



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 23, 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
Kira Esparza, Administrative Assistant

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Hausz, Butler, Doordan, Ensberg, Lenvik,
Commissioners absent: Grumbine, Drury, Ooley, and McClure
Staff present: Hernandez (until 2:27 p.m.); Pilar Plummer, Associate Planner (from 2:30 p.m. to 2:58 p.m.); Kelly Brodison, Associate Planner (at 3:03 p.m.) Reidel; Esparza (until 2:30 p.m.); and Joanie Saffell, Commission Secretary (at 2:30 p.m.)

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Rick Closson

Written correspondence from Carol Colao, and Carol Colao was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **October 9, 2024.**

*** The item was heard out of order. ***

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 9, 2024**, as submitted.

Action: Doordan/Lenvik, 4/0/1. (Grumbine, Drury, Ooley, and McClure absent. Ensberg abstained.) Motion carried.

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **October 9, 2024**.

*** The item was heard out of order. ***

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **October 9, 2024**, as submitted.

Action: Lenvik/Butler, 4/0/1. (Grumbine, Drury, Ooley, and McClure absent. Ensberg abstained.) Motion carried.

D. Ratification of action taken on the Consent Calendar of **October 23, 2024**.

Consent Calendar October 23, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 1770 Prospect Ave	APN: 027-061-007 PLN: 2024-00222 Zone: R-2	Eugene Keane	Postponed indefinitely
2.	Review After Final Approval 701 Chapala St	APN: 037-082-008 PLN: 2020-00575 Zone: C-G	Nancy Boeseke Brock/ Ed DeVicente, DMHA	Approval of Review After Final with conditions.

Motion: Ratify the Consent Calendar of **October 9, 2024**, as reviewed by Commissioners Hausz.

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

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

1. Ms. Reidel announced that supporting structures for photovoltaic equipment are exempt from Design Review if the structure is solely supporting the photovoltaic equipment.

2. Ms. Hernandez announced the following:

- There is a scoping hearing for the Los Patos underpass where the public can attend and voice any concerns regarding the demolition of the underpass.
- City Council adopted and approved all of the Mills Act contract exceptions that the HLC recommended to Council for final adoption.
- Next week, City Council will be voting to accept the \$40,000 grant from the State that was recently received for the San Roque Survey.
- A few years ago, the City adopted the template for plaques for historic landmarks and structures of merit. City Hall recently installed their plaque to commemorate their 100 year anniversary.

- F. Subcommittee Reports:
Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) ARCHAEOLOGY REPORT

1. 2201 LAGUNA ST

Assessor's Parcel Number: 025-140-022
Zone: RS-15
Application Number: PLN2023-00417
Owner: Old Mission Santa Barbara
Applicant: Fred Sweeney, 19six Architects

(Designated a City, State, and National Landmark, the Mission was constructed in 1786, 1815, and 1925 by Father Antonio Ripoll and Jose Antonio Ramirez in the Spanish Colonial style. Proposal to construct an ADA and building code compliant access ramp to the main doors. Project includes a new tile platform and new steps atop the existing historic steps, landscaping, ADA access way, and one ADA parking space.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Robert L. Hoover. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations, specifically that the construction should be monitored and any historic objects encountered should be collected.

Actual time: 1:44 p.m.

Present: Fred Sweeney, 19six Architects

Staff comments: Ms. Reidel stated that Archaeological Reports are confidential and cannot be presented to the public, but the Commission should review reports on their Member's Only page prior to the hearing. The applicant will read a prepared statement by the author of the report in his absence, but should the Commission have any questions for the report preparer, they can choose to continue the item.

Public comment opened at 1:52 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(1:55PM) CONTINUED ITEM: CONCEPT REVIEW

2. 2201 LAGUNA ST

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construct an ADA and building code compliant access ramp to the main doors. Project includes a new tile platform and new steps atop the existing historic steps, landscaping, ADA access way, and one ADA parking space.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Minor Alteration Findings will be required for Project Design Approval. Project last reviewed on December 20, 2023.

Historic Significance Report*

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

Actual time: 1:54 p.m.

Present: Fred Sweeney, Designer, 19six Architects; Ewa Pocwiardowska, Architect, 19six Architects; and Father Dan Lackie, Parish Priest, Old Mission Santa Barbara

Public comment opened at 2:03 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission is concerned about the aesthetic impacts of lighting and signage that accompany the parking space. The Commission urges the Applicant to find an aesthetically acceptable solution.
2. The Commission understands how important this building is. For that reason, items that the Commission may not be concerned about otherwise are of concern because of the importance of the Old Mission Santa Barbara and their proximity to the façade of the Mission.

