



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 20, 2023

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
Mariah Johnson, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: None
Staff present: Hernandez, Ted Hamilton-Rolle, Project Planner; and Kira Esparza, Administrative Assistant

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **December 6, 2023**, as amended.
Action: Ooley/Hausz, 9/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 20, 2023**, as reviewed by Commissioners Hausz and McClure.

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

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

1. Commissioner Ensberg announced the following:

- a. On December 7, 2023 at the American Institute of Architects (AIA) year end party Commissioner Ooley was presented with the Lutah Maria Riggs Award.
- b. An important local figure, Sojourner Kinkade-Rolle, passed away on November 13, 2023. She assisted on last year's African American Historic Context Statement.

2. Commissioner Grumbine announced the following:

- a. He presented the resolution honoring Sojourner Kinkade-Rolle.

Motion: Adopt resolution honoring Sojourner Kinkade-Rolle.

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

- b. Requested a discussion item for State Street on the January 10, 2024 HLC agenda.

3. Commissioner Ooley announced the steel is going up on the Granada garage for the solar panel structure.

4. Commissioner Lenvik reiterated the request by the Commission for a discussion on the Doremus stone pine trees on the 300-800 block of East Anapamu Street, which are designated a City Landmark, and requested that the Urban Forest Superintendent attend to answer questions.

5. Mr. Hamilton-Rolle announced the following:

- a. Item 5, 3204 Calle Pinon, was postponed at the Applicant's request to the January 10, 2024 Historic Landmarks Commission (HLC) meeting.
- b. Commissioner Drury was re-appointed for another term on the HLC.

E. Subcommittee Reports:

Commissioner Drury reported on the Plaza De La Guerra Art Subcommittee.

Commissioner Lenvik reported on the upcoming State Street Advisory Committee Meeting.

Commissioner Ensberg reported on the State Street Interim Work Group.

(1:45PM) ARCHAEOLOGY REPORT**1. 301 E YANONALI ST**

Assessor's Parcel Number: 017-630-005
Zone: M-1/SP-2/SD-3
Application Number: PLN2022-00474
Owner: Yanonali Street Holdings LLC
Jack Nathan, Representative Member
Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct approximately 45,150 square feet of residential floor area divided into five buildings, comprised of approximately 34,980 square feet of first floor area, 9,730 square feet of second floor area, outdoor decks/dining patios, and 184 vehicular parking spaces (156 below grade spaces and 29 surface spaces) including 10 accessible spaces and 28 bicycle parking spaces. The 3.04-acre property is located within the appealable jurisdiction of the Coastal Zone and in the M-1/SP-2 (Light Manufacturing/Cabrillo Plaza Specific Plan) Zones with a Coastal Land Use Designation of Industrial. The property is currently being operated as an open yard and contractor supply and storage company. Grading will comprise approximately 16,000 cubic yards of cut and 2,500 cubic yards of fill with 13,500 cubic yards to be exported off site.)

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

Actual time: 1:59 p.m.

Present: David Stone, Architectural Historian

Public comment opened at 2:05 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(1:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 1925 STATE ST**

Assessor's Parcel Number: 025-371-008
Zone: C-G
Application Number: PLN2023-00246
Owner/Applicant: Nineteen Twenty Five State LLC
Arvand Sabetian, Representative Member

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 11 West Mission Drive, Modoc Substation, a designated Structure of Merit. Proposal to convert an existing 2,555 square foot commercial building to a 2,905 square foot mixed-use building. Project includes a 365 square foot addition, hardscape and landscape changes, new bicycle parking, and exterior alterations such as roofing, doors, windows, skylights, walls, gates, scuppers, and downspouts.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project last reviewed on September 13, 2023.

11 West Mission Street Historic Significance Report*

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

Actual time: 2:09 p.m.

Present: Eric Behr, Architect, AB Design Studios; Will Rivera, Architect, AB Design Studios

Public comment opened at 2:21 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with the following conditions:

1. The structural plans should show the footings at the vine covered wall to be at least 18 inches down.
2. Study the Cordyline and consider Laurus nobilis instead. The cordyline to be a variety that will grow to 12 feet.

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

*** The item was closed, and re-opened at 2:34 p.m. ***

Amended

Motion: Project Design Approval and Final Approval with the following conditions and findings:

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.*
2. The structural plans should show the footings at the vine covered wall to be at least 18 inches down.
3. Study the Cordyline and consider Laurus nobilis instead. The Cordyline to be a variety that will grow to 12 feet.

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

The ten-day appeal period was announced.

