



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 15, 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 1:32 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and Manuel
Commissioners absent: Grumbine
Staff present: Kokinda (until 2:35), Hernandez (until 1:58 p.m.), Barbara Burkhart, Assistant Planner, and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual(s) spoke:

1. Donald DeLuccio

Written correspondence from Francesca Galt, Scott Wenz of Cars are Basic, Paulina Conn, Carol Colao was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 1, 2023**, as amended.

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

- C. Approval of the Consent Calendar:
Motion: Ratify the Consent Calendar of **March 15, 2023**, as reviewed by Commissioners Hausz and McClure.
Action: McClure/Drury, 8/0/0. (Grumbine absent.) Motion carried.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Burkhart announced the following:
 - a. Chair Grumbine is absent from today's meeting.
 - b. Heidi Reidel is absent from today's meeting. Ms. Burkhart is filling in.
 - c. Item 3 is postponed to a date certain March 29, 2023 due to Chair Grumbine's absence.
 2. Ms. Kokinda announced that there is a special recruitment to fill two vacancies in the Single Family Design Board.
- E. Subcommittee Reports:
- No subcommittee reports.

(1:45PM) STRUCTURE OF MERIT DESIGNATION

1. **431 E VALERIO ST**
Assessor's Parcel Number: 027-123-006
Zone: R-2
Reference Number: PLN2023-00015
Owner: Muench Trust
Elizabeth and Michael Muench, Trustees
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2023-03 designating the Queen Anne Free Classic style structure designed in c. 1905 a historic Structure of Merit.)

Historic Significance Report*

Resolution 2023-3*

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

Actual time: 1:46 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and Elizabeth Muench, Owner

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

Written correspondence from Cynthia Birch was acknowledged.

Motion: To adopt Resolution 2023-03 to designate 431 E Valerio St as a Structure of Merit.
Action: Ooley/Drury, 8/0/0. (Grumbine absent.) Motion carried.

(2:00PM) MISCELLANEOUS ITEM**2. ADVISORY GROUP PUBLIC SERVICE & DECORUM TRAINING**

Reference Number: PLN2023-00015

Staff: Sarah Gorman, City Clerk Services Manager

(Human Resources and City Clerk's Staff will present an Advisory Group Public Service & Decorum Training.)

Actual time: 1:58 p.m.

Present: Sarah Gorman, City Clerk Services Manager, City of Santa Barbara; and Graciela Reynoso, Human Resources Manager, City of Santa Barbara

Public comment opened at 2:19 p.m., and as no one wished to speak, it closed.

Discussion held.

(2:30PM) DISCUSSION ITEM**3. STATE STREET DISCUSSION**

Reference Number: PLN2023-00015

Staff: Ellen Kokinda, Design Review Supervisor

(Request from the Commission to discuss and draft possible recommendations to Council regarding the temporary conditions of State Street associated with the Economic Recovery Extension and Transition Ordinance (ERETO) approved by Council. The ERETO temporarily suspends Municipal Code regulations in order to allow outdoor dining and outdoor business uses in the public right of way or on private property. The ERETO will remain in effect until December 31, 2023.)

Item postponed to a date certain of March 29, 2023.

*** THE COMMISSION RECESSED FROM 2:35 TO 3:20 P.M. ***

(3:30PM) NEW ITEM: PROJECT DESIGN APPROVAL**4. 1919 STATE ST**

Assessor's Parcel Number: 025-371-005

Zone: C-G

Application Number: PLN2022-00346

Owner/Applicant: Arvand Sabetian

(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.

Actual time: 3:20 p.m.

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

Staff comments: Ms. Burkhart stated that the application has been deemed Complete, and that while it is a straight-forward project in terms of Zoning compliance, it is before the Full Commission for specific feedback on SBMC §30.57.030.B.1. and §30.57.030.B.2.b., as well as general design review. Additionally, the residential structure addressed as 1913 State Street may be eligible for historic designation, but there are currently no proposed changes to the façade of that structure.

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with the following comments:

1. The Commission finds the approach taken is not consistent with municipal code requirements for style in El Pueblo Viejo Landmark District as it is not compatible with the Spanish Colonial Revival/Mediterranean tradition nor is it a complimentary style which demonstrates outstanding attention to architectural design, detail, material, or craftsmanship.
2. City staff shall reevaluate what changes to the parking lot apply.

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

(4:15PM) NEW ITEM: CONCEPT REVIEW

5. 1801 E CABRILLO BLVD

Assessor's Parcel Number: 017-391-008

Zone: HRC-2/SD-3

Application Number: PLN2022-00494

Owner: Joseph Miller

Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for exterior alterations to the existing buildings as follows: remove/replace windows and doors, relocate existing retaining wall, new deck, rearrange demising wall, new AC system, restripe/reconfigure existing parking stalls, relocate bicycle parking, expand trash enclosure, and new landscaping. No changes to building square footages or footprints, or to the amount of on-site parking spaces, are proposed.)

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

Actual time: 4:25 p.m.

Present: Joseph Miller, Owner; Michael Katsibass, Architect; and Courtney Miller, Landscape Architect,

Staff comments: Ms. Burkhart stated that the application is currently incomplete, and the project is here for general comments. The project as currently designed would require modifications and a coastal development permit, which the applicant is working to resolve.

Public comment opened at 4:49 p.m.,

The following individuals spoke:

1. Janet McGinnis

Written correspondence from Ann Daniel and Janet McGinnis was acknowledged.

Public comment closed at 4:52 p.m.

Motion: Continue indefinitely with the following comments:

1. The Commission finds this project attractive, and the proposed changes are light touch and appropriate.
2. Most Commissioners support the trellis.
3. Explore finding a way to have railings that are less than 42 inches high on the Los Patos frontage.
4. The Commission approves of the mortar wash approach on the brick paving.
5. The Commission appreciates retaining and protecting the Marge Dunlap fountain.

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

*** MEETING ADJOURNED AT 5:13 P.M. ***