



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JULY 19, 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 Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine (absent 4:23-4:52 p.m.), Hausz, Butler, Doordan (until 5:16 p.m.), Drury Ensberg, Lenvik, Ooley, and McClure

Commissioners absent:

Staff present: Kokinda (at 1:47-1:57 p.m.), Hernandez, Pilar Plummer, Associate Planner (from 4:52- 6:03 p.m.), Barbara Burkhart, Assistant Planner (4:23-4:50 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Rick Closson

B. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 19, 2023**, as reviewed by Commissioners Hausz and McClure.

Action: Drury/Ooley, 9/0/0. Motion carried.

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

1. Ms. Reidel announced the following:
 - a. Staff will be coordinating another State Street discussion item.
 - b. 710 State Street will have a public hearing at the Planning Commission on August 17, 2023 and staff requests that two HLC members attend to answer questions from the Planning Commission on the HLC hearing and decision. Commissioners Butler and Ensberg volunteered.
2. Ms. Kokinda announced that there is a special recruitment currently underway for Architectural Board of Review.
3. Commissioner Doordan announced that he will be leaving at 5:15pm.
4. Commissioner Ensberg announced that local architect Lori Kari passed away. Memorials from different organizations may be in the works.

D. Subcommittee Reports:

Commissioner Doordan reported on the Designation Subcommittee.

(1:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

1. [2151 MISSION RIDGE RD](#)

Assessor's Parcel Number:	019-161-002
Zone:	RS-25
Application Number:	PLN2022-00400
Owner:	Theodore Bliss
Applicant:	Will Sofrin, Will Sofrin, Inc.

(Listed on the Historic Resources Inventory, constructed in 1922 in the Spanish Colonial Revival style. Proposal to construct a new detached 998 square foot two-story accessory structure associated with an existing 5,355 square foot single-unit residence, consisting of a garage and bathroom at the ground level and a gym/art studio at the second level. Project includes a driveway extension. The Staff Hearing Officer approved a Modification on May 31, 2023 to allow the accessory building to be located in the secondary front yard. The proposed total of 5,511 square feet on a 38,454 square foot lot is 112% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project last reviewed on December 21, 2022.

[Historic Significance Report*](#)

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

Actual time: 1:57 p.m.

Present: Will Sofrin, Architect, Will Sofrin, Inc.,

Public comment opened at 2:07 p.m., and as no one wished to speak, it closed.

Written correspondence from Helen Couclelis was acknowledged.

Motion: Project Design Approval and continue indefinitely to Consent for Final Approval with the following comments and findings:

1. Provide details on the light fixtures.
2. Correct the wood bracket/corbel details and add a post in the middle of the garage opening.
3. Provide details on the handrail to ensure it matches that of the primary historic house.
4. The Commission thanks the applicant for working with the neighbor.
5. 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.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.

Action: Hausz/Drury, 7/0/2. (Ooley and McClure abstained.) Motion carried.

The ten-day appeal period was announced.

(2:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. 820 CIMA LINDA LN

Assessor's Parcel Number: 015-162-018
Zone: RS-25
Application Number: PLN2022-00087
Owner: Katie and John Carpenter
Applicant: George R. Mansour, DesignARC Architecture + Interiors

(Designated a historic Structure of Merit, constructed in 1926-1929 by Carleton Winslow in the Spanish Colonial Revival style. Proposal to demolish 383 square feet at an existing 5,328 square foot single story, single-unit residence, and construct an 898 square foot first floor addition, a new 795 square foot second floor, a 185 square foot second floor terrace, and a 956 square foot three-car garage. Project includes demolition of a 720 square foot pool and spa, a new uncovered parking space, and site work. The proposed total of 7,021 square feet on a 46,654 square foot lot is 140% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. Project was last reviewed on May 25, 2022.

Historic Significance Report*

Memo to the Secretary of the Interior Standards*

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

Actual time: 2:16 p.m.

Present: Mark Shields, Applicant, DesignARC, Inc.; George Mansour, Project Designer, DesignARC; and Guillermo Gonzales, Landscape Architect, Blue Studio Landscape Architecture

Public comment opened at 2:38 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with the following comments and findings:

1. The Applicant should consider making the garage doors a darker shade to differentiate it from the pavers.
2. Study the El Encanto small exterior light fixtures to see if the horizontal bar can be eliminated.
3. 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.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.
4. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource.
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

Action: Hausz/Drury, 6/0/3. (Ooley, Ensberg, and McClure abstained.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:51 TO 3:17 P.M. ***

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

3. [1919 STATE ST](#)
- | | |
|---------------------------|--|
| Assessor's Parcel Number: | 025-371-005 |
| Zone: | C-G |
| Application Number: | PLN2022-00346 |
| Owner/Applicant: | Arvand Sabetian, Nineteen Nineteen State LLC |

(Located within El Pueblo Viejo Landmark District, Part I, and includes buildings associated with 1913, 1919, and 1921 State Street. Proposal for an 829-square-foot addition to the structure at 1919 State Street, a 29-square-foot addition to the structure at 1921 State Street, and window and door alterations to all three buildings.)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on March 15, 2023.

