



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JANUARY 15, 2025

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Robert Ooley, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
Charles McClure

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 Ms. Reidel.

ATTENDANCE

Commissioners present: Grumbine (until 4:30 p.m.), Ooley, Butler, Doordan, Drury, Ensberg, and Lenvik
Commissioners absent: McClure
Staff present: Kokinda (until 2:05 p.m.), Hernandez (until 4:26), Reidel, Esparza, and Jasper Carman, Commission Secretary

GENERAL BUSINESS

A. 2025 Election of Chair and Vice Chair

Nominations for Chair: Grumbine. 6/0/1 (Grumbine abstained.)

A vote was taken, and Commissioner Grumbine was elected as Chair.

Nominations for Vice Chair: Ooley. 6/0/1 (Ooley abstained.)

A vote was taken, and Commissioner Ooley was elected as Vice Chair.

B. 2025 Appointment of Consent Review Representatives and Subcommittees

Appointments were made to the following committees:

	<u>Appointed</u>	<u>Alternate</u>
Consent Calendar		
Architecture	Ooley	Lenvik
Landscape	McClure	Butler
Sign Committee	Drury	Ensberg
Subcommittees		
Designations	Doordan, Ooley, Lenvik, McClure	Drury
Ad hoc Subcommittees		
Objective Design Standards	Grumbine, Ooley, Lenvik	Doordan
State Street Advisory	Lenvik	Doordan
Plaza De La Guerra Design	Drury, Ooley	Butler
State Street Interim Working Group	Grumbine, Ensberg, McClure	

C. Public Comment:

The following individuals spoke:

1. Rick Closson
2. Cheri Rae

D. Approval of the minutes of the Historic Landmarks Commission meeting of **December 18, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 18, 2024**, as amended.

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

E. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **December 18, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **December 18, 2024**, as submitted.

Action: Ooley/Butler, 6/0/1. (Ooley abstained. McClure absent.) Motion carried.

F. Ratification of action taken on the Consent Calendar of January 15, 2025

Consent Calendar January 15, 2025:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Final Approval 324 W Figueroa St	APN: 039-212-026 PLN: 2023-00496 Zone: R-MH	Dario Pini/ Barton Millar	Final Approval as submitted.

2.	Project Design Approval and Final Approval 914 Anacapa St	APN: 029-291-024 PLN: 2024-00307 Zone: C-G	California State Parks, Channel Coast District Dena Bellman, District Superintendent/ Michael Imwalle, Santa Barbara Trust for Historic Hearth Homes LLC	Approval of Review After Final as submitted.
3.	Project Design Approval and Final Approval 1327 Bath St	APN: 039-112-009 PLN: 2023-00339 Zone: R-MH	Lucas Martinez, Representative Member/ William Sofrin	Final Approval with conditions.

Motion: Ratify the Consent Calendar of **January 15, 2025**, as reviewed by Commissioners Ooley.

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

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

1. Ms. Kokinda announced that the appeal regarding the Italian Stone Pine trees on Anapamu Street was upheld by City Council by unanimous vote, with the exception of Councilmember Sneddon who was absent.
2. Commissioner Grumbine requested a future agenda item regarding cultural landscapes and biological heritage. He announced that he will leave today's meeting at 4:30 p.m.

H. Subcommittee Reports:

1. Commissioner Drury reported on the De La Guerra Plaza Design group.
2. Commissioner Ensberg reported on the State Street Interim Working Group

(2:00PM) MISCELLANEOUS ITEM

1. TRAINING: SECRETARY OF THE INTERIOR'S STANDARDS

Reference Number: PLN2025-00008

Staff: Nicole Hernandez, Architectural Historian

(The City Architectural Historian will present a training on the Secretary of the Interior's Standards for Historic Rehabilitation.)

Actual time: 2:08 p.m.

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

Public comment opened at 2:23 p.m., and as no one wished to speak, it closed.

Training held.

(2:10PM) STRUCTURE OF MERIT DESIGNATION

2. 18 CALLE ALAMO

Assessor's Parcel Number: 053-332-001
Zone: RS-7.5/USS
Application Number: PLN2024-00003
Owner: Glen G. Dutro
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-1 designating the Spanish Colonial Revival style residence, designed by noted architects Edwards, Plunkett and Howell in 1927, a historic Structure of Merit.)

Actual time: 2:32 p.m.

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

Public comment opened at 2:37 p.m.,

The following individual spoke:

1. Glen Dutro

Public comment closed at 2:38 p.m.

Motion: Adopt resolution 2025-1 designating 18 Calle Alamo as a Structure of Merit.

