



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

SPECIAL MEETING MINUTES

FRIDAY, JUNE 27, 2025

9:00 A.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. Glenn Russell

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Donald DeLuccio

STAFF:

Tava Ostrenger, Assistant City Attorney
Ted Hamilton-Rolle, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 9:01 a.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Drury, Ensberg (at 9:05 a.m.), Lenvik (at 9:05 a.m.), and McClure

Commissioners absent: Ooley

Staff present: Hernandez, Reidel, and Carman

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Cheri Rae

Written correspondence from Lisa Knox Burns, Geoffrey Brown, G. Donald Chandler, Annika Dahlen, and Naira Soghatyan was acknowledged.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **June 4, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 4, 2025**, as submitted.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **June 4, 2025**.

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **June 4, 2025**, as submitted.

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

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

1. Ms. Reidel announced the following:

- a. Gave a tutorial on how to report violations on the City website.
- b. The new archaeological consultant is Dr. Glenn Russell, recommended by Dr. Michael Glassow, the former city archaeological advisor. Mr. Russell introduced himself to the Commission.

2. Ms. Hernandez gave a brief announcement regarding expertise assignments among the Commission.

3. Commissioner Ensberg requested an agenda item to discuss the responsibilities of the Commission as a group based off of received public comment and in light of title 31. Additionally requested a discussion on forming an awards program to recognize superior projects.

4. Commissioner Doordan announced that this weekend there will be festivities celebrating the 100th anniversary of the 1925 earthquake.

5. Chair Grumbine stated that Vice Chair Ooley is moderating a related EQ 25 talk at the Lobero Theatre on Sunday, June 29, 2025 through the American Institute of Architects. Chair Grumbine will also be a panelist.

E. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(9:15AM) STRUCTURE OF MERIT DESIGNATION

1. 327 W FIGUEROA ST

Assessor's Parcel Number: 039-262-002

Zone: R-M

Reference Number: PLN2025-00008

Owner: Jessica M Brown Living Trust

Jessica M Brown, Trustee

Staff: Nicole Hernandez, Architectural Historian

(Request to adopt resolution 2025-11 designating the Transitional Folk Victorian Cottage style residence, constructed in 1903, a historic Structure of Merit.)

Actual time: 9:28 a.m.

Present: Nicole Hernandez, Architectural Historian and Jessica Brown, Owner.

Public comment opened at 9:40 a.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2025-11 designating 327 W Figueroa Street as a Structure of Merit.

Action: Doordan / Butler, 7/0/0. (Ooley absent.) Motion carried.

(9:25AM) NEW ITEM: CONCEPT REVIEW

2. 1315 ALTA VISTA RD

Assessor's Parcel Number: 029-093-007

Zone: R-2

Application Number: PLN2024-00450

Owner: Mark Foreman

Applicant: April Palencia, Vanguard Planning, Inc.

(Contributing historic resource in the Lower Riviera Special Design District. Proposed remodel of the existing 1,215 square foot, two-story residence. Project includes a 1,318 square foot, two-story addition, as well as demolition of the existing 147 square foot detached garage to construct a new 250 square foot attached garage. Minor Zoning Exceptions are requested to allow three new windows in the northwest interior setback and an increased height to the garage from nine feet to eleven feet.)

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

Actual time: 9:44 a.m.

Present: Kelly Brodison, Associate Planner, City of Santa Barbara; April Palencia, Vanguard Planning; and Jarrett Gorin, Vanguard Planning.

Staff comments: Ms. Brodison stated that the applicant is seeking Minor Zoning Exceptions for the three windows on the northwestern side of the property that are located in the setback, and an exception for the garage height to be increased.

Public comment opened at 9:56 a.m.,

The following individual spoke:

1. Dermott Downs

Public comment closed at 9:58 a.m.

