



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

### FEBRUARY 15, 2023

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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  
Barbara Burkhart, Assistant Planner  
Kira Esparza, 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, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure

Commissioners absent:

Staff present: Tava Ostrenger (1:50 p.m.- 3:23 p.m.), Kokinda (until 3:23 p.m.), Hernandez, Ted Hamilton-Rolle, Project Planner (until 3:23 p.m.) Burkhart, Heidi Reidel, Assistant Planner, Pilar Plummer, Associate Planner (3:27 p.m.- 4:32) and Esparza

#### GENERAL BUSINESS

##### A. Public Comment:

Written correspondence from Shelley Badat, Paulina Conn, and Scott Wenz of Cars are Basic was acknowledged.

No public comment.

##### B. Approval of Minutes:

Review and approval of the **February 1, 2023** minutes of the Historic Landmarks Commission meeting was postponed to the March 1, 2023 Full Board meeting.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 15, 2023**, as reviewed by Commissioner Hausz.

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

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

1. Ms. Kokinda welcomed Commissioner McClure to the Commission
2. Ms. Burkhart announced that Ted Hamilton-Rolle has rejoined the City and is the new Project planner for the Design Review section
3. Ms. Hernandez announced the following:
  - a. The State St. Parkway Landmark Designation will be going to City Council on February 28, 2023. Commissioner Doordan will be the HLC representative.
  - b. Staff is still working with the neighborhood approval on the Bungalow Haven Historic District designation
4. Commissioner Ensberg announced she will be abstaining from voting on Item 4.
5. Commissioner Hausz announced appointing Commissioner McClure as a Consent reviewer.

E. Subcommittee Reports:

Commissioner Hausz reported on a presentation to City Council from Public Works Staff regarding the Plaza de la Guerra design. City Council approved the budget for the design.

Commissioner Ensberg announced she and Chair Grumbine met with City staff on the interim State St. situation. Staff asked for input and will be moving forward with a special Council committee.

**(1:45PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**

1. **9 W FIGUEROA STREET**

Assessor's Parcel Number: 039-281-041

Zone: C-G

Application Number: PLN2018-00248

Owner: City of Santa Barbara

Applicant: Chelsey Swanson; Public Works, City of Santa Barbara

(The project site is located in El Pueblo Viejo Landmark District, Part I. This is a revised project description. Proposal to install decorative walls and gates at both ends of the Lot 3 paseo. Improvements in the paseo include removing all concrete columns, replacing the existing paseo surface with 1,950 square feet of permeable pavers, 80 square feet of in-ground landscaping, potted plants to screen an SCE transformer, two new light fixtures, relocating one light pole, and expanding trash enclosures to screen all receptacles. The project also includes realigning the vehicular entrance to Lot 3, adding a new pedestrian pathway from Lot 3 to Figueroa St, and a new mid-block crossing

that will align with the public pedestrian access to Lot 4. Curb extensions would be located at the mid-block crossing and new landscaping would be installed in the expanded parkways.)

**Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on August 31, 2022.**

Actual time: 1:50 p.m.

Present: Chelsey Swanson, Project Planner, City of Santa Barbara; Sarah Clark, Downtown Plaza and Parking Manager, City of Santa Barbara; Brian Bosse, Public Works Manager, City of Santa Barbara; and Daniella Rosales, Environmental Services Specialist, City of Santa Barbara

Public comment opened at 2:13 p.m.,

The following individuals spoke:

1. Charles Valle
2. Lisa Bregante
3. Julie Jurando

Written correspondence from Charles Valle was acknowledged.

Public comment closed at 2:20 p.m.

Straw vote: How many Commissioners can support gates? 2/6 Failed.

Straw vote: How many Commissioners can support removal of the London plane tree and providing other? 4/4 Failed.

