



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 6, 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 (absent 5:15 - 5:29 p.m.), Hausz (at 1:33 p.m.), Butler, Doordan, Drury (until 5:29 p.m.), Ensberg, Lenvik, Ooley, and McClure

Commissioners absent: None

Staff present: Hernandez (from 1:30 - 3:00 p.m. and 5:15 - 6:10 p.m.), Reidel, and Johnson

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Cheri Rae McKinney
2. Emma Brinkman
3. Richard G. Closson
4. Kathy Richardson

Written correspondence from Richard Closson, Cheri Rae McKinney, and Emma Brinkman was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 8, 2023**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 6, 2023**, as reviewed by Chair Grumbine and Commissioner McClure.

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

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

1. Ms. Reidel announced the City will be resuming Zoom public comment for Full Commission hearings at the next HLC hearing on December 20, 2023.
2. Vice Chair Hausz requested 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.
3. Commissioner Drury announced that he will leave the hearing at 5:45 p.m.

E. Subcommittee Reports:

Commissioner Lenvik reported on the State Street Advisory Committee.

Chair Grumbine reported on the State Street Interim Working Group.

(1:45PM) NEW ITEM: HISTORIC STRUCTURES REPORT

1. 245 COOPER RD

Assessor's Parcel Number: 041-322-003

Zone: E-3/SD-3

Application Number: PLN2023-00211

Owner: Christopher Boss and Rosemary Smith

Applicant: Brett Ettinger, Ferguson Ettinger Architects, Inc.

(Proposal to demolish existing residence, garage, and accessory buildings to construct a new 1,563 square foot residence and 219 square foot detached Accessory Dwelling Unit (ADU) and attached carport.)

Requesting acceptance of a Historic Structures/Sites Report prepared by Sarah Corder, South Environmental. The report concluded that the property is not eligible for designation as a City Structure of Merit or City Landmark, National Register of Historic Places or the California Register of Historic Resources and therefore, not considered a historic resource under CEQA.

[Historic Structures/Sites Report*](#)

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

Actual time: 1:58 p.m.

Present: Sarah Corder, South Environmental

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

Motion: Accept the report as submitted.

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

(1:50PM) CONTINUED ITEM: CONCEPT REVIEW

2. 320 W CARRILLO ST

Assessor's Parcel Number: 039-262-033

Zone: C-G

Application Number: PRE2022-00214

Owner: Lawrence Broida

Applicant: John Cuykendall, DMI - Commercial Real Estate Services

(Located in El Pueblo Viejo Landmark District, Part I and designated a Structure of Merit, the Bates House was constructed in 1904 in the Queen Anne Free Classic style. Proposal to demolish the existing 3,045-square-foot commercial building and 576-square-foot garage, rehabilitate and relocate the existing 2,396-square-foot historic two-unit residence to the front of the site, and construct a new 35-unit, four story, 34,612-square-foot residential building. The project is proposed under the City's Average Unit-Size Density Incentive (AUD) program and State Density Bonus law.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval. Project was last reviewed on July 12, 2023.

Historic Significance Report*

Memo to the Secretary of the Interior Standards*

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

Actual time: 2:08 p.m.

Present: Brian Cearnal, Architect, Cearnal Collective; Yuru Feng, Project Manager, Cearnal Collective; Courtney Miller, Landscape Architect, CJM::LA; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Kennedy stated that this project went to Planning Commission (PC) for review on September 21, 2023 and PC requested that their comments be forwarded to the Historic Landmarks Commission (HLC). PC is in support of the moderate height increase, the stairs being in the front setback along Carrillo Street, and the relief of open yard as a part of their State Density Bonus Concession. PC does not think story poles are necessary given the video provided by the applicant. PC believes the project is consistent with the General Plan and fulfills the City's desire for more housing. PC had suggestions to eliminate some of the landscaping in the back parking lot to allow for more maneuverability for parking, increase the height of the tower element, and consider more landscaping along the front steps and frontage. HLC should review the revised plans and determine whether story poles are required and if the project complies with the Project Compatibility Findings.

Public comment opened at 2:25 p.m.

The following individual spoke:

1. Richard G. Closson

Public comment closed at 2:28 p.m.

Straw vote: How many Commissioners can support story poles? 6/3 Passed

Motion: Continue indefinitely with comments:

1. The Commission thanks the applicant for their hard work in developing the project and renderings which are helpful for design review and the story pole discussion.
2. The majority of the Commission felt that 5 story poles should be required. The locations of the story poles on the west and south side of the buildings to be coordinated with staff.
3. Consider the color of the windows and awnings and other ways to bring out contrasting colors from the white stucco walls.
4. At least one Commissioner feels that the color and depth of the large wall on the west side should be adjusted so that it will not feel so stark and massive.
5. Study a hip roof, eve overhang, or mansard roof solution on the three-story element on south (front) frontage to make the element less blocky and consistent with other portions of the building.
6. Restudy the window color on the storefront.
7. Integrate decorative light fixtures around the balcony doors.
8. The project is heading in the right direction for meeting the Project Compatibility and Major Alterations findings especially with story poles and further massing discussion.
9. Study canopy trees in the back and use appropriate palm trees.
10. Provide additional color and character details.

