



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

SPECIAL MEETING MINUTES

JULY 12, 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, Ensberg, Lenvik, Ooley, and McClure

Commissioners absent:

Staff present: Hernandez, Julia Pujo, Environmental Analyst (from 2:00-2:30 p.m.), Kathleen Kennedy (from 4:18–5:11 p.m.), Pilar Plummer, Assistant Planner (from 5:11–6:45 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Kate Winn-Rogers, Victoria Valente, Scott Wenz, and Kevin Boss was acknowledged.

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 21, 2023**, as amended.

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

C. Announcements, requests by applicants for continuances and withdrawals, future agenda items,

and appeals:

1. Ms. Reidel announced The Historic Landmarks Commission will continue its regular schedule with the next meeting on July 19, 2023.
2. Commissioner Grumbine requested that HLC receive updates on the State Street Advisory Group that was discussed by City Council, as well as the opportunity to participate in the group.
3. Commissioner Ensberg requested a discussion item be agendaized with Ms. Kokinda and the HLC's Council liaison regarding State Street.

D. Subcommittee Reports:

No subcommittee reports.

(1:45PM) NEW ITEM: HISTORIC STRUCTURES REPORT

1. **1189 N ONTARE RD**
Assessor's Parcel Number: 055-120-034
Zone: RS-15
Application Number: PLN2023-00236
Owner: John Matis
Applicant: Erick Rojas

(Proposal for a 117 square foot addition to an existing 1,636 square foot single-unit residence. Project includes a new 215 square foot porch, and replacement of existing windows with a sliding door.)

Requesting acceptance of a Phase 1 Historic Structures/Sites Report prepared by Post Hazeltine. The report concluded the property does not meet any of the significance criteria necessary for listing as a historic resource.

[Historic Structures/Sites Report](#)*

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

Actual time: 1:45 p.m.

Present: Pamela Post, Post/Hazeltine Associates; and Tim Hazeltine, Post/Hazeltine Associates

Public comment opened at 1:51 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.
Action: Hausz/Ooley, 9/0/0. Motion carried.

(1:55PM) NEW ITEM: HISTORIC STRUCTURES REPORT

2. 17 - 21 W MONTECITO ST

Assessor's Parcel Number: 033-042-007
Zone: HRC-2/SD-3
Application Number: PLN2023-00147
Owner: Paul Uyesaka
Applicant: Craig Minus, CAM Land Use & Development

(Located in El Pueblo Viejo Landmark District, Part I and the building at 21 West Montecito Street is listed on the Historic Resources Inventory, the Art Mullaney Harley Davidson Shop, constructed in 1925 in the vernacular commercial style with Spanish Colonial Revival influences. The report was required to evaluate existing properties due to a pending proposal to demolish the existing structures on three separate parcels and construct a new 27,647 square foot hotel including underground parking.)

Requesting acceptance of a Historic Structures/Sites Report prepared by Sarah Corder. The report concluded that the building at 17 West Montecito Street is not eligible for listing in the California Register of Historic Resources nor as a Structure of Merit and the building at 21 West Montecito Street is eligible for listing in the California Register of Historic Resource and as a Structure of Merit.

[Historic Structures/Sites Report*](#)

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

Actual time: 1:58 p.m.

Present: Sarah Corder, Architectural Historian, South Environmental

Staff comments: Ms. Hernandez provided history on when the building was added to the Historic Resource Inventory.

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

The following individual spoke:

1. Paul Uyesaka

Public comment closed at 2:10 p.m.

Motion: Continue indefinitely with the following comments:

1. The Commission feels that the integrity of the structure and the way its historical context is expressed does not rise to the level of a historic resource or structure eligible for the Historic Resource Inventory, considering recent discoveries.
2. The Commission recommends reevaluating the conclusions of the report about the eligibility of 21 West Montecito Street as historically significant.

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

(2:15PM) CONTINUED ITEM: REVISED PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 812 GARDEN ST

Assessor's Parcel Number: 031-021-014
Zone: C-G
Application Number: PLN2021-00479
Owner: Arvand Sabetian
Applicant/Architect: Clay Aurell, AB Design Studio, Inc.

