports*

- [La Arcada](#)
- [Santa Barbara Museum of Art](#)
- [Central Library](#)

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

Actual time: 4:29 p.m.

Present: Greg Wilson, Project Manager, Santa Barbara Museum of Art

Public comment opened at 4:34 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Paint the transformer, bollards, and the low planter wall the same color as the other low planter wall. An earth-tone brown color is recommended.
2. Provide low and soft landscaping.
3. Applicant shall work with the adjacent property owners, such as the owners of La Arcada and the museum, to enhance the landscaping and the display of the sculpture.

Action: Hausz/Drury, 8/0/0. (Manuel absent.) Motion carried.

(4:00PM) NEW ITEM: ONE-TIME PRE-APPLICATION CONSULTATION**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 4-story 36-unit mixed-use development. The proposed project is adjacent to 125 West Carrillo Street, a Historic Structure of Merit constructed in 1915 in the Craftsman style. Project must be found compatible with adjacent historic resources.)

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.

Historic Significance Report: 125 West Carrillo Street*

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

Actual time: 4:47 p.m.

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

Staff comments: Ms. Burkhart stated that Staff does not review one time pre-application review projects for consistency with development standards. The applicant is seeking feedback on mass, bulk, and scale as well as architectural style. Staff will review density requirements, etc. when the project returns.

Public comment opened at 4:57 p.m., and as no one wished to speak, it closed.

Written correspondence from Mary Turley, Christine Neuhauser, and Steve Dowty was acknowledged.

Commission comments:

- The Commission unanimously finds that the current mass, bulk, and scale is not appropriate as designed in this location.
- The Commission's comments include bringing the project down to three stories and looking at Casa de Las Fuentes as a way of resolving the transition from the street to a larger massing.
- The garage openings and circulation need to be resolved. Provide less openings, perhaps one or two openings at maximum. The way the openings address the street is important.
- The historic buildings on both sides of the project need to be respected as one-story buildings. Look at both neighbors and study how those buildings get space.
- Study the setback and massing patterns along De La Vina Street and Carrillo Street.
- Study the heights of the closest buildings, both large and small, in a one to two block radius.
- Provide street elevations in both directions, showing at least the closest three or four buildings for comparison to scale.
- The massing language should express simplicity and continuity. The historic drawings in the David Gebhard Meeting Room can be looked to as examples; there are a variety, but even those that

change a lot and have a village-look, have simplicity and a language unto themselves that expresses a continuation of character.

- The floorplans need to match the elevations more closely.
- Show all street views of the proposed building coming up and down De La Vina Street and Carrillo Street. Show three-dimensional views from ground-level.
- Provide a strong front entry.

*** MEETING ADJOURNED AT 5:45 P.M. ***