



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

NOVEMBER 6, 2024

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, Butler, Doordan (until 3:00 p.m.), Ensberg, Lenvik, Ooley, and McClure (at 1:35 p.m.)
Commissioners absent: Hausz, Drury
Staff present: Reidel; Pilar Plummer, Associate Planner (at 1:57 p.m.); and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Cass Ensberg

Written correspondence from Rick Closson, and Scott Wenz, on behalf of Cars are Basic was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **October 23, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 23, 2024**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **October 23, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **October 23, 2024**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of November 6, 2024

Consent Calendar November 6, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Final Approval 527 State St	APN:037-172-001 PLN:2024-00290 Zone: M-C	527 State Street LLC / Kevin Piskie, Hendricks Commercial Properties	Final Approval as submitted.
2.	Project Design Approval and Final Approval 1770 Prospect Ave	APN: 027-061-007 PLN: 2024-00222 Zone: R-2	Eugene Keane	Project Design Approval and Final Approval with conditions
3.	Project Design Approval and Final Approval 321 W Micheltorena St	APN: 039-052-005 PLN: 2023-00401 Zone: R-MH	Michael Gilson / Noah Greer	Continued indefinitely
4.	Project Design Approval and Final Approval 424 Bath St	APN: 037-201-024 PLN: 2023-00439 Zone: C-R	Terence Alemann / Michael McGuire, McGuire Project Management	Project Design Approval and Final Approval as submitted
5.	Concept Review 21 E Quinto St	APN: 025-032-009 PLN: 2024-00351 Zone: RS-15	Wilson Family Revocable Trust 4/16/18/ Brooke VanDuyne, Sherry & Associates Architects	Continued indefinitely

Motion: Ratify the Consent Calendar of **November 6, 2024**, as reviewed by Commissioners Grumbine and McClure.

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

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

1. Commissioner Doordan announced he needs to leave at 3:15 pm.

2. Commissioner Ensberg requested the following future agenda items:

- Italian Stone Pines
- Adaptive Reuse Ordinance

3. Chair Grumbine announced that he reached out to Staff regarding the bike rack discussion item and requested that Staff look into an option that had more ornament and shadow lines. He provided Staff with the contact information of a recommended ironworker.

F. Subcommittee Reports:

Commissioner Doordan reported on the Objective Design Standards Subcommittee.

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) ARCHAEOLOGY REPORT

1. DE LA VINA ST WATER MAIN REPLACEMENT PROJECT

Application Number: PLN2024-00395
Owner: City of Santa Barbara
Applicant: Cali Hathaway, Public Works

(Project takes place entirely underground and does not require Planning Approval. Proposal to replace approximately 1.1 miles of aged and/or problematic water mains pipes along De La Vina Street, to maintain the structural integrity of the City's water distribution system and prevent future main breaks in these locations. The replacement includes segments along De La Vina Street from Constance Avenue to Micheltorena Street. This Project will replace potable water mains with standard trenching techniques. All work will be completed within the City Right-of-Way (ROW). There will be no expansion of capacity or services.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Rincon Consultants, Inc. Dr. Glassow reviewed the report and agrees with its conclusions and recommendations.

Actual time: 1:50 p.m.

Present: Victoria Fuertes, Project Engineer, City of Santa Barbara; and Ken Victorino, Senior Archeologist, Rincon Consultants, Inc.

Public comment opened at 1:55 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(1:50PM) NEW ITEM: CONCEPT REVIEW

2. 328 W MONTECITO ST

Assessor's Parcel Number: 037-232-012
Zone: C-G
Application Number: PLN2024-00378
Owner: SBSR LLC
Edward St. George, Controlling Member
Applicant: Lonnie Roy, On Design Architects

(Located in El Pueblo Viejo Landmark District, Part I. The 11,398-square-foot lot is currently vacant. The project consists of a proposal to construct a two-story apartment building comprised of 10 3-bedroom units and a two-story apartment building comprised of two 3-bedroom units (pursuant to Senate Bill 330) and developed under the City's Average Unit-Size Density (AUD) Incentive Program

and the State's Density Bonus Program. With State Density Bonus, 15% of the units are proposed to be deed-restricted to very low income with a 50% density bonus. No vehicle parking is proposed as the project site is the overlay of AB-2097. The project includes a 121-square-foot bike storage room, a new trash enclosure, and approximately 140 cubic yards cut and 420 cubic yards fill.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Actual time: 1:57 p.m.

Present: Lonnie Roy, Agent; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated there had previously been a proposal for a hotel at the project location, which was presented to the Historic Landmarks Commission, and this will replace that project if it moves forward. The project is developed under the AUD Program and State Density Bonus Law and includes a concession for open yard. No vehicle parking is proposed pursuant to AB-2097; the bicycle requirement is one space per unit. Staff is looking for feedback as to compliance with the Project Compatibility Findings and if story poles can be waived.

Public comment opened at 2:11 p.m., and as no one wished to speak, it closed.

Written correspondence from Mary Turley was acknowledged.

Motion: Continue indefinitely with comments:

1. The Commission thanks the Applicant for the design and in general, the project is headed in the right direction.
2. Coordinate with the Santa Barbara County Genealogical Society moving forward.
3. While the Commission understands that bike requirements are not part of their purview, the Commission is concerned about inevitable aesthetic and nuisance effects of not having adequate bike parking based on the number of bedrooms within the units. The Commission believes that aesthetically more bike parking could be incorporated well into the courtyard and/or wall area, and it would help with the overall design.
4. While solar panels are not part of the Commission's purview, hiding the panels and any other equipment on the roof would be appreciated and could be done with a parapet and/or mansard roof.
5. The roof structure in general seems too heavy; study the wood rafters and the band wrapping around.
6. Windows seem too tall, especially on the second floor, and are in too close proximity to the roof. Study lowering the windows and the arrangement and proportions of the windows.
7. Restudy the corner entry. It is too simple and weak and needs to be more of a portal with an elegant design.
8. The long wall along Castillo Street needs to be designed and articulated more, like how it was articulated for the previous hotel project, with openings and not as a solid wall.
9. Restudy the proportions of the Juliette balconies.
10. The general character of the building needs more poetry or character, adding at least some more detail.

11. Unit variety is encouraged, especially so that the expression of the windows on the exterior can also be varied.
12. Study the connections to the patios on the north side to incorporate them more into the architecture.
13. Develop a more unique element than the acorn finial that is more integrated into the design.
14. Develop a delivery/drop-off area for the project. It would help create a space within the elevation that could be pleasing as an opening for light.
15. If the Applicant requests a story pole waiver, then the Commission will need more information including 3-D models with views from the main public right-of-way, including streetscape elevations in both directions that show adjacent buildings and the proposed development along the street.
16. Landscaping as proposed is inadequate and needs to be more thoughtfully integrated with the architecture, especially at the corner.
17. Study of a potential third-story was suggested with comment that a C-shaped plan with a courtyard oriented toward the Montecito Street side and a two-story and three-story element may be appropriate for this location, especially if it can increase the livability of the project with larger bike storage, drop off areas, etc. Consider the Garden Court as a reference.

Action: Ooley/Butler, 6/0/0. (Hausz, Doordan, and Drury absent.) Motion carried.

*** MEETING ADJOURNED AT 3:11 P.M. ***