(Located in El Pueblo Viejo Landmark District, Part I. This is a revised project description. Proposal to convert a 12,416 square foot office building to a 30-room hotel with an 886 square foot second floor mezzanine. Revisions include roof reconfigurations, new doors and windows, new balconies, removal of exterior stairs, landscape changes, removal of previously approved roof decks, and a 796 square foot reduction in floor area.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. The project was last reviewed on June 7, 2023.

Actual time: 2:34 p.m.

Present: Will Rivera, Architect, AB Design Studio

Staff comments: Ms. Reidel stated that the Applicant requested that the Commission either approve or deny the project at this hearing.

Public comment opened at 2:47 p.m.,

The following individual spoke:

1. Will Nelson

Written correspondence from Christina Songer was acknowledged.

Public comment closed at 2:49 p.m.

Motion: Project Design Approval and Final Approval as submitted with the following findings:

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: Lenvik/Hausz, 8/0/1. (Drury abstained.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:16 TO 3:22 P.M. ***

(2:45PM) CONTINUED ITEM: CONCEPT REVIEW

4. 3237 STATE ST

Assessor's Parcel Number: 051-112-019
Zone: RS-7.5/USS
Application Number: PLN2022-00104
Owner: United States Indian Health Service;
Kevin J. D'Amada, Director, Division of Facilities
Operations
Applicant: Scott Black, American Indian Health & Services
Agent: Alicia Harrison, Brownstein Hyatt Farber Schreck, LLP

(Listed on the Historic Resources Inventory, designed in 1953 by architects Reisner & Urbahn. Proposal for conversion of the existing 14,494-square-foot building to a new community health clinic on a 2.57-acre site located at the southeast corner of State Street and Las Positas Road. Proposal includes a 9,739-square-foot, two-story addition, 103 parking spaces, solar panel carports, landscaping, and public improvements. The project was designated a Community Benefit Project by the City Council. The HLC accepted the Historic Structures/Sites Report Phase 1 on November 9, 2022. Project requires Development Plan approval by the Planning Commission, and General Plan Amendment and Specific Plan approval by the City Council.)

A. Requesting acceptance of a Phase 2 Historic Structures/Sites Report prepared by Sarah Corder. The report concluded the proposed project meets the Secretary of the Interior's Standards for Rehabilitation; therefore, project impacts on significant historic resources would be less than significant (Class III).

B. No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alteration Findings will be required for Project Design Approval. Project was last reviewed on March 1, 2023.

Historic Structures/Sites Report Accepted in 2022*
Phase 2 Historic Structures/Sites Report*

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

Actual time: 3:22 p.m.

Present: Michelle Lang, Architect, 19Six; Ewa Pocwiardowska, Designer, 19Six; Sasha Shebalin, Landscape Architect, Arcadia Studios; Sarah Corder, Architectural Historian, South Environmental; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Reidel outlined the procedure and order for reviewing both the concept of the project and the report.

Ms. Kennedy asked that the Commission comment on whether the project is ready to go to the Planning Commission; comment on the right-of-way tree removal, which is under HLC purview; and provide

general comments on the Project Compatibility Findings and Major Alteration Findings to be forwarded to the Planning Commission.

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

Motion: **Accept the report as submitted.**

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

Motion: **Continue to the Planning Commission with comments:**

1. In general, the Commission is very supportive of the project and likes the direction in which it is being designed.
2. The Commission appreciates the way the materials have been simplified so far. Continue simplifying the materials, with the suggestion of eliminating or changing the composite wood.
3. Make the awning coverings uniform, either angled or straight.
4. Study the awning at the entry, looking at asymmetrical designs while still leaving it off the building.
5. The Commission strongly appreciates that the font and size of the lettering on new signage shall be consistent with the historic sign and the Commission suggests using the existing letters in the new configuration.
6. The Commission supports the roof deck.
7. Refine the gate to eliminate the diagonal support, and perhaps look at a cable tension design as an alternative.
8. The Commission supports of the tree removal, including the pepper tree, and requests that a replacement tree be added instead of the pepper tree in that area.
9. The Commission is in favor of the project going to the Planning Commission.
10. The Project Compatibility Analysis Findings generally have been preliminarily 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, and will be even more so with further simplification.
 - c. The size, mass, bulk, height, and scale of the project are appropriate and integrated well.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project does not affect established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.
11. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource.
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