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

(2:35PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. 123 E CARRILLO ST

Assessor's Parcel Number: 029-211-015

Zone: C-G

Application Number: PLN2023-00200

Owner: Maple Investments, LLC

Barbara S. Botts, Representative Member

Applicant: Ellen Bildsten, Bildsten Architecture and Planning

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new three-story mixed-use development comprised of three units with an average unit size of 948 square feet under the City's Average Unit-Size Density Incentive Program (AUD), an 850-square-foot Accessory Dwelling Unit (ADU), a 309-square-foot commercial office, and a 153-square-foot bicycle storage and waste recycling area. The project also includes a central stairway structure, exterior balconies, roof terraces with solar array on supporting trellis structures and landscaping. The project site is in El Pueblo Viejo Landmark District, zoned C-G (Commercial General) and has a General Plan land use designation of Commercial/High Density residential (28-36 du/acre). The site is also within the Priority Housing Overlay (37-63 du/acre).)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on August 16, 2023.

Actual time: 3:23 p.m.

Present: Erika Obertelli, Bildsten Architecture and Planning; Ellen Bildsten, Bildsten Architecture and Planning; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that since the last HLC review the project was deemed complete and is eligible for Project Design Approval. The Commission will be looking at consistency with the Project Compatibility Findings as well as architectural styles that are required for El Pueblo Viejo (EPV). The project does have trellis structures that support solar array and are not in HLC's purview according to state legislation.

Public comment opened at 3:39 p.m., and as no one wished to speak, it closed.

Written correspondence from Jason Sunukjian was acknowledged.

Motion: Project Design Approval with findings and 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 responds appropriately to established scenic public vistas.
 - f. The amount of open space and landscaping is appropriate considering the tight constraints of the narrow parcel.
2. The Commission thanks the applicant for their attention to previous comments. The Commission is supportive of the charming, playful, and poetic project. The building has come a long way.
3. Consider adding a detail profile at the roof deck for the trellis beam ends.
4. Study the archway of the front entry alongside the opening to the outdoor archway and engaging it as a buttress into the wall or offsetting it equally from the half circle of the gate.
5. Confirm that the arch at the front main entrance is a true half circle roman arch.
6. Study the light for a more traditional EPV Spanish colonial revival light.
7. Study the wrought iron railings to make them more traditional or organic and plant like. Study other examples around the City and provide precedents. One Commissioner suggests changing the color to black.
8. Some Commissioners feel that burgundy for the windows should be considered.
9. Consider cantilevering the balconies on the rear elevation with wood beams. Restudy eliminating the wood posts and add traditional beam in details.
10. Study embellishing the tower element.

11. Confirm access to the adjoining property to plaster and paint.
Action: Hausz/Ensberg, 9/0/0. Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:12 TO 4:18 P.M. ***

(3:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

4. [710 STATE ST](#)
Assessor's Parcel Number: 037-092-013
Zone: C-G
Application Number: PLN2022-00325
Owner: 710 State St Partners
James P. Knell, General Partner
Applicant: Kevin Moore, Kevin Moore Architect

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a 32,799-square-foot, four-story, 66-room hotel including a restaurant/bar and conference rooms on six lots totaling 30,004 square feet. The project also includes 16 parking spaces on the ground floor. A Lot Merger is required for the properties at 710-720 State Street and 15 E. Ortega Street. The 14,455-square-foot buildings at 710 State Street (including 19 E. Ortega) and the 1,000-square-foot building at 19 E. Ortega are proposed to be demolished. The remaining 6,071 square feet of existing nonresidential development will remain (714-720 State Street).)

Project Design Approval is requested. Project Compatibility Findings are required. Project last reviewed on December 7, 2022. The project was approved by the Planning Commission on August 17, 2023, and subsequently appealed to the City Council. The City Council will hear the appeal on January 23, 2024.

Actual time: 4:18 p.m.

Present: Kevin Moore, Kevin Moore Architect; Coutney Miller, Landscape Architect, CJM::LA; and Kelly Brodison, Associate Planner, City of Santa Barbara

Staff comments: Ms. Brodison stated that the project was approved by the Planning Commission on September 21, 2023, and was appealed by two separate appellants. The project will be going to City Council on January 23, 2024, for appeal. It is before HLC because Project Design Approval is also an appealable action. The project received positive comments and was forwarded to the Planning Commission at the last HLC review on December 7, 2022.