Actual time: 3:17 p.m.

Present: Will Rivera, Architect, AB Design Studios; Eric Behr, Architect, AB Design Studios; and Justin Manuel, Landscape Architect, Arcadia Design

Staff comments: Ms. Reidel stated that the landscape plans were submitted after the deadline and have not yet been reviewed for compliance with the Municipal Code; therefore the project is not eligible for Project Design Approval.

Public comment opened at 3:35 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the Applicant, and the proposed design is a great improvement from the previous design.
2. On the east elevation (building A):
 - a. Restudy the arcade and balcony condition.
 - b. Restudy the windows to be more in keeping with El Pueblo Viejo (EPV) guidelines. Look at additional details throughout the windows.
 - c. Study the parapet wall. If it stays as a parapet wall, study making it more in line with EPV guidelines.
 - d. The Commission is concerned about the height and detailing of the elevator tower.
 - e. Study narrowing the opening of the driveway.
 - f. The general size, mass, bulk, and scale, and general massing of the fourth floor is acceptable, with the exception of the elevator tower.
3. On the west elevation (building A):
 - a. Add details to the elevation, whether awnings or other traditional details. As proposed it looks too industrial.
 - b. Further study of the roof deck and its neighborhood compatibility will be necessary to demonstrate the impacts on the neighborhood.
 - c. It is not in the Commission's purview to require storage, however, the Commission is concerned about the functionality of the building and encourages the applicant to study storage.
4. The south elevation of building A needs additional detail, ornamentation, and the Commission highly recommends adding awnings or some other shade structure as sun mitigation and decoration.
5. On the north elevation (building A):
 - a. Provide 3D perspectives to help the Commission understand the project in its full mass and its relationship with its neighbors.
 - b. Parking lot landscaping will need to comply with the Municipal Code, and the Commission recognizes that the current plan will be adjusted.
6. South elevation (Building B):
 - a. Study a more appropriate design for the walkway that does not impose the new Irving Gill arches on it but is more in keeping with the Spanish colonial revival style of the house. The Commission suggests adding a trellis or other possibilities.
 - b. Add more poetry to elevation.
7. In general, Building A should be less industrial and more decorative.
8. Study simplifying the number and types of openings and their rhythm.

9. Study some simplification, such as reducing patios on north side of Building B, which might allow for more landscaping.
10. Study adding balconies on the west elevation.

Action: Ooley/Drury, 8/1/0. Motion carried.

Individual comments: Commissioner Lenvik stated the architecture has not advanced far enough to warrant the positive comments given. The existing building is poorly designed, but he is unsure if the proposed design will be successful. He does not believe the Commission is giving the applicant good direction.

(4:00PM) NEW ITEM: CONCEPT REVIEW

4. [1630 PATERNA RD](#)
- | | |
|---------------------------|-----------------------------------|
| Assessor's Parcel Number: | 019-184-007 |
| Zone: | RS-15 |
| Application Number: | PLN2023-00188 |
| Owner: | Julia Carver |
| Applicant: | Anthony Grumbine, Harrison Design |

(Listed on the Historic Resources Inventory, constructed in 1915 in the Mediterranean style and located in the Hillside Design District. Project adjacent to 1704 Paterna Road, a designated Structure of Merit, and across the street from 1631 Paterna Road, listed on the Historic Resources Inventory. Proposal to construct a 700-square-foot two-story addition to the east elevation of an existing two-story, 608-square-foot accessory structure (garage with guest unit above). The site is currently developed with a 2,719-square-foot two-story residence, circular driveway, landscape, and hardscape. The accessory structure is non-conforming to the northern (rear) interior setback. An as-built outdoor kitchen encroaches into the eastern interior setback. Zoning Modifications are requested to allow the setback encroachments.)

No final appealable action will take place at this meeting. Neighborhood Preservation Findings and Major 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*

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Grumbine recused himself from hearing this item.

Actual time: 4:23 p.m.

Present: William Hull, Project Manager, Harrison Design; Omar Flores, Harrison Design; and Barbara Burkhart, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Burkart stated that the application for the project is currently incomplete. The Applicant is working on corrections with City Staff, and is seeking comments from the Commission to address concurrently. If the Commission is ready to continue the project to the Staff Hearing Officer, they should comment on the two modifications requests: 1) encroachment of the accessory structure into the rear interior setback; and 2) encroachment of unpermitted fireplace and counter into east interior setback. The Commission should also consider accepting the conclusions of the Architectural

Historian Memo that the project meets the Secretary of the Interior's Standards for Rehabilitation which is required to qualify for a CEQA exemption.

