



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JANUARY 10, 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 1:32 p.m. by Ms. Reidel.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Ensberg (at 1:34 p.m.), Lenvik, Hausz (until 3:02 p.m.), Ooley, and McClure
Commissioners absent: None
Staff present: Kokinda (until 3:00 p.m.), Reidel, and Johnson

GENERAL BUSINESS

A. 2024 Election of Chair and Vice Chair.

Nominations for Chair: Grumbine. Drury/Ooley, 8/0/1 (Grumbine abstained.)
A vote was taken, and Commissioner Grumbine was elected as Chair.

Nominations for Vice Chair: Hausz. Grumbine/Drury, 8/0/1 (Hausz abstained.)
A vote was taken, and Commissioner Hausz was elected as Vice Chair.

B. 2024 Appointment of Consent Review Representatives and Subcommittees.

Appointments were made to the following committees:

	<u>Appointed</u>	<u>Alternate</u>
Consent Calendar		
Architecture	Hausz	Ooley
Landscape	McClure	Butler
Sign Committee	Drury	Ensberg
Subcommittees		
Designations	Doordan, Ooley, Lenvik, McClure	Drury
Ad hoc Subcommittees		
Objective Design Standards	Grumbine, Ooley, Lenvik	Doordan
State Street Advisory	Lenvik	Doordan
Plaza De La Guerra Design	Drury, Hausz	Butler
State Street Interim Working Group	Grumbine, Ensberg, McClure	

C. Public Comment:

No public comment.

D. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 20, 2023**, as submitted.

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

E. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **January 10, 2024**, as reviewed by Chair Grumbine and Commissioner McClure.

Action: Ooley/Butler, 9/0/0 (Hausz abstained from Item D.) Motion carried.

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

1. Ms. Reidel announced that at the December 20, 2023 hearing it was announced that 3204 Calle Pinon was postponed to today's hearing, but it has been postponed indefinitely at the applicant's request.
2. Ms. Kokinda announced the following:
 - a. Commissioner Drury was reappointed to the Historic Landmarks Commission (HLC) by City Council.
 - b. Rebecca Bjork, the City Administrator, retired at the end of December. The Interim City Administrator is Sarah Knecht. Assistant City Attorney Tava Ostrenger is now the Acting City Attorney.

3. Tess Harris, State Street Master Planner announced that she will be sending out a Staff memo outlining the State Street Master Plan process.
4. Vice Chair Hausz announced that he will need to leave by 3:00p.m.
5. Commissioner McClure announced that he will need to leave by 3:40p.m.
6. Commissioner Doordan announced that he will need to leave by 3:05p.m.
7. Commissioner Ensberg announced that the Community Environmental Council is working on an Ecological Framework for revitalizing the Santa Barbara City core.

G. Subcommittee Reports:

No subcommittee reports.

(1:45PM) COURTESY REVIEW

1. **126 E CANON PERDIDO ST**

Reference Number: PLN2024-00003

Applicant: Mike Imwalle, Santa Barbara Trust for Historic Preservation

(Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, Jimmy's Oriental Gardens Restaurant was designed in 1946 by Roy Cheesman in the Vernacular style. Proposed temporary mural painted on the west exterior wall of the building. The mural will be painted by local Filipino artist DJ Javier to celebrate the Chinese Year of the Dragon and will be unveiled at a Lunar New Year community event on February 9, 2024. At this event, Santa Barbara Trust for Historic Preservation (SBTHP) will also host a community art show and event at El Presidio State Historic Park featuring other local Asian American and Pacific Islander (AAPI) artists. The selected artists will bridge ethnic and generational differences in Santa Barbara's AAPI community. These projects are designed to raise awareness about and to showcase the AAPI community's historical and current cultural contributions to the greater Santa Barbara community. These projects are funded by a Stop the Hate grant from the CA State Department of Asian Health Services grant to SBTHP.)

Requesting comments on size and location of mural. Content is exempt from Historic Landmarks Commission review.

Historic Significance Report*

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

Actual time: 2:04 p.m.