Public comment opened at 4:42 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments and findings:

1. The Commission is very supportable of the project. It is an excellent design and will be a great addition to Santa Barbara. The Commission is especially supportive of the paseo design aspect that will be a great addition to the City.
2. On detail sheet A8.17:
 - a. Study the corbels above the posts.
 - b. Study the profiles of the minor corbels supporting the balcony and consider thickening them.
 - c. Study the overall depth and profiles of the major corbels study with the suggestion to make them lighter.
 - d. Study beefing up or looking at different shapes of support for the rod iron support.
3. Adjust the awning to match the precedent design shown in the applicant presentation. Provide color samples of the awnings.
4. Detail sheet A8.15: study the capital of the column between the arched windows and minimize its width so that it doesn't hit the windows as much.
5. Detail 6 located on detail sheet A8.13: restudy the quarter round. Suggestion to minimize the size or integrate it into the head and jam of the window.
6. Detail 1 located on detail sheet A.8.10: thicken the end of the rafter tail profile.
7. Detail sheet A3.21: study the corner column condition on the Ortega Street elevation. Suggestion to thicken the column and adjust the arch so that it reads in a stronger manner.
8. Study the railing on the front balcony at State Street. Suggestion to look at a screened or solid design for more privacy from the street. Increase the bracket supports.
9. Some of the Commission feel there are too many colors, and they need to be simplified, while others are supportive of the wide range of color.
10. Simplify the paving. The colors and palette being proposed are acceptable.
11. 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.

Action: Ooley/Doordan, 6/0/3. (Drury, Hausz, and McClure abstained.) Motion carried.

The ten-day appeal period was announced.

5. 1630 PATERNA RD

Assessor's Parcel Number: 019-184-007
Zone: RS-15
Application Number: PLN2023-00188
Owner: Julia Carver
Applicant: William Hull and Anthony Grumbine, Harrison Design

(Listed on the Historic Resources Inventory, constructed in 1915 in the Mediterranean style and located in the Hillside Design District. Project adjacent to 1704 Paterna Road, a designated Structure of Merit, and across the street from 1631 Paterna Road, listed on the Historic Resources Inventory. Proposal to construct a 700-square-foot two-story addition to the east elevation of an existing two-story, 608-square-foot accessory structure (garage with guest unit above). The site is currently developed with a 2,719-square-foot two-story residence, circular driveway, landscape, and hardscape. The accessory structure is non-conforming to the northern (rear) interior setback. An as-built outdoor fireplace and countertop encroaches into the eastern interior setback. Zoning Modifications to allow the setback encroachments were approved by the Staff Hearing Officer on October 4, 2023.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. Project last reviewed on July 19, 2023.

Historic Significance Report***Memo to the Secretary of the Interior Standards***

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

Actual time: 5:15 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Grumbine recused himself from hearing this item.

Present: Bill Hull, Harrison Design; Omar Flores, Harrison Design; and Barbara Burkhart, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Burkhart stated that the requested modifications have been approved so the project is before HLC for Project Design Approval and Final Approval. The last time the project was before HLC it received positive comments.

Public comment opened at 5:26 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with 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. 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 to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource; and
 - b. The exterior alterations are consistent with the Secretary of the Interior's Standards.

Action: Ooley/Butler, 8/0/0. (Grumbine absent.) Motion carried.

The ten-day appeal period was announced.

(4:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

6. CITY RIGHT OF WAY - MISSION AND STATE ST

Assessor's Parcel Number: ROW-944
Application Number: PLN2023-00306
Owner: City of Santa Barbara
Applicant: Erica Madrigal, Public Works

(Located partially in El Pueblo Viejo Landmark District, Part I and designated a City Landmark, the State Street Parkway was designed in 1917 by A.B. Cook. Proposal to construct a new lighting corridor along State Street (between Micheltorena Street to just north of Mission Street) and Mission Street (between Chino Street and Anacapa Street) and removal of a portion of the median at the intersection of Mission Street and State Street for a left turn lane.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations Findings are required. Project last reviewed on November 8, 2023.

Phase 2 Historic Structures/Sites Report*

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

Actual time: 5:29 p.m.

Present: Erica Madrigal, Project Engineer I, City of Santa Barbara; and Behdad Gharagozli, Supervising Transportation Engineer, City of Santa Barbara

Public comment opened at 5:36 p.m.

The following individual spoke:

1. Fred Sweeney
2. Mary Louise Days

Written correspondence from Cindy Delster Reiber was acknowledged.

Public comment closed at 5:41 p.m.

Motion: Project Design Approval and Final Approval with 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. As required for City Landmarks in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.

Action: Ooley/Hausz, 4/3/1. (Doordan, Grumbine, and Ensberg opposed. McClure abstained. Drury absent.) Motion carried.

Individual comments:

- Commissioner Doordan stated that he is opposed because he doesn't feel it's necessary to touch the Historic Landmark to resolve the safety issue.
- Chair Grumbine stated that he is opposed because it was not clear to him that all options had been exhausted before going about the project this way.
- Commissioner Ensberg stated that she is opposed because she agrees with Commissioner Doordan and Chair Grumbine.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:10 P.M. ***