



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JULY 6, 2022

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
Ed Lenvik
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
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhart, Assistant Planner
Mary Ternovskaya, Senior 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, Lenvik, Ooley, and Manuel

Commissioners absent: Drury

Staff present: Kokinda, Hernandez, Burkhart, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Scott Wenz on behalf of Cars Are Basic was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 22, 2022**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 6, 2022**, as reviewed by Vice Chair Hausz, and Commissioner Manuel (Items B – C)

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

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

1. Ms. Burkhart announced the following:
 - a. Commissioner Drury will be absent from today's meeting.
 - b. Cassandra Ensberg has been appointed to the Historic Landmarks Commission and will begin to serve once she has been sworn in by the City Clerk.
2. Ms. Kokinda stated that City launched a new website starting June 28, 2022.

E. Subcommittee Reports:

No subcommittee reports.

(1:45PM) DISCUSSION ITEM

1. DRAFT AFRICAN AMERICAN AND BLACK HISTORIC CONTEXT STATEMENT

Reference Number: PLN2022-00033

Staff: Nicole Hernandez, Architectural Historian

(Page & Turnbull Project Manager & Senior Cultural Resources Planner, Flora Chou, will present the Draft African American and Black Historic Context Statement for feedback from the Commission.)

[Draft African American and Black Historic Context Statement*](#)

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

Actual time: 1:38 p.m.

Present: Flora Chou, Project Manager & Senior Cultural Resources Planner, Page & Turnbull

Staff comments: Ms. Hernandez stated that the City applied for a grant for this project in the summer of 2021, which was granted this fall. An advisory committee, which includes Commissioner Ooley, conducted interviews for the consulting team and selected Paige & Turnbull in partnership with Healing Justice Santa Barbara. Paige & Turnbull is before the Commission today to present their Draft African American and Black Historic Context Statement.

Public comment opened at 2:30 p.m.

The following individual(s) spoke:

1. Krystle Farmer
2. Simone A.

Public comment closed at 2:47 p.m.

Discussion held.

Commission comments:

1. This is an excellent and informative draft.
2. Include the mechanism for multiple properties designation.
3. Include a listing of all the various resources in an appendix.
4. The project should be moved to a digital platform to make it more widely available, such as a Wiki page or website.
5. Present the demographic information in one place and present visually through a single chart or graph that shows the growth of the African American community along with the growth of Santa Barbara as a whole.
6. Look at the Blue Plaque program in London, England as an example of a strategy to record and honor the story of the Black and African American community.

*** THE COMMISSION RECESSED FROM 3:07 TO 3:18 P.M. ***

(2:30PM) DISCUSSION ITEM**2. DRAFT EL PUEBLO VIEJO SIGN BRACKET STANDARDS**

Reference Number: PLN2022-00033

Staff: Heidi Reidel, Planning Technician II

(Staff will present the Draft El Pueblo Viejo Sign Bracket Standards for feedback from the Commission.)

Draft El Pueblo Viejo Sign Bracket Standards*

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

Actual time: 3:18 p.m.

Present: Heidi Reidel, Planning Technician II, City of Santa Barbara; and Ken Sorgman, Sign Committee Chair

Staff comments: Ms. Reidel stated that Staff has put together a draft of objective design standards for sign brackets in the El Pueblo Viejo District. These standards are a tool for applicants to get a better understanding of the expectations for sign brackets. It includes guidance on scrolls and crosspiece design, support chains, back plates, and the color of bracket materials.

Public comment opened at 3:24 p.m., and as no one wished to speak, it closed.

Discussion held.Commission comments:

1. Malaga green may be an acceptable color in addition to matte black.
2. The scale and proportion of the bracket should relate to the size/weight of the sign rather than having a standard measurement for all signs.
3. A twisted bar is unacceptable.
4. The Commission suggested offering an opportunity for larger plates to be peened.
5. The Commission suggested revising the standards to have less verbiage and specifics.
6. Better photographic examples should be used.
7. Vice Chair Hausz volunteered to assist in the development of the Draft EPV Bracket Standards.
8. The Commission suggested pairing diagrams/photos with the text rather than having them as separate attachments.

9. The top middle photo on Attachment 1 shows a thin back plate that should not be used as an example.

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW

3. 328 W MONTECITO ST

Assessor's Parcel Number: 037-232-012
Zone: C-G
Application Number: PLN2021-00438
Owner: Edward St. George; SBSR, LLC
Applicant: Lonnie Roy; ON Design Architects, LLC

(The project site is located within the El Pueblo Viejo Landmark District, Part I, and is adjacent to the Sahyan Library at 316 Castillo St., which is on the City's Historic Resources Inventory. Proposal for new nine-room hotel on a vacant lot consisting of a 2,635 square foot building with four hotel rooms, a 3,940 square foot building with five hotel rooms, nine parking spaces in a 3,559 square foot parking garage, and 472 square feet of storage and mechanical room space. The project includes a site wall around the development, a trash room, bicycle storage, roof-mounted solar panels, outdoor seating area, landscaping, and slight relocation of the existing access on W. Montecito Street. This project is proposed as an annex to the approved hotel at 302 & 308 West Montecito Street.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval. The project was last reviewed on [April 27, 2022](#).

Actual time: 3:37 p.m.

Present: Noah Greer, Applicant, ONDesign Architects; and Tony Boughman, Associate Planner, City of Santa Barbara

Public comment opened at 3:47 p.m.,

The following individual(s) spoke:

1. Arthur Sylvester

Public comment closed at 3:49 p.m.

Motion: Continue indefinitely to Full Commission with comments:

1. The Commission understands that the stair is still in development and looks forward to seeing how it is developed.
2. The screening of the solar and mechanical equipment is acceptable based on the renderings provided.
3. The garage on the Montecito Street façade is problematic as currently designed, and especially the garage opening as proposed is unacceptable. The Commission recommends pushing back the opening to at least the plane of the wall on the right hand side and making it less strong of an element.
4. The wrought iron gate alignment shall have its own detail and logic if it is going to be a gate that is closed. The gate alignment as proposed is not responding to the actual opening of the plaster.

5. At least one Commissioner would like to see additional study of the scale of the turret on the corner or other options. Some Commissioners would like to see it reworked or removed.
6. The six foot high curving wall is acceptable.
7. The pair of gables are acceptable.
8. Some Commissioners find the eight foot wall to the neighbor's side is unacceptable and too tall. When the project returns, the applicant shall provide additional detailing of how the wall transitions and how the corner goes from six foot to eight foot. This detailing is important and some Commissioners may find the wall potentially acceptable with further detailing.
9. Clarify the front entry location from the street frontage.

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

*** MEETING ADJOURNED AT 4:13 P.M. ***