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

(3:30PM) NEW ITEM: CONCEPT REVIEW

5. 320 W CARRILLO ST

Assessor's Parcel Number: 039-262-033
Zone: C-G
Application Number: PRE2022-00214
Owner: Lawrence Broida
Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, the Bates House was constructed in 1904 in the Queen Anne Free Classic style. Proposal to demolish the existing 3,045-square-foot commercial building and 576-square-foot garage, rehabilitate and relocate the existing 2,396-square-foot historic two-unit residence to the front of the site, and construct a new 35-unit, four story, 34,905-square-foot residential building. The project is proposed under the City's Average Unit-Size Density Incentive (AUD) program and State Density Bonus law.)

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

Historic Significance Report***Memo to the Secretary of the Interior Standards***

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

Actual time: 4:18 p.m.

Present: John Cuykendall, Agent, DMI - Commercial Real Estate Services; Brian Cearnal, Architect, Cearnal Collective; Yuru Feng, Cearnal Collective; Nicole Horn, Landscape Architect, CJM:LA; Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Hernandez stated that the Architectural Historian provided a memo evaluating the proposed project to the Secretary of the Interior's Standards and the report concluded that project meets the Secretary of the Interior's Standards as the proposal is to return the historic resource to its original location at the front of the streetscape instead of hidden behind a building. It was moved to the rear of the site in 1949 and hidden from view when the current building blocked it.

Ms. Kennedy stated that the project will be going to the Planning Commission for a height exception and asked the Commission to decide if story poles will be required.

Public comment opened at 4:27 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Planning Commission with the following comments:

1. The Commission appreciates the design and finds it supportable.
2. In general, the Commission supports the height, and the massing will continue to be discussed.
3. Continue to refine the tower element and restudy the top dome, with potentially changing the dome to a hip roof or other element.
4. Restudy the window color on the storefront.
5. Restudy window treatments and consider adding awnings or other details that will enliven them.
6. Restudy the rectangular openings on the front elevation of the bike room to make them softer. The openings as proposed are too harsh.
7. Integrate decorative light fixtures around the balcony doors.

8. Restudy the three-story mass adjacent to the historic structure, facing Carrillo Street, and study introducing tile or other elements to reduce the visual impact of the overall mass.
9. Study the roof on the bike room.
10. The Commission concurs with the conclusion of the Architectural Historian's Memo that the project meets the Secretary of the Interior's Standards.
11. The Applicant shall come back with 3-D renderings and/or models for the Commission to consider when determining the need for story poles.

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

(4:15PM) CONTINUED ITEM: CONCEPT REVIEW

6. 225 EQUESTRIAN AVE

Assessor's Parcel Number: 029-122-011

Zone: O-R

Application Number: PLN2022-00445

Owner: Herbert House LLC;
Mel Herbert & Mary Lanctot-Herbert, Managing Members

Applicant: Jeff Shelton, Jeff Shelton Architect

(The project site is located in El Pueblo Viejo Landmark District, Part I and is currently developed with a warehouse and attached apartment. Proposal to demolish the existing onsite structures and construct a new three-story 6,233-square-foot mixed-use building comprised of a 3,669-square-foot single-unit residence, a 664-square-foot Accessory Dwelling Unit (ADU), a 1,320-square-foot commercial office, and 580-square-foot attached two-car garage. Staff Hearing Officer review and approval is required for setback encroachments and open yard.)

No final appealable action will take place at this hearing. Project Compatibility Findings will be required for a Project Design Approval. Project was last reviewed on February 1, 2023.

Actual time: 5:11 p.m.

Present: Jeff Shelton, Architect, Jeff Shelton Architect; Maddie Shelton, Jeff Shelton Architect; Mel Herbert, Owner; Mary Lanctot-Herbert, Owner; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that this is the project's second conceptual design review. The Applicant is requesting feedback on modification requests for setback encroachments and open yard.