**Motion: Continue indefinitely with comments:**

1. The Commission thanks Staff for their continued work on this project. This is an important project located in an important part of the City.
2. The Commission does not find this proposed design acceptable.
3. The proposal to close the paseo to the public and create a new paseo is not acceptable, as the new paseo is not equivalent to the old paseo.
4. Multiple Commissioners find that a potentially acceptable design would include clearing out and opening the existing paseo to the public. This includes removal of any trees; removal of the columns of the trellis but leaving the transformer in place and simplifying and unifying the pavement pattern; move the trash enclosures and other enclosures to the parking lot so that the paseo is clear and visible; and provide a lighting plan that will help deter any unwanted activity.
5. The majority of the Commission is fighting for the retention of the paseo.
6. The Commission supports the other half of the project as presented, being the pedestrian crosswalk and parking lot entrance changes.

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

**\* THE COMMISSION RECESSED FROM 3:23 TO 3:27 P.M.**

**(2:30PM) STRUCTURE OF MERIT DESIGNATION****2. 1713 LASUEN RD**

Assessor's Parcel Number: 019-184-003  
Zone: RS-15  
Application Number: PLN2023-00015  
Owner: Adam P. Graham, Arroyo Seco Construction  
Staff: Nicole Hernandez, Architectural Historian

(Request to consider adopting resolution 2023-02 designating the American Colonial Revival style structure constructed in 1921 a historic Structure of Merit.)

**Historic Significance Report\*****Resolution 2023-02\***

*\*Available for view online at [SantaBarbaraCA.gov/HLC](https://SantaBarbaraCA.gov/HLC)*

Actual time: 3:28 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 3:34 p.m.,

The following individual spoke:

1. Richard Curtis

Public comment closed at 3:37 p.m.

**Motion: To adopt Resolution 2023-02 to designate 1713 Lasuen Rd as a Structure of Merit.**

**Action:** Hausz/Ensberg, 9/0/0. Motion carried.

**(2:45PM) NEW ITEM: CONCEPT REVIEW****3. 1713 LASUEN RD**

Assessor's Parcel Number: 019-184-003  
Zone: RS-15  
Application Number: PLN2022-00379  
Owner/Applicant: Adam P. Graham, Arroyo Seco Construction

(The American Colonial Revival style residence constructed in 1923 is listed on the Historic Resources Inventory and located in the Hillside Design District. Proposal to renovate the existing residence including window and door improvements at the rear elevation and removal of contemporary additions. The project includes demolition of the existing garage and workshop to be replaced with a new garage and workshop, with a new 270 square foot gym below, and two upper floor additions comprised of a 126 square foot mechanical room, and 156 square foot bath. The proposed total of 4,208 square feet on a 13,673 square foot lot is 100% of the maximum required floor-to-lot area ratio. Planning Commission review and approval is required for a setback modification to allow the nonconforming garage and workshop to be replaced in generally the same location and for a Maximum Floor Area Modification.)

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

**B. Requesting acceptance of a Memo to the Secretary of the Interior Standards prepared by the City Architectural Historian, Nicole Hernandez, which concludes 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).**

**Historic Significance Report\***

**Memo to the Secretary of the Interior Standards\***

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

Actual time: 3:39 p.m.

Present: Adam Graham, Owner; Wanyu Hung, Drafter; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer provided context for the project and modification requests as the project will be going to Planning Commission.

Public comment opened at 3:52 p.m.

The following individuals spoke:

1. Richard Curtis

Written correspondence from Julia Barnett was acknowledged.

Public comment closed at 3:57 p.m.

**Motion: Continue indefinitely to the Planning Commission with a return to Full Commission with the following comments:**

1. The Commission thanks the owner for proposing a project that offers a beautiful way of adding to and taking care of a historic resource.
2. The massing and breakup of the building is appropriate for the historic resource and as a design.
3. The Commission does not require story poles.
4. The Commission requests that the applicant explore a waiver if feasible to allow narrowing of the garage to have a more appropriate historical aesthetic and proportions, and to allow a larger setback from the adjacent neighbor's property line.
5. Simplify and lower the overall height of the garage including study of the gable design to make the original house continue to be more prominent.
6. Study an overall simplification to support the main historic structure and make it more consistent with the Secretary of Interior's Standards to be subservient and more clearly differentiated from the original house.
7. The Commission is supportive of the modification requests.

