



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 29, 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, Hausz, Butler, Doordan, Drury, Lenvik, and Ooley,

Commissioners absent: Ensberg and McClure

Staff present: Kokinda (from 1:41 p.m.-3:07 p.m.), Hernandez, Megan Arciniega,
Project Planner (from 1:41-3:07 p.m.) Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Mary Walz and Jackie Berlado was acknowledged.

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 15, 2023**, as submitted.

Action: Ooley/Drury, 7/0/0. (Ensberg and McClure absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 29, 2023**, as reviewed by Commissioner Hausz.

Action: Drury/Hausz, 7/0/0. (Ensberg and McClure absent.) Motion carried.

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

1. Ms. Reidel announced the following:
 - a. Item 2 has been postponed to a date certain of April 12, 2023 with a minor correction to the project description.
 - b. The State St discussion item has been postponed indefinitely.
2. Ms. Hernandez announced the follow:
 - a. The Santa Barbara Conservancy requested a commemoration event for the 100th anniversary of the 1925 earthquake. Commissioners Ooley and Butler volunteered to be part of the ad hoc subcommittee.
 - b. The California Preservation Foundation and the American Planning Association are recognizing the African-American/Black Historic Context Statement with awards.
3. Commissioner Grumbine announced that the gavel that was previously presented to the Commission has been decorated and named.

E. Subcommittee Reports:

Commissioner Hausz reported on the De la Guerra Plaza subcommittee.

Commissioner Ooley reported that the Designation Committee will be meeting with the Mayor and Councilmember Sneddon on the HLC award.

Commissioner Lenvik reported that the State Street Advisory Committee meeting has been postponed.

(1:45PM) ONE-TIME PRE-APPLICATION CONSULTATION

1. **1529 STATE ST**
Assessor's Parcel Number: 027-231-022
Zone: C-G
Application Number: PRE2022-00126
Owner: Pradeep Shastri
Applicant: McGeever, LLC;
Julie McGeever, Managing Member

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to demolish existing structures and construct a new mixed-use development containing 6,400 square feet of commercial space and 27 residential rental units on the 18,879 square foot site. The project is proposed under the Average Unit-Size Density Incentive Program, and Planning Commission Concept Review is required per SBMC§30.150.060.)

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

Actual time: 1:41 p.m.

Present: Jay Blatter, Architect, Hochhauser Blatter Associates; Karl Benkert, Architect, Hochhauser Blatter Associates; Courtney Miller, Landscape Architects; and Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments: Ms. Hernandez presented the historic resources that are in proximity to the project site.

Public comment opened at 2:04 p.m.,

The following individuals spoke:

1. Barbara Rook
2. Kerstin Corson
3. Patty Ficke
4. Nicole Mcleod
5. Bob Lockhart
6. Suzanne Cohen
7. Jessica Kollé
8. Catherine Hensler

Written correspondence from Steve Johnson, Cris Hamilton, Kerstin Corson, Joan and Robert Lockhart, Patty Ficke, Tom Kaljian and Tom Carlson was acknowledged.

Public comment closed at 2:22 p.m.

Discussion held.

Commission comments:

- The Commission thanks the Applicant for a good design in general, especially regarding the language of the building, and feels that the design is going in a nice direction.
- In general, the Commission believes that four stories is too big for the site given the neighborhood compatibility findings for mass, bulk, and scale.
- Simplify the overall design and look at the adjacent Edwards and Plunkett designs.
- Study removing areas such as amenity spaces to give more breathing room to neighbors on the south and west sides.
- Study reducing the floor-to-floor height to reduce the mass.
- Keep the unit counts when reducing the mass.
- Conduct solar studies and study how the building will cast shadows and affect neighbors.
- Push back the garage opening on Arrellaga St.
- Restudy the visibility triangles.
- Create 3D designs that include the neighboring buildings and their windows and spaces to help demonstrate how the design is sensitive to existing neighbors.
- Study sinking the building into the ground to be more aligned with the lower portion of State St.
- The Commission would like to see story poles.
- Return with streetscape elevations that show the adjacent buildings with accurate heights on Arrellaga St. and State St. and from Valerio to Micheltorena.
- Landscape design is going in the right direction.
- Study designing the Cantwell portion of the building so that it is visible from the street and has its own character.

(2:45PM) POSTPONED ITEM: NEW ITEM: CONCEPT REVIEW**2. OAK PARK, 638 W JUNIPERO ST**

Assessor's Parcel Number: 051-340-001
Zone: P-R
Application Number: PLN2022-00500
Owner: City of Santa Barbara
Applicant: Tim Burgess, City of Santa Barbara

(Listed on the Historic Resources Inventory, constructed in 1904 and site of the 1940 Juneteenth Celebration. Proposal to restore a 1,800 linear foot reach of Mission Creek. Project includes hardscape improvements and planting of over 5,000 native riparian trees, shrubs, and herbs. The Creeks Division is seeking CEQA review for the creek restoration activities.)

Item was postponed two weeks to a date certain of April 12, 2023 at the applicant's request.

*** THE COMMISSION RECESSED FROM 3:07 TO 3:20 P.M. ***

(2:45PM) DISCUSSION ITEM**3. BROWN ACT TRAINING**

Reference Number: PLN2023-00015
Staff: Tava Ostrenger, Assistant City Attorney

(Brown Act training for Historic Landmarks Commission Members and City Staff by a Santa Barbara City Attorney's Office representative.)

Actual time: 3:20 p.m.

Present: John Doimas, Assistant City Attorney, City of Santa Barbara

Public comment opened at 3:54 p.m., and as no one wished to speak, it closed.

Discussion held.

(3:15PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 623 1/2 STATE ST**

Assessor's Parcel Number: 037-131-006
Zone: M-C
Application Number: PLN2023-00026
Owner: David Kelly
Applicant: Jeff Gorrell, LMA Architects

(Located in El Pueblo Viejo Landmark District, Part I. The project is between the Fithian Building, a historic Structure of Merit, and the Peirce Block building, listed on the Historic Resources Inventory. Proposal to demolish the façade of an existing 2,184 square foot commercial building to construct a new façade. Project includes 49 square feet of concrete paving to be replaced with brick pavers. No change in existing floor area is proposed as part of this project.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed on a One-Time Pre-Application Consultation before the Full Commission on February 15, 2023.

Actual time: 3:54 p.m.

Present: Jeff Gorrell, Architect, LMA Architects

Public comment opened at 4:03 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with 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 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: Ooley/Hausz, 7/0/0. (Ensberg and McClure absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:04 P.M. ***