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

Present: Mike Imwalle, Associate Executive Director of Cultural Resources, Santa Barbara Trust for Historic Preservation; Ann Peterson, Executive Director, Santa Barbara Trust for Historic Preservation; and Terease Chin, Co-Chair, Asian American Affinity Group for the Santa Barbara Trust for Historic Preservation

Public comment opened at 2:10 p.m., and as no one wished to speak, it closed.

Commission comments:

1. The Commission is generally supportive of the mural.
2. Specify the one year term length of the mural.

(2:00PM) ARCHAEOLOGY REPORT

2. 207 E CANON PERDIDO ST

Assessor's Parcel Number: 029-292-031
Zone: C-G
Application Number: PLN2023-00457
Owner: State of California
Applicant: Robert Herrera, Inland Engineering Services

(Located in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the Alhecama Theatre was designed in 1925 by Soule, Murphy, and Hastings in the Vernacular style. Proposed PVC fiber optic subsurface conduits. All proposed alterations will be underground with no visual impact. Review by the Historic Landmarks Commission is not required.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Ignacio Requena, Astro Consultants. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations, specifically that excavations associated with the project should be monitored by an archaeologist given the possibility, although slight, that significant cultural/historical remains might be present.

Actual time: 2:24 p.m.

Present: Brian Bass, Archaeologist

Staff comments: Ms. Reidel stated that a revised agenda was posted altering the project description. It was mistakenly listed as being on the Alhecama Theatre parcel, but the work is being done in the public right of way. Upon that revision, Staff consulted with Dr. Glasow to see if he had additional comments as there was some concern from the Santa Barbara Trust for Historic Preservation about cultural resources in the Alhecama Theatre property in the Presidio. Dr. Glassow issued a suggested condition in response to those concerns.

Public comment opened at 2:28 p.m., and as no one wished to speak, it closed.

Motion: Accept the report with the condition that the rows of stones that were placed at the level of the street pavement to show the public that the Presidio walls crossed Santa Barbara Street shall be replaced when the cable trench is filled in. When replaced they should closely resemble their original placement. The archeological monitor shall oversee removal of pavement and the removal and placement of the stones.

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

(2:05PM) CONTINUED ITEM: CONCEPT REVIEW

3. **328 W MONTECITO ST**
Assessor's Parcel Number: 037-232-012
Zone: C-G
Application Number: PLN2021-00438
Owner: Edward St. George; SBSR, LLC
Applicant: Lonnie Roy; ON Design Architects, LLC

(Located in El Pueblo Viejo Landmark District, Part I. Project is adjacent to the Sahyan Library at 316 Castillo Street, a contributing building to El Pueblo Viejo listed on the Historic Resources Inventory. Proposal for new nine-room hotel on a vacant lot consisting of two buildings: one with four hotel rooms and the other with five hotel rooms. The project includes nine parking spaces in a parking garage, and storage and mechanical room spaces. A site wall around the development, a trash room, bicycle storage, roof-mounted solar panels, outdoor seating area, landscaping, and slight relocation of the existing access on W. Montecito Street, are also proposed. This project is proposed as an annex to the approved hotel at 302 & 308 West Montecito Street.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. The project was last reviewed on July 6, 2022.

Actual time: 2:30 p.m.

Present: Noah Greer, OnDesign Architects

Staff comments: Ms. Reidel stated that this project is going to Planning Commission (PC) for review of the Development Plan, so Staff is looking for comments on the Project Compatibility Analysis.

Public comment opened at 2:44 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Planning Commission with comments:

1. The Commission is supportive of the design changes and feels the simplification is an overall improvement.
2. Areas of additional study include:
 - a. The second story balcony on Montecito Street above the garage.
 - b. The corner entrance with the suggestion to remove the planter and make the entrance more branded to announce the hotel.
 - c. The Commission likes the idea of the decorative three arch garden wall perforation on Castillo Street, but the element needs further refinement.
 - d. The stair between the two gables.
3. The Commission feels that the Project Compatibility Findings are generally met.
4. Study design elements to connect this building to the larger separate hotel.
5. The Commission would like to see the adjacent Montecito Street elevations for further neighborhood context.
6. The Commission thinks the project is sensitive to the adjacent Santa Barbara County Genealogical Society.

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

*** MEETING ADJOURNED AT 3:10 P.M. ***