



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 21, 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: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:32 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: Grumbine
Staff present: Kokinda (until 3:25 p.m.), Hernandez (at 3:44 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Comments from Mayor Rowse on Advisory Group Public Service & Decorum Training.

Comments made by Mayor Rowse.

B. Public Comment:

No public comment.

C. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 7, 2023**, as submitted.

Action: Ooley/Butler, 6/0/2. (Doordan and Drury abstained. Grumbine absent.) Motion carried.

D. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 21, 2023**, as reviewed by Commissioners Hausz and McClure.

Action: Ooley/Drury, 7/0/1. (Grumbine absent. Ensberg abstained from Item E, 2948 Serena Road.) Motion carried.

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

1. Ms. Reidel announced that Item 5, 20 E De La Guerra Street, will be postponed to August 2, 2023 at the Applicant's request.
2. Ms. Kokinda announced that there will be a Special HLC hearing July 12, 2023 at 1:30 p.m.
3. Commissioner Ensberg announced that she provided the Commissioners with copies of the Montecito Journal containing an article on De La Guerra Plaza. Thanks to the Montecito Journal for providing additional copies.

F. Subcommittee Reports:

Commissioner Ooley reported on the Designation Subcommittee.

(1:45PM) IN-PROGRESS REVIEW**1. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046

Zone: C-G

Application Number: PLN2019-00658

Owner: City of Santa Barbara

Applicant: Alelia Parenteau, Energy and Climate Manager

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure will have a maximum height of 46'-11", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

No final appealable action will take place at this meeting. This is a courtesy update on minor changes to the plans that received Final Approval on March 2, 2022.

Actual time: 1:46 p.m.

Present: Jefferson Litten, Energy and Climate Manager, City of Santa Barbara; Rachel Pelc, Energy and Climate Specialist, City of Santa Barbara; and Kristian Hoffland, City of Santa Barbara

Public comment opened at 1:52 p.m., and as no one wished to speak, it closed.

Discussion held.

(2:15PM) DISCUSSION ITEM

2. STATE STREET DISCUSSION

Reference Number: PLN2023-00015

Staff: Ellen Kokinda, Design Review Supervisor

(Request from the Commission to discuss and draft possible recommendations to Council regarding the temporary conditions of State Street associated with the Economic Recovery Extension and Transition Ordinance (ERETO) approved by Council. The ERETO temporarily suspends Municipal Code regulations in order to allow outdoor dining and outdoor business uses in the public right of way or on private property. The ERETO will remain in effect until December 31, 2023.)

Actual time: 2:03 p.m.

Present: Brian Bosse, Public Works Downtown Manager, City of Santa Barbara; Sarah Clark, Downtown Plaza and Parking Manager, City of Santa Barbara; and Tess Harris, State Street Master Planner, City of Santa Barbara

Public comment opened at 2:13 p.m.,

The following individual spoke:

1. Sharon Rich

Written correspondence from Paulina Conn was acknowledged.

Public comment closed at 2:14 p.m.

Public comment re-opened at 2:35 p.m.,

The following individuals spoke:

1. Kristen Sneddon
2. Robin Elander

Public comment closed at 2:38 p.m.

Discussion held.

Commission comments:

- The Commission's position is that outdoor dining should be allowed on State Street only.
- Outside of State Street, all other parklets in El Pueblo Viejo, whether on side streets or private property, should be eliminated, and any outdoor dining should conform to the codes in place prior to the pandemic (i.e. outdoor dining would need to comply with the existing Outdoor Dining License Agreement program that the City operates, but the Commission does not recommend that dining in parklets or expansion onto private property continue).
- On State Street, the Commission would like to see some improvements in the street, including that any structures are low and have no roof coverings going forward.
- All existing outdoor dining facilities should be brought into compliance to meet existing design guidelines and outdoor dining requirements, such as outdoor lighting, EPV guidelines, Historic Resource Design Guidelines, etc.

Straw vote: How many Commissioners can support the summary of comments? 8/0 Passed

(2:45PM) CONTINUED ITEM: REVIEW AFTER FINAL APPROVAL**3. 414 CHAPALA ST**

Assessor's Parcel Number: 037-211-027
Zone: M-C
Application Number: PLN2016-00190
Owner: Pacifica Real Estate Santa Barbara
Applicant: The Cearnal Collective, LLP
Laura Benard, Representative Member

(Located in El Pueblo Viejo Landmark District, Part I. The project is adjacent to 14 W Gutierrez St, a historic Structure of Merit, and 428 Chapala St, a historic Structure of Merit. Proposal to demolish an existing one-story, 3,533 square foot commercial building and construct a new four-story, mixed-use development with 2,739 square feet of commercial area, and 21 rental units on a 14,919 square foot parcel. The residential component is being developed under the Average Unit Density (AUD) program and proposes a unit mix comprising 15 one-bedroom units, 1 two-bedroom unit, 2 1-bedroom townhomes, and 3 two-bedroom townhomes, with an average unit size of 844 square feet. There will be a total of 25 parking spaces located within a ground-floor garage. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

Approval of Review After Final requested for revised garage entry, window and door details, window colors, tile wall scuppers, southern wall at property line, and backflow preventer location and landscaping. Project must demonstrate substantial conformance to the plans that received Project Design Approval on November 2, 2016. Project was last reviewed on April 12, 2023.

14 W Gutierrez St Historic Significance Report*
428 Chapala St Historic Significance Report*

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

Actual time: 3:25 p.m.

Present: Laura Bernard, Architect, The Cearnal Collective; Jessica Harlin, Landscape Architect, Barefoot Designs Landscape Architecture; and Robert Forouzandeh, Representation for the Applicant

Public comment opened at 3:31 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final as submitted, with the comment that the applicant will return under another application with the screening of the garage light fixture solution and the future painting and/or plastering of the south wall.

Action: Lenvik/Ooley, 7/1/0. (Hausz opposed. Grumbine absent.) Motion carried.

Individual comments: Vice Chair Hausz stated that the mitigation for the relocation of back flow preventer is not adequate.

(3:15PM) ONE-TIME PRE-APPLICATION CONSULTATION REVIEW

4. [2201 LAGUNA ST](#)
Assessor's Parcel Number: 025-140-022
Zone: RS-15
Application Number: PRE2023-00040
Owner: No Primary Owner
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. The applicant will present two options for review.)

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: 3:44 p.m.

Present: Fred Sweeney, Architect; Father Henry Djojo, Old Mission Santa Barbara; and Father Joe Schwab, Old Mission Santa Barbara

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn was acknowledged.

Commission comments:

- The Commission is very supportive of the improvements and the dignity of the approach for all users of the Church.
- Eliminate as much metal for the railings as possible.
- To the extent that the railings are needed, the stone wall and railing should be level.

(4:00PM) CONTINUED ITEM: CONCEPT REVIEW**5. 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

(Listed on the City's Historic Resource Inventory and located in El Pueblo Viejo Landmark District. 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.)

No final appealable action will be taken at this meeting. Project Compatibility Findings and Major Alterations Findings will be required for Project Design Approval. The project was last reviewed on March 1, 2023.

[2011 Historic Structures/Sites Report*](#)

[Historical Overview of Turf at Plaza de la Guerra*](#)

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

Item 5 postponed to the August 2, 2023 agenda at the Applicant's request.

*** MEETING ADJOURNED AT 4:20 P.M. ***