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

**(3:30PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL****4. 1235 N SALSIPUEDES ST**

Assessor's Parcel Number: 029-141-022  
Zone: R-M  
Application Number: PLN2020-00629  
Owner: Leslie Gray  
Applicant: Esteban Solis

(The Craftsman style residence, constructed in 1915 is listed on the City's Historic Resources Inventory. Proposal to permit an as-built wooden fence, 6'-5" in height, and a 29.5-square-foot waste & recycling enclosure, associated with an existing two-story two-unit residence. A Minor Zoning Exception is requested to allow the waste & recycling enclosure to encroach into the western interior setback. The project would abate violations associated with ENF2020-00293.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. The project was last reviewed on October 26, 2022.**

**Historic Significance Report\***

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

Actual time: 4:32 p.m.

Present: Myles Mattenson, Attorney

Public comment opened at 4:42 p.m.

The following individuals spoke:

1. Cheri Rae McKinney
2. Julie Wood

Written correspondence from Julie Wood, and Cheri Rae McKinney was acknowledged.

Public comment closed at 4:47 p.m.

**Motion: Project Design Approval and Final Approval with comments:**

1. While the drawings presented are not normally accepted, the approval is for a vertical single 1x6 cedar board fence with a 2by redwood cap per the photographs provided.
2. 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. There is no impact on open space and landscaping.
- 3. The Commission finds that the following Minor Zoning Exception criteria have been met:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
  - d. The improvement will be compatible with the existing development and character of the neighborhood.

Action: Ooley/Butler, 8/0/1. (Ensberg abstained.) Motion carried.

The ten-day appeal period was announced.

#### **(4:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**

5. [2310 STATE ST](#)  
Assessor's Parcel Number: 025-123-017  
Zone: RS-7.5  
Application Number: PLN2022-00347  
Owner: Jeff Parker  
Applicant: Michael Ober; Vanguard Planning, Inc.

(The project site contains a designated Structure of Merit, the Ritchie Bungalow. Proposal to construct a new 367-square-foot Accessory Dwelling Unit (ADU) above an existing 390-square-foot two-car garage, and to construct a new 12-square-foot utility room attached to the western side of the garage. The project is associated with an existing single-story 1,497-square-foot single-unit residence. The project would result in Substantial Redevelopment of the existing nonconforming garage.)

**Project Design Approval is requested. Project Compatibility Findings are required. The project was last reviewed on January 18, 2023.**

#### **Historic Significance Report\***

*\*Available for view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC)*

Actual time: 5:03 p.m.

Present: Jarret Gorrin, Applicant, Vanguard Planning, Inc.;

Public comment opened at 5:12 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval to Return to Consent for Final Approval with the following 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: Hausz/Butler, 9/0/0. Motion carried.

The ten-day appeal period was announced.

#### **(4:30PM) NEW ITEM: ONE-TIME PRE-APPLICATION REVIEW**

**6. 623 ½ STATE ST**

Assessor's Parcel Number: 037-131-006  
Zone: M-C  
Application Number: PRE2023-00016  
Owner: David Kelly  
Applicant: Jeff Gorrell, LMA Architects

(The project site is located in El Pueblo Viejo Landmark District, Part I. Proposal to demolish the façade of an existing 2,184-square-foot commercial building to construct a new façade. No change in existing floor area is proposed as part of this project.)

**One-time Pre-Application Concept Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for a Project Design Approval.**

Actual time: 5:20 p.m.

Present: Jeff Gorrell, Architect, LMA Architects

Public comment opened at 5:26 p.m., and as no one wished to speak, it closed.

#### **Commission comments:**

- In general, the Commission is in favor of the design; it very much fits within State St.
- Study having a more traditional, slightly more elaborate, cornice.
- Study breaking up the transom above the doors in a more traditional way, such as vertical muntins that align with the doors.
- The header above the doors should also have more traditional detailing.
- Continuation of the State St. brick pavers into the threshold is acceptable.
- At least one Commissioner would like to see more detailing in plaster on the sign inset.

**\* MEETING ADJOURNED AT 5:35 P.M. \***