



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

### SEPTEMBER 15, 2021

1:30 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Dennis Doordan  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Justin Manuel  
Robert Ooley

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Kristen Sneddon

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Ted Hamilton, Assistant Planner  
Mary Ternovskaya, Commission Secretary

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#### CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

#### ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Edmunds, Lenvik, Mahan, Ooley (at 1:45 p.m.), and Manuel (until 2:25 p.m.)

Commissioners absent: Doordan

Staff present: Elias Isaacson, Community Development Director (until 1:45 p.m.); Unzueta; Hernandez; Timmy Bolton, Project Planner; Hamilton; and Ternovskaya

#### GENERAL BUSINESS

##### A. Public Comment:

The following individual(s) spoke:

1. Lanny Ebenstein

Written correspondence from Richard Closson was acknowledged.

**B. Approval of Minutes:**

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 1, 2021**, as amended.

Action: Hausz/Mahan, 5/0/1. (Manuel abstained. Edmunds, Ooley, and Doordan absent.) Motion carried.

**C. Approval of the Consent Calendar:**

Motion: Ratify the Consent Calendar of **September 15, 2021**, as reviewed by Commissioners Mahan and Manuel.

Action: Drury/Hausz, 6/0/1. (Edmunds abstained. Ooley and Doordan absent.) Motion carried.

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

1. Elias Isaacson, Community Development Director introduced himself to the Commission. He served as the Community Development Director for the City of Santa Fe, and started his new position as Community Development Director with the City of Santa Barbara in July 2021.
2. Mr. Hamilton announced that Clifford Maurer, Public Works Director, will attend the September 29, 2021 HLC Full Commission meeting to provide updates regarding the paseo closure project located at 9 W. Figueroa St.
3. Ms. Hernandez announced that the California State Historic Preservation Office will be holding a series of four free trainings this fall, and encouraged the Commissioners to attend the training.
4. Commissioner Edmunds announced that she will be leaving the meeting early.
5. Commissioner Drury announced that he will be leaving the meeting early.

**E. Subcommittee Reports:**

Ms. Hernandez and Commissioner Ooley reported on the African American Context Study Advisory Committee.

**(1:50PM) DISCUSSION ITEM****1. RALPH M. BROWN ACT TRAINING**

Reference Number: PLN2021-00038

Staff: Tava Ostrenger, Assistant City Attorney

(Brown Act training regarding open and public meeting requirements.)

Actual time: 1:50 p.m.

Present: Tava Ostrenger, Assistant City Attorney, City of Santa Barbara

Staff comments: Ms. Ostrenger gave a presentation on the Brown Act and public meeting requirements.

Public comment opened at 2:10 p.m.,

The following individual(s) spoke:

1. Richard Closson

Public comment closed at 2:13 p.m.

**Discussion held.**

### **(2:20PM) ARCHAEOLOGY REPORT AND HISTORIC PROPERTY SURVEY REPORT**

#### **2. 1200 BLOCK CARPINTERIA STREET RIGHT-OF-WAY**

Assessor's Parcel Number: ROW-1441  
Zone: R-2  
Application Number: PLN2020-00618  
Owner: City of Santa Barbara  
Applicant: Eric Goodall, Public Works Department

(Proposal to remove the existing structurally deficient Carpinteria Street Bridge over Sycamore Creek and install a new single-span concrete bridge. The project also includes new sidewalks, channel walls, revegetation of creek banks, street and pedestrian lighting, and fencing.)

**A. Requesting acceptance of a Memo/ Archaeological Survey Report prepared by Rincon Consultants, Inc.**

**B. Requesting acceptance of a Memo/ [Historic Property Survey Report](#) prepared by Rincon Consultants, Inc.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 2:25 p.m.

Present: Eric Goodall, Public Works Department, City of Santa Barbara; Hannah Haas, Senior Archaeologist, Rincon Consultants; and Rachel Perzel, Architectural Historian, Rincon Consultants

Staff comments: Mr. Hamilton stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:32 p.m., and as no one wished to speak, it closed.

**Motion: Accept the Archaeology Survey Report as submitted.**

Action: Drury/Ooley, 7/0/0. (Manuel and Doordan absent.) Motion carried.

**Motion:** Accept the Historic Property Survey report as submitted.

**Action:** Ooley/Edmunds, 7/0/0. (Manuel and Doordan absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 2:37 TO 2:53 P.M. \***

**(3:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**3. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046

Zone: C-G

Application Number: PLN2019-00658

Owner: City of Santa Barbara

Applicant: Alelia Parenteau, Energy and Climate Manager

Architect: Ed DeVicente, DMHA Architecture

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure will have a maximum height of 46'-11", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

**Project Design Approval and Final Approval requested. Project requires consistency with the Project Compatibility Findings, and the following guidelines: El Pueblo Viejo Landmark District Design Guidelines, Solar Energy System Design Guidelines. Tree removal findings are required. Project was last reviewed at the June 23, 2021 Full Commission hearing.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing the item due to a conflict of interest with the Applicant.

Actual time: 2:53 p.m.

**Present:** Alelia Parenteau, Energy and Climate Program Manager, City of Santa Barbara; Ed deVicente, Architect, DMHA Architecture; and Henry Lenny, Henry Lenny Design Studio

Staff comments: Mr. Hamilton stated that the project is under the Permit Streamlining Act deadline of October 2, 2021. The project cannot be continued to a meeting later than September 29, 2021.

Public comment opened at 3:19 p.m.,

The following individual(s) spoke:

1. Richard Closson

Public comment closed at 3:22 p.m.

**Motion: Project Design Approval and continue indefinitely to Full Commission with the following conditions and comments:**

1. Either structural or faux columns shall be placed at end of the six large cantilevered beams, as discussed.
2. Applicant may use galvanized z-channels for the solar panel array supports.
3. All conduit on the interior walls, parapets, and columns on the upper level shall be painted to match the either the walls or columns.
4. The color of the structural steel elements is not finally approved, although the Commission prefers the color currently proposed in lieu of a dark color.
5. All lights shall be concealed or painted out on the upper structure.
6. Girders, beams, and other structural elements shall have steel endcaps.
7. The Architect is encouraged to explore alternative solutions which might create less impact on the Anapamu Street frontage, and might enable them to expand slightly on the Anacapa Street frontage, within the structural framework of the trellis structure.
8. Architect shall return for In-Progress review with drawings showing greater detail and exploring the alternatives suggested.
9. Look at alternative layouts for any panels visible from Anapamu Street.
10. The Commission finds that the Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F) as follows:
  - a. The design of the support structure for the solar array 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 for its location and neighborhood.
  - d. The project is appropriately sensitive to the adjacent landmarks and other designated historic resources in the area.
  - e. The scenic public vistas are not affected.
  - f. The project includes an appropriate amount of open space and landscaping.
11. The Commission makes the Tree Removal Findings (per SBMC 15.24.090) given that a reasonable and practical development of the property on which the tree is located requires removal of the tree or trees whose removal is sought.

Action: Lenvik/Ooley, 4/2/0. (Mahan, Doordan, and Manuel absent.) Motion carried.

Individual comments:

1. Commissioner Edmunds stated that she is opposed to the motion because she does not believe the project meets the Project Compatibility Analysis Finding of being sensitive to the surrounding neighborhood. She would like to see the El Pueblo Viejo Design District Guidelines updated for modern problems such as solar panels.
2. Chair Grumbine stated that he is opposed to the motion because he believes the project is very close to being successful but not quite there.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 4:48 P.M. \***