



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 22, 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, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhardt, Assistant Planner
Mary Ternovskaya, Senior Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Hausz, Butler, Drury, Doordan, Lenvik, Ooley, and Manuel

Commissioners absent: Grumbine

Staff present: Hernandez (until 2:00 p.m.); Burkhardt; and Gillian Fennessy, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 8, 2022**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 22, 2022**, as reviewed by Vice Chair Hausz and Commissioner Manuel.

Action: Ooley/Doordan, 7/0/0. (Grumbine absent.) Motion carried.

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

1. Ms. Burkhart announced the following:
 - a. Chair Grumbine will be absent from today's meeting.
 - b. The South Coast Housing Workshop is today at the Santa Barbara Central Library's Falkner Gallery from 4:00 p.m. – 6:00 p.m.
2. Ms. Hernandez announced that Page & Turnbull will present the Draft African American/Black Historic Context Statement on the July 6th meeting. The consultant team looks forward to HLC comments that will be incorporated into the final document that will be presented for HLC acceptance in late August.

E. Subcommittee Reports:

No subcommittee reports.

(1:45PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

1. 326 WEST ORTEGA STREET

Assessor's Parcel Number: 037-073-016
Zone: R-MH
Application Number: PLN2022-00033
Owner: Sean Nasri

Review of Staff Report and Public Hearing to consider designation of the residence at 326 West Ortega Street as a Structure of Merit. The building has been listed on the Historic Resources Inventory since 2013 as it was identified as a contributing historic resource to the proposed Castillo Street Historic District in the West Downtown survey.

[Historic Significance Report*](#)

[Resolution of Designation 2022-2*](#)

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

Actual time: 1:36 p.m.

Present: Sean Nasri, Owner

Staff comments: Nicole Hernandez, Architectural Historian presented the qualifications for 326 West Ortega Street as a Structure of Merit.

Public comment opened at 1:41 p.m., and the following individual spoke:

1. Alfredo Gonzalez

Public comment closed at 1:46 p.m.

Motion: Adopt Resolution 2022-02 to designate the residence at 326 West Ortega Street as a Structure of Merit.

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

The ten-day appeal period was announced.

(2:00PM) NEW ITEM: HISTORIC STRUCTURES REPORT

2. 236 E CABRILLO BLVD

Assessor's Parcel Number: 017-191-004

Zone: P-R/SD-3

Application Number: PLN2021-00153

Owner: City of Santa Barbara

Applicant: Beth Anna Cornett, Public Works

(The project site is located within the El Pueblo Viejo Landmark District, Part I, and the state-designated East Cabrillo Boulevard Parkway Historic District.)

Request for acceptance of a Phase I Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded that the Laguna Pump Station Facility is not a historical resource under CEQA or the City MEA Guidelines; and that therefore, the implementation of the proposed project would have a less than significant impact to historical resources.

Phase I Historic Structures/Sites Report*

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

Actual time: 1:52 p.m.

Present: Taylor Berryman, Project Engineer, Public Works; and Beth Anna Cornett, Project Planner, Public Works

Staff comments: Ms. Hernandez stated that the report is before the Commission today due to Federal and State requirements when using Federal Funding.

Ms. Burkhart stated that the Design Review aspects of the project will be reviewed by Staff administratively; however acceptance of this report is required for the NEPA requirements and CEQA exception.

Public comment opened at 1:58 p.m., and as no one wished to speak, it closed.

Motion: Accept the Phase I Historic Structures/Sites Report as submitted.

Action: Ooley/Doordan, 7/0/0. (Grumbine absent.) Motion carried.

The ten-day appeal period was announced.

(2:15PM) CONTINUED ITEM: FINAL APPROVAL**3. 524 CHAPALA ST**

Assessor's Parcel Number: 037-171-004
Zone: M-C
Application Number: PLN2021-00518
Owner: Jewish Federation of Greater Santa Barbara
Applicant: Jan Hochhauser, Hochhauser Blatter Associates

(The project site is located in the El Pueblo Viejo Landmark District, Part I. Proposal for a 323 square foot addition to an existing single-story commercial building. Project includes renovation of the existing Chapala Street façade, and landscape and hardscape improvements to the parking lot.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on [April 13, 2022](#). The project was last reviewed on April 13, 2022.

Actual time: 2:06 p.m.

Present: Jan Hochhauser, Applicant, Hochhauser Blatter Architecture & Planning; Sam Maphis, Landscape Architect; Ron Zonen, Jewish Federation of Greater Santa Barbara; and Lauren Katz, President, Jewish Federation of Greater Santa Barbara

Public comment opened at 2:16 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the comment that the project plans demonstrate substantial conformance to the plans that received Project Design Approval on April 13, 2022.

Action: Ooley/Doordan, 5/0/2. (Hausz and Drury abstained. Grumbine absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:28 TO 2:33 P.M. ***

(2:45PM) NEW ITEM: CONCEPT REVIEW**4. 801 ALSTON RD**

Assessor's Parcel Number: 015-174-019
Zone: RS-25
Application Number: PLN2022-00079
Owner: Sharon Ludtke, Ok Wave, LLC
Applicant: Haley Kolosiekie, SEPPS, Inc.

(The site contains a City Structure of Merit, the Grahlm Estate. Proposal to construct a 2,466 square foot detached accessory structure classified as a 6-car garage (the lower level will serve as a workshop space), replacement of approximately 5,400 square feet of existing impermeable pavers with new impermeable pavers, 924 square feet of landscaping, and grading approximately 670 cubic yards of cut and 35 cubic yards of fill. The project also proposes removal of a portion of a low site wall, and construction of new site walls at the lower-level man door, to accommodate construction of the garage. The site is developed with a 19,611 square foot residence.)

- A. **Concept Review. No final appealable action will take place at this hearing. Project will require Project Compatibility Findings and Hillside Design District and Sloped Lot Findings for Project Design Approval.**
- B. **Requesting acceptance of a Phase II Historic Structures/Sites Report prepared by Dudek. The report concluded that all proposed new construction and modification to the Graholt property is in conformance with the Secretary of the Interior's Standards for Rehabilitation; and therefore, the proposed project's level of impact on historical resources will be less than significant (Class III).**

Phase II Historic Structures/Sites Report*
Designation Report*

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

Actual time: 2:34 p.m.

Present: Sarah Porter; Blake Griffin, ShubinDonaldson Architects; and Jessica Hall, ShubinDonaldson Architects

Staff comments: Ms. Burkhart stated that the project will be going to the Staff Hearing Officer (SHO) for review of zoning modifications associated Maximum Floor Area for detached covered parking and other detached accessory buildings and Maximum Floor Area in any single detached building that exceeds the standard.

Public comment opened at 2:46 p.m., and as no one wished to speak, it closed.

Motion B: Accept the Phase II Historic Structures/Sites Report as submitted.

Action: Ooley/Doordan, 7/0/0. (Grumbine absent.) Motion carried.

Motion A: Continue to the Staff Hearing Officer for return to the Full Commission with comments:

1. The Commission does not have any aesthetic concerns relative to the Modification request.
2. The windows shall be wood instead of steel.
3. The Commission otherwise accepts the design elements as presented.

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

*** MEETING ADJOURNED AT 3:09 P.M. ***