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

(2:20PM) STRUCTURE OF MERIT DESIGNATION**3. 234 CANON DR**

Assessor's Parcel Number: 053-171-006
Zone: RS-7.5/SRP/USS
Application Number: PLN2024-00003
Owner: Montgomery Family Trust 10/22/22
Jamie Montgomery, Trustee
Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-2 designating the American Colonial Revival style residence, constructed in 1934, a historic Structure of Merit.)

Actual time: 2:43 p.m.

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

Public comment opened at 2:48 p.m.,

The following individual spoke:

1. Jamie Montgomery

Public comment closed at 2:49 p.m.

Motion: Adopt resolution 2025-2 designating 234 Canon Dr as a Structure of Merit.

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

*** THE COMMISSION RECESSED FROM 2:53 TO 3:00 P.M. ***

(2:30PM) HISTORIC STRUCTURES REPORT

4. 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 2 Historic Structures/Sites Report and Cultural Landscape Study prepared by Post/Hazeltine Associates. The report concluded the proposed project meets the Secretary of the Interior's Standards for Rehabilitation, provided the guidance in the report is implemented.

Actual time: 3:00 p.m.

Present: Pamela Post, Post/Hazeltine Associates; Tim Hazeltine, Post/Hazeltine Associates; and Brad Hess, Principal Project Manager, City of Santa Barbara

Staff comments: Ms. Reidel stated that the Commission is only reviewing the Phase 2 Historic Structures/Sites Report and not the design itself. The Commission should not make comments that conflict with the acceptance of the Phase 1 Report or accept the Phase 2 report if they believe the current design has a negative impact on the character defining features identified in the Phase 1 Report. If the design is significantly altered, an addendum to the Phase 2 Report will be required.

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

Written correspondence from Paulina Conn, Susan Chamberlin, and Paulina Conn was acknowledged.

Motion: Accept the report as submitted.

Action: Drury/Ooley, 5/2/0. (Lenvik and Ensberg opposed. McClure absent.) Motion carried.

Individual comments:

1. Commissioner Ensberg stated that the requirement for minimal change to distinctive features, materials, spaces, and spatial relationships is not met.
2. Commissioner Lenvik stated that he does not believe the historic use of De La Guerra Plaza was sufficiently considered in the review of the physical changes being proposed and reviewed by the current designer.

(3:10PM) CONTINUED ITEM: FINAL APPROVAL

5. 3204 CALLE PINON

Assessor's Parcel Number: 053-173-010
Zone: RS-7.5/USS
Application Number: PLN2023-00124
Owner: Bernard and Viveka Gould
Applicant: Kate Svensson

(Listed on the Historic Resources Inventory, constructed in 1926 in the Craftsman style. Proposal to demolish an existing garage, shed, and laundry room to construct a new addition and garage attached to an existing 1,350 square foot single-unit residence. Project includes a new side porch, terrace, and deck, as well as tree removal, roof replacement, driveway replacement, and interior remodel.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on September 11, 2024, which is when the project was last reviewed.

Actual time: 4:16 p.m.

Present: Kate Svensson, Designer

Public comment opened at 4:22 p.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted with the comment that the plans substantially conform to the plans that received Project Design Approval on September 11, 2024.

Action: Drury/Butler, 6/0/1. (Drury abstained. McClure absent.) Motion carried.

The ten-day appeal period was announced.

(3:40PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

6. 117 E ORTEGA ST

Assessor's Parcel Number: 031-081-020
Zone: C-G
Application Number: PLN2023-00446
Owner: Ortega Street Investors, LLC
Cole Cervantes, Managing Member
Applicant: Jarrett Gorin, Vanguard Planning Inc.

(Located in El Pueblo Viejo Landmark District, Part 1, and listed on the Historic Resources Inventory, constructed in 1890 in the Italianate/Queen Anne style. Proposal to convert the existing two-story,

single-unit residence to a duplex with no exterior changes other than paint, and to develop a new fourplex and open yard area at the rear of the site. The project will result in a six-unit development under the City's Average Unit-Size Density (AUD) Program. Project includes landscaping and hardscaping changes.)

Project Design Approval is requested. Project Compatibility Findings and Minor Alteration Findings are required. Project last reviewed on June 26, 2024.

Actual time: 4:26 p.m.

Present: Jarrett Gorin, Vanguard Planning Inc.; Lonnie Roy, Agent

Public comment opened at 4:33 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue to Consent for Final Approval with 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 does not impact the established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate.
2. As required for Resources on the Historic Resource Inventory in Section 30.157.110 of the Santa Barbara Municipal Code:
 - a. The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

Action: Ensberg/Drury, 6/0/0. (McClure and Grumbine absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:42 P.M. ***