(2:35PM) ONE-TIME PRE-APPLICATION CONSULTATION REVIEW**3. 135 E ORTEGA ST**

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PRE2023-00134
Owner: Cole Cervantes, Manager of SBID, LLC
Applicant: Jarrett Gorin, Vanguard Planning

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 715 Santa Barbara St, a City Landmark, and California State Landmark, and 117 East Ortega, a contributing Historic Resource to El Pueblo Viejo Landmark District and ashlar cut sandstone walls. Proposal for adaptive re-use of an existing site developed with three commercial buildings and a parking area. The project involves conversion of the existing structures to a 25-unit residential development under the City's Average Unit-Size Density Incentive (AUD) Program with an average unit size of 523 square feet. The project includes demolition of 2,416 square feet of existing building area and construction of 2,286 square feet of new building area. The project involves 11 parking spaces along the west side of the property with pedestrian access through the existing block wall, and 28 bicycle parking spaces. An Open Yard Modification will be required under the formal planning application to allow a portion of the open yard to be covered by the existing canopy.)

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

715 Santa Barbara Street Historic Significance Report***117 East Ortega Street Historic Significance Report***

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

Actual time: 2:36 p.m.

Present: Jarrett Gorin, Applicant, Vanguard Planning; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that Staff is looking for comments directed to the Planning Commission (PC). The next step for this project is to go to the Planning Commission for AUD Concept Review. This is an Adaptive Re-use Project, so staff is looking for comments related to the size, bulk, and scale, neighborhood compatibility, sensitivity to Historic Resources, if story poles are necessary, and the requested Open Yard Modification. After going to PC, the project will return to HLC for Concept Review under a formal planning application.

Public comment opened at 2:45 p.m., and as no one wished to speak, it closed.

Commission comments:

- The size, bulk, and scale are appropriate.
- The project is compatible with the neighborhood.
- Story poles are not necessary.
- Encourages the applicant to study the covered open yard to make it feel more light filled. One Commissioner suggested a 3D model to help the Commission better understand the Open Yard Modification.
- Study the ADA ramp at the entry.
- Study the entry and circulation.

(3:20PM) NEW ITEM: CONCEPT REVIEW**4. 2201 LAGUNA ST**

Assessor's Parcel Number: 025-140-022
Zone: RS-15
Application Number: PLN2023-00417
Owner: Old Mission Santa Barbara
Applicant: Fred Sweeney, 19six Architects

(Designated a City, State, and National Landmark, the Mission was constructed in 1786, 1815, and 1925 by Father Antonio Ripoll and Jose Antonio Ramirez in the Spanish Colonial style. Proposal to construct an ADA and building code compliant access ramp to the main doors. Project includes a new tile platform and new steps atop the existing historic steps, landscaping, ADA access way, and three ADA parking spaces. Project was reviewed under a One-Time Pre-Application Review on June 21, 2023.)

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

Historic Significance Report*

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

Actual time: 3:13 p.m.

Present: Fred Sweeney, Architect, 19six Architects; Father Joe Schwab, Old Mission Santa Barbara Inc., President, 19six Architects; Ewa Pocwiardowska, Project Manager, 19six Architects; and Bob Cunningham, Landscape Architect, Arcadia Studio

Staff comments: Ms. Hernandez stated that that evaluation of the Secretary of Interior Standards has not been performed yet.

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

Motion: Continue indefinitely with comments:

1. The Commission supports accessibility and thanks the applicant for the direction the project is going to achieve that.
2. Of the options of the stone wall presented, the most Commissioners are in support of the all stone, no tile, cap option. Study dropping the wall down and creating a triangular planter at the corner to minimize the effect of the wall massing.
3. The Commission is supportive of the additional step to the Mission to make the front door accessible and does not feel it would negatively impact the plinths at the base of the columns
4. The Commission was split over the most appropriate solution for creating an ADA slope path across the current asphalt at the base of the steps. There is a concern over a single step as a tripping hazard. A change in material would be supportable. Some Commissioners feel it should all be treated with asphalt and adjusted by a roll in the slope, while some find that a change in material would be sufficient with a step. Study further.
5. The Commission is supportive of keeping the handicap signs as low as possible and using Historically appropriate materials.

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

(4:05PM) NEW ITEM: CONCEPT REVIEW**5. 3204 CALLE PINON**

Assessor's Parcel Number: 053-173-010
Zone: RS-7.5/USS
Application Number: PLN2023-00124
Owner: Kate M Gonzales
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 1,065 square foot addition and a 434 square foot garage attached to an existing 1,350 square foot single-unit residence. Project includes a new front porch, terrace, and deck, as well as tree removal, roofing, siding, windows and doors, gutters and downspouts, exterior lighting, and stone veneer.)

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

Historic Significance Report*

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

Item 5 was postponed to the January 10, 2024 agenda.

*** MEETING ADJOURNED AT 3:57 P.M. ***