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

(2:30PM) NEW ITEM: CONCEPT REVIEW

3. 133-135 E ORTEGA ST

Assessor's Parcel Number: 031-081-021

Zone: C-G

Application Number: PLN2024-00297

Owner: Cole Cervantes, Manager of SBID, LLC

Applicant: Jarrett Gorin, Vanguard Planning

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 715 Santa Barbara St, a City Landmark, and California State Landmark, and 117 East Ortega, a contributing Historic Resource to El Pueblo Viejo Landmark District and ashlar cut sandstone walls. Proposal to convert the three existing commercial structures to 24 studio units under the City's Average Unit-Size Density (AUD) Incentive Program and includes 540 square feet of demolition and 530 square feet of new floor area. The project will provide 24 bicycle parking spaces within the development, the existing drive access through the building from East Ortega Street will be removed and the area under the covered canopy will be converted to a courtyard. The project includes removal of the driveway access along Santa Barbara Street and Ortega Street, 173 cubic yards of cut and 317 cubic yards of fill, and hardscape and landscape improvements throughout. The project was reviewed by the Historic Landmarks Commission under a One-Time Pre-Application Review on December 20, 2023.)

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

[715 Santa Barbara Street Historic Significance Report*](#)

[117 East Ortega Street Historic Significance Report*](#)

*Available for view online at SantaBarbaraCA.gov/HLC

Actual time: 2:29 p.m.

Present: Lonnie Roy, Agent; Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project was previously presented to the Commission as a one-time pre-application consultation. Since that review, the Planning Commission provided comments on the project at an AUD conceptual hearing. Ms. Plummer summarized the Planning Commission's comments from the meeting minutes. The project is here for concept review including feedback on general consistency with the findings that would be made for Project Design Approval.

Public comment opened at 2:39 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission is supportive of the adaptive reuse project and is largely supportive of the architectural changes as proposed.
2. The 133 E Ortega building needs a lot of work to conform to the design standards of El Pueblo Viejo Landmark District and to achieve kinship with 135 E Ortega Street.

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

*** THE COMMISSION RECESSED FROM 2:58 TO 3:02 P.M. ***

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

4. **[17-21 W MONTECITO ST](#)**
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 033-042-007 |
| Zone: | HRC-2/SD-3 |
| Application Number: | PLN2023-00147 |
| Owner: | Paul Uyesaka |
| Applicant: | Craig Minus, CAM Land Use & Development |

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to demolish existing structures and construct a new 27,647 square foot three-story hotel consisting of 44 guest rooms, a first-floor lobby, a reception area, lounge, grab & go, storage area, a roof deck, and underground 44-space garage for valet parking. The Planning Commission approved a Parking Modification, Development Plan, and Coastal Development Permit on October 3, 2024.)

Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on March 27, 2024.

[Historic Structures/Sites Report*](#)

*Available for view online at SantaBarbaraCA.gov/HLC

Actual time: 3:03 p.m.

Present: Clay Aurell, Architect, AB Design Studio; Erin Carroll, Landscape Architect; and Kelly Brodison, Associate Planner, City of Santa Barbara

Staff comments: Ms. Brodison stated that the project was approved by Planning Commission and was subsequently appealed and will be going to City Council mid-December. Staff also thanks Commissioner Butler for attending the Planning Commission hearing on behalf of the Historic Landmarks Commission. The Appellant is here to speak on the project and the main concern is that the Applicant is proposing below grade parking in the flood zone. However, the Building Official and Flood Plain Coordinator were at the Planning Commission meeting and confirmed that the project complies with requirements of FEMA and building code, etc.

Public comment opened at 3:16 p.m.

The following individual spoke:

1. Steve Johnson

Written correspondence from Steve Johnson, Steve Johnson and Steve Johnson was acknowledged.

Public comment closed at 3:19 p.m.

Motion: Project Design Approval with comments:

1. Study the garage entry to see if the width can be reduced at all to beef up the building mass at the right side of the opening.
2. Study the corner elements on the Southeast corner of the building to read more as a solid column that is equal in width on both elevations.
3. Study the rectangular openings on the East and West to elevations to further soften them with the suggestion of arched openings.
4. The Commission is fine with the elevator tower as presented.
5. Study a gate design detail and show the gate or garage closure on the drawings.
6. The Commission appreciates the acknowledgement of the former building and motorcycle shop.
7. 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 particular 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, as the project references the nearby historic train station and the prior history of the existing building on site.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 3:37 P.M. ***