



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 27, 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: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Administrative Assistant

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, and Ooley (at 1:55 p.m.)

Commissioners absent: McClure

Staff present: Kokinda (until 2:07 p.m.); Reidel; Esparza; and Mariah Johnson, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Scott Wenz of CAB, and Paulina Conn was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 13, 2023**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 27, 2023**, as reviewed by Commissioner Hausz.

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

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

1. Ms. Kokinda announced the following:

- a. Staff is working with the City Attorney's Office on a coordinated response to the Commission's requests for discussion items on the State Street Master Plan and State Street Interim Plan.
- b. During Subcommittee Reports, the Commission should report on the individual subcommittees and refrain from discussion to avoid Brown Act violations.

E. Subcommittee Reports:

Commissioner Doordan reported on the Designation Subcommittee.

Commissioner Lenvik reported on the State Street Advisory Committee.

Commissioner Ensberg reported on the State Street Interim Committee.

(1:45PM) ARCHAEOLOGY REPORT

1. 20 E DE LA GUERRA ST (DE LA GUERRA PLAZA)

Assessor's Parcel Number: 037-092-037

Zone: C-G/P-R

Application Number: PLN2019-00576

Owner: City of Santa Barbara

Applicant: Brad Hess; Public Works, Principal Project Manager

(Located in El Pueblo Viejo Landmark District, Part I and listed on the City's Historic Resource Inventory. The De La Guerra Plaza Revitalization Project proposes to raise the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to be level with the existing sidewalk and install new landscaping, water feature, restrooms, pavilion, stage, art nodes, lighting, and trash/recycling. The 2011 Historic Structures/Sites Report accepted by the HLC found that De La Guerra Plaza is eligible for designation as a City of Santa Barbara Landmark, listing in the California Register of Historical Resources, and the National Register of Historic Places. Surrounding De La Guerra Plaza are City Hall and the California Pepper Tree, The News Press Building, Casa De La Guerra, and El Paseo, all designated City Landmarks; and the La Placita Building a.k.a. McKay-Bothin Building that is a designated Structure of Merit.)

Requesting acceptance of a Phase III Archaeological Data Recovery Work Plan, prepared by Applied Earthworks, Inc. The report has been reviewed by Dr. Glassow who agrees with its conclusions and recommendations.

Actual time: 1:54 p.m.

Present: Brad Hess, Public Works, Principal Project Manager; and Colleen Hamilton, Applied EarthWorks

Motion: Accept the report with the following conditions:

1. Correct the typos on pages 9 and 14.
2. Add a reference to the Historic Placita.

Action: Hausz/Butler, 8/0/0. (McClure absent.) Motion carried.

(1:50PM) REVISED PROJECT DESIGN APPROVAL

2. 630 CHAPALA ST, 17 W ORTEGA ST, AND 25 W ORTEGA ST

Assessor's Parcel Number: 037-131-001
Zone: M-C
Application Number: PLN2021-00189
Owner: Third Generation SB LLC
Pat Meaney and Greg van Wyk, Trustees
Applicant: Mary Meany Reichel

(Located in El Pueblo Viejo Landmark District, Part I. Project is adjacent to 17 West Ortega Street, 9-15 West Ortega Street, and 614 Chapala Street, all designated Structures of Merit. This is a revised project description. Proposal for a new three- and four-story mixed-use development. The proposal is for construction of a new three- and four-story mixed-use development. All existing buildings will be demolished. The project includes 10,147 square feet of commercial space and 29,980 square feet of residential space consisting of 39 rental units proposed under the Average Unit-Size Density (AUD) Incentive Program. A voluntary lot merger between 630 Chapala Street and 25 W. Ortega Street is proposed, as well as an ingress/egress easement with 17 W. Ortega Street. In order to effectuate the proposed easement, the demolition of a 1,102-square-foot storage building on 17 W. Ortega Street is also requested. The existing sandstone wall separating 25 W. Ortega Street and 17 W. Ortega Street would be reconstructed as a privacy wall along the south property line. The proposed density on the 27,492-square-foot merged site is 63 dwelling units per acre. The Planning Commission approved a Community Benefit Height Exception on August 12, 2021, to allow the project to exceed 48 ft. in height (50 ft. 11 in. proposed).)

Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on August 16, 2023.

17 West Ortega Street Historic Significance Report*
9-15 West Ortega Street Historic Significance Report*
614 Chapala Street Historic Significance Report*

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

Actual time: 2:07 p.m.

Present: Tom Meaney, Architect; Al Winsor, Architect; and Megan Arciniega, Project Planner, City of Santa Barbara

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

Motion: Project Design Approval with the following comments and findings:

1. The Commission thanks the Applicant for listening to the Commission and revising the design. It is an excellent design.
2. In general, the project is very supportable and ready for Project Design Approval with a few revisions.
3. Identify where the venting will be located on either elevations or roof plan.
4. Adjust the window and awning colors to be brighter. Bring back different color options.
5. Restudy the third floor corner opening and balcony. Either make the design different than the bays below or align with the bays below.
6. Study the use of a pendant light or another iron light at the corner balcony.
7. On the front elevation on Chapala Street, adjust the drapes to be lower than the plaster molding.
8. The courtyard walls are generally supportable as either plaster or stone.
9. Study a solution for the fire screen check valve and appropriate screening.
10. 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: Ensberg/Drury, 8/0/0. (McClure absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:37 TO 2:55 P.M. ***

(2:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**3. 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.)

Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on March 15, 2023.

Actual time: 2:55 p.m.

Present: Joseph Miller, Owner; Michael Unwin, MGMT, Project Manager; Courtney Miller, Landscape Architect, CJMLA; and Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments: Ms. Arciniega stated that some of the improvements for the project are in the front setbacks on Cabrillo Boulevard and Los Patos Way, including: landscaping, decking, bike parking, windows, and doors. The Staff Hearing Officer approved two Front Setback Modifications to allow the improvements up to the front property lines.

Public comment opened at 3:14 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with the following comments and findings:

1. The Commission thanks the applicant for listening and studying. The design is going in the right direction.
2. Continue to study the plants and ensure they will cover the underside of the decks.
3. Most Commissioners are supportive of the entry element as designed. Study a larger overhang. Look at adjusting the element to either plaster piers or brick capital with some delineation of capital and base. Study the width and lowering the element.
4. Adjust the windows and door. Break up the largest openings to be more traditional in proportion and size. Align the head height of doors and windows on elevations.
5. Restudy the new entry and fence along the restaurant. Make the facets and the turning of the fence more typical throughout the site and less curvy.
6. In general, the hardscape materials and landscape plan as proposed are supportable.
7. Study the roof equipment and how it will be screened.
8. 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: Hausz/Ooley, 8/0/0. (McClure absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:16 P.M. ***