Public comment opened at 5:36 p.m.,

The following individual spoke:

1. Rick Westerman

Written correspondence from Mark Kenneth Flores, Kim Hunter, Barbara Hauter, Jane and Rick Westerman was acknowledged.

Public comment closed at 5:43 p.m.

Straw vote: How many Commissioners can support the mass, bulk, and scale? 6/2 Passed

Motion: Continue indefinitely to Staff Hearing Officer with the following comments:

1. The Commission thanks the Applicant for continuing to work with the neighbor and trying to shift the design to work so that the neighbor still has some of their view. Overall, it is a talented design.
2. The Commission understands that private views are not protected, but the Commission appreciates the Applicant doing the additional to work and using story poles to understand how the design will affect the neighbor. The Commission also understands the current situation with the neighboring building being at the lot line has created additional hurdles for the Applicant.
3. Overall, the mass, bulk and scale are compatible. While it is a large building- and some Commissioners believe the project should be reduced, especially in particular elements such as the tower- a majority of the Commissioners feel that the current mass, bulk, and scale as designed is compatible with the neighborhood and it acts as a transitional design from the larger to the smaller residential buildings in the neighborhood.
4. The reduction of some colors and materials is appreciated, but the Commission feels it needs to go an additional step to reduce the bright and strong colors, especially on the front. The reduction would also help the project be more compatible with both the neighborhood and El Pueblo Viejo guidelines.
5. Study the pomegranate tower, either in color, shape, or both, to be less exuberant and in consideration of the neighbor's view.
6. The Commission is in support of the open yard modification.

Action: Hausz/Ooley, 8/0/1. (McClure abstained.) Motion carried.

(4:45PM) CONTINUED ITEM: CONCEPT REVIEW

7. 301 E YANONALI ST

Assessor's Parcel Number: 017-630-005

Zone: M-1/SP-2/SD-3

Application Number: PLN2022-00474

Owner: Yanonali Street Holdings LLC

Jack Nathan, Representative Member

Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct approximately 45,150 square feet of one- and two-story nonresidential buildings, outdoor decks/dining patios and 190 parking spaces (161 below grade spaces and 29 surface spaces) including 11 accessible spaces and 27 bicycle parking spaces. The development would be a mix of one- and two-story buildings with a below grade parking structure. The 3.04-acre property is located within the appealable jurisdiction of the Coastal Zone and in the M-1/SP-2 (Light Manufacturing/Cabrillo Plaza Specific Plan) Zones with a Coastal Land Use Designation of Industrial. The property is currently being operated as an open yard and contractor supply and storage company. Grading will comprise approximately 16,000 cubic yards of cut and 2,500 cubic yards of fill with 13,500 cubic yards to be exported off site.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. Project was last reviewed on April 12, 2023.

Actual time: 6:45 p.m.

Present: Brian Cearnal, Architect, Cearnal Collective; Mathew Chua, Architect, Cearnal Collective; Dana Bower, Landscape Architect, Elysian Landscapes; and Joseph Miller, Owner;

Staff comments: Ms. Reidel state the direction for the project is to either continue to the Planning Commission or continue back to the Historic Landmarks Commission. If the Commission feels the project is ready to go to Planning Commission, the Commission should comment on the supportability of the two modifications: one interior setback along the freeway and one front setback modification along Yanonali Street.

Public comment opened at 7:04 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Planning Commission with the following comments:

1. The Commission supports the two requested modifications.
2. The size, mass, bulk, height, and scale of the project are appropriate and will continue to be developed.
3. The project's design will be consistent with the design guidelines applicable to its location within the City. More work still needs to be done, and the Commission looks forward to seeing the project after Planning Commission.
4. In general, the design of the project is compatible with the desirable architectural qualities and characteristics that are distinctive of Santa Barbara, and the architectural character will continue to be developed even more so with further simplification.
5. The design of the project responds appropriately to established scenic public vistas. The current design is as compatible as a development can be as it is a lower project.
6. The amount of open space and landscaping does seem appropriate.
7. It will be important to revisit the story that was originally presented for a cohesive design.
8. The hardscape plan as presented is distracting.

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

*** MEETING ADJOURNED AT 7:28 P.M. ***