Public comment opened at 4:36 p.m., and as no one wished to speak, it closed.

Written correspondence from Jay Griffith was acknowledged.

Motion: Continue to the Staff Hearing Officer for return to the Full Commission with the following comments:

1. The project is tastefully done and sensitive to the main building.
2. Study adding a corbel detail element to stairway.
3. The Commission supports the modifications requested. The location of the attachment is sensitive to the resource and the neighbor's testimony is also persuasive.
4. The Commission accepts the Memo to Secretary of Interior Standards prepared by the Architectural Historian.

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

*** THE COMMISSION RECESSED FROM 4:50 TO 4:52 P.M. ***

(4:45PM) NEW ITEM: CONCEPT REVIEW

5. 531 E ORTEGA ST

Assessor's Parcel Number: 031-101-024
Zone: R-M
Application Number: PLN2023-00178
Owner: Providence School
Applicant: Jay Higgins, H&H Environmental, Inc.

(Designed in 1964 by Robert Ingle Hoyt in the Mid-Century Modern style. Proposal to redevelop the existing site to accommodate a Junior/High School campus for Providence School. The project involves additions and alterations to the existing single-story main building, partial demolition of the existing gymnasium with remaining floor area to be converted to a 3,186-square-foot theatre, construction of a new 8,876-square-foot gymnasium, and a new 4,325-square-foot two-story building comprised of additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate a total of 40 uncovered vehicle spaces, new bicycle parking, grading, and landscape/hardscape improvements throughout the site. Planning Commission review and approval of a Development Plan to allow for the construction of new nonresidential floor area and a Conditional Use Permit to allow for the operation of a school use in the R-M zone is required.)

A. Requesting acceptance of a Phase 1 and Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine. Phase 1 concluded the main building designed by Robert Ingle Hoyt is eligible for listing as a Structure of Merit. Phase 2 concluded the proposed project meets the Secretary of the Interior's Standards for Rehabilitation; therefore, project impacts on significant historic resources would be less than significant (Class III).

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

Phase 1 and Phase 2 Historic Structures/Sites Report*

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

Actual time: 4:52 p.m.

Present: Tim Hazeltine, Architectural Historian, Post/Hazeltine Associates; Pamela Post, Architectural Historian, Post/Hazeltine Associates; Brian Cearnal, Architect, Cearnal Collective; Steve Nuhn, Architect, Cearnal Collective; Jay Higgins, Applicant, H&H Environmental, Inc.; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project is here for concept review. It will go to the Planning Commission for a development plan for the new nonresidential square footage and for a conditional use permit to operate a school in the R-M zone. Staff asks for the Commission to include any comments on size, bulk, scale, story poles, and if the Commission accepts the Phase I and Phase II Historic Structures/Site Report.

Public comment opened at 5:03 p.m., and as no one wished to speak, it closed.

Public comment opened at 5:24 p.m., and as no one wished to speak, it closed.

Motion: **Accept the Phase 1 Historic Structures/Sites Report with the comment to add “FAIA” to Robert Ingle Holt’s name.**

Action: Hausz/Ooley, 9/0/0. Motion carried.

Motion: **Continue the Phase 2 Historic Structures/Sites Report.**

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

Motion: **Continue indefinitely with the following comments:**

1. Generally, the Commission in support of the project, both in its use and its design to develop the site and add to the historic resource.
2. Avoid a vertical structure at the entry from the sidewalk, especially one in front of the historic building. Provide an option with the least visual impact possible.
3. The Commission favors the pink CMU blocks.
4. The overall size, mass, bulk and scale is favorable and well done.
5. Restudy the color palette on the white buildings. The white buildings seem too bright.
6. The glulam in the gymnasium is appreciated.
7. While the fencing is unfortunate from a visual impact standpoint, the Commission understands the practical need for it given the use.
8. Story poles may be necessary. The Commission will need to see 3D renderings and site comparisons with neighboring properties to consider waiving story poles.
9. Study the west elevation of the gymnasium.
10. Restudy the east elevation of the administration building to incorporate the design closer to the classroom building. Currently looks too strongly like a different type of building.
11. Study introducing more horizontality to the east elevation massing in design and shadows and make it more compatible in design and geometry with the historic resource. Study potentially lowering the glass box and the classroom to be more horizontal.
12. The existing dentals should remain but should be repaired.

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

*** MEETING ADJOURNED AT 6:03 P.M. ***