



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION SPECIAL MEETING MINUTES JUNE 26, 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 12:33 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Grumbine (at 12:43 p.m.), Hausz, Butler, Doordan, Drury (at 12:35 p.m.), Ensberg, Lenvik, Ooley (at 1:33 p.m.), and McClure
Commissioners absent: None
Staff present: Carly Earnest, Assistant Planner; and Kira Esparza, Administrative Assistant

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Cheri Rae

Written correspondence from Kevin Boss, Cheri Rae, Lisa Ballantine, and Bob Johnon and Lisa Reich was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 5, 2024**, as submitted.
Action: Drury/Butler, 7/0/0. (Grumbine and Ooley absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 26, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.

Action: Drury/Lenvik, 7/0/1. (Grumbine abstained. Ooley absent.) Motion carried.

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

1. Commissioner Ensberg requested the following agenda items:
 - a. Discussion on the Historic Doremus stone pine trees.
 - b. Discussion on the paseo on Figueroa Street and paseos in general.
 - c. Discussion item on dealing with non-landmarked, but important Historic details and living landmarks.
2. Commissioner Doordan thanks staff for adjusting the special meeting time to allow Commissioners to participate in the State Street Advisory Committee (SSAC).

E. Subcommittee Reports:

Commissioner Grumbine reported that the SSAC meeting is today at 3:00 p.m.

(12:45PM) ARCHAEOLOGY REPORT

1. 117 E ORTEGA ST

Assessor's Parcel Number: 031-081-020

Zone: C-G

Application Number: PLN2023-00446

Owner: Ortega Street Investors, LLC

Cole Cervantes, Managing Member

Applicant: Jarrett Gorin, Vanguard Planning Inc.

(Located in El Pueblo Viejo Landmark District, Part 1, and listed on the Historic Resources Inventory, constructed in 1890 in the Italianate/Queen Anne style. Proposal to convert the existing two-story, single-unit residence to a duplex with no exterior changes other than paint, and to develop a new fourplex and open yard area at the rear of the site. The project will result in a six-unit development under the City's Average Unit-Size Density (AUD) Program. Project includes landscaping and hardscaping changes.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich, Leftwich Archaeology. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations, specifically that earth-moving activities during construction should be monitored by a qualified archaeologist.

Actual time: 1:02 p.m.

Present: Jarrett Gorin, Vanguard Planning

Public comment opened at 1:03 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(12:50PM) NEW ITEM: CONCEPT REVIEW

2. 117 E ORTEGA ST

Assessor's Parcel Number: 031-081-020
Zone: C-G
Application Number: PLN2023-00446
Owner: Ortega Street Investors, LLC
Cole Cervantes, Managing Member
Applicant: Jarrett Gorin, Vanguard Planning Inc.

(Located in El Pueblo Viejo Landmark District, Part 1, and listed on the Historic Resources Inventory, constructed in 1890 in the Italianate/Queen Anne style. Proposal to convert the existing two-story, single-unit residence to a duplex with no exterior changes other than paint, and to develop a new fourplex and open yard area at the rear of the site. The project will result in a six-unit development under the City's Average Unit-Size Density (AUD) Program. Project includes landscaping and hardscaping changes.)

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

Historic Significance Report*

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

Actual time: 1:04 p.m.

Present: Jarrett Gorin, Vanguard Planning,

Public comment opened at 1:12 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission thanks the applicant for a wonderful project. They appreciate the sensitivity to the adjacent and adjoining historic resources and thank the applicant for the upkeep and continued treatment of the historic resource.
2. Study the historic color palette with a suggestion of lighter and/or brighter colors and return with multiple ranges of color sample chips. The two buildings being different colors is acceptable.
3. Study breaking up the large wall plane on the East and West elevations with either changing of pattern or additional windows and/or doors. Study examples of the way other Italianate buildings break up wall massing.
4. The majority of Commissioners believe it is a better design to have the building to the back and the open space in between the structures. The Commission appreciates that the applicant put the building in the middle to be sensitive to the neighboring historic resource, but the Commission believes the project would not infringe on the historic resource.
5. Develop the landscape design without using artificial turf.
6. Continue to develop the porch designs. Study examples of Italianate porches and widening and/or deepening the porches to ideally fit seating.

7. Study articulation at the base of the building so that it relates more with the front building. Suggestion of a taller board at the base or another base treatment.
8. Study the arrangement of the windows and porch on the East and West elevations to find a more symmetrical placement.
9. Windowsill colors should be the same as the surrounding colors.

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

*** MEETING ADJOURNED AT 1:50 P.M. ***