Motion: Continue indefinitely with the following comments:

1. The Commission thanks the applicant and owner for their care of this historic resource and is strongly supportive of the project, the direction it is going, and believes it is an improvement to the neighborhood.
2. Finds the mass, bulk, and scale of the project to be appropriate.
3. General mode of door and window proportions, divisions, and functionality throughout the whole building should match what was original to the extent possible.
4. The front entrance is the most important for restoration of existing or original doors and windows. Consider a v-groove heavy door or other appropriately compatible material if original doors are not available.
5. For windows, like for like materials are preferred, ideally wood, but will accept aluminum clad. Ensure muntins are utilized as appropriate for this historic structure.
6. Review original documentation of entrance and match that if possible. If not available, make the columns and plaster beam above the entrance plane out in one way or another.
7. Return with details of the tile coping on the parapet wall that is being added to match the existing tile cap detail.
8. The general massing and elevation break up is supportable and accounts for drainage in a practical manner.
9. Study rear elevation for asymmetry, focusing on the arched openings, railings, and walls above, with the intention of the project presenting as a complete whole instead of an addition.
10. Study the connection of the garage to the main house further as the only access to the backyard is now through the garage. Some Commissioners are concerned that a different solution would allow better passage through for maintenance and safety personnel, while other Commissioners feel that as long as the Fire Department and other necessary departments have cleared the change in access, the joining of structures does not change the character of the neighborhood in a meaningful way.
11. Findings for the Minor Zoning Exception are acceptable.
12. Consider adding a tree at the northwest corner.
13. The Commission is supportive of the ribbon driveway design.

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

(10:10AM) NEW ITEM: CONCEPT REVIEW

3. **835 ALBERTA AVE**
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 043-242-001 |
| Zone: | R-2 |
| Application Number: | PLN2025-00084 |
| Owner: | Dave Botsford |
| Applicant: | Jonathan Villegas, Darkmoon Building Design |

(Listed on the Historic Resources Inventory, constructed in 1923 in the Craftsman style. Proposed 137 square foot first story addition and 571 square foot second story addition to the existing 905 square foot, single story residence. Approval from the Staff Hearing Officer is required for an Interior Setback Modification and an Open Yard Modification.)

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

Actual time: 10:39 a.m.

Present: Kelly Brodison, Associate Planner, City of Santa Barbara; Jonathan Villegas, Darkmoon Building Design; Dave Botsford, Owner.

Staff comments: Ms. Brodison stated that the Commission reviewed the design through a pre-application review (PRE2024-00041) on July 31, 2024 which received positive comments. The applicant is seeking comments on the aesthetic appropriateness of an Interior Setback Modification and Open Yard Modification, which were supported during the pre-application review.

Public comment opened at 10:53 a.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Staff Hearing Officer with the following comments:

1. The Commission thanks the owner and applicant for doing a wonderful job with the design and for listening to and integrating the Commission's comments from the previous review very thoughtfully.
2. Study the windows near the corner on the southwest elevation and consider moving them inward towards the inner portions of the house to create more distance between the siding, not including the small original windows on either side of the chimney.
3. Study the balcony on the northeast elevation to alleviate the two tall wood column supports, consider a slightly smaller balcony with a knee brace that is structurally sound or a singular column support with another small support solution on the other side.
4. Refine the back porch column support on the southeast elevation, referencing the front elevation for proportions. Consider raising the brick base pedestal to slightly shorten the columns.
5. Reduce the width of the upper master bedroom door from three feet to something slightly smaller.
6. The Commission would like to see a preliminary landscape plan that at least addresses the trees and woody shrubs.
7. The Commission feels the project is ready for the Staff Hearing Officer and are supportive of the modifications as they are aesthetically appropriate.
8. The Commission is supportive of the applicant returning for Project Design Approval and Final Approval.

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

(10:55AM) CONTINUED ITEM: FINAL APPROVAL

4.

3237 STATE ST

Assessor's Parcel Number: 051-112-026

Zone: Specific Plan (SP11-CHC) /USS

Application Number: PLN2022-00104

Owner: Scott Black, American Indian Health & Services

Agent: Alicia Harrison, Brownstein Hyatt Farber Schreck, LLP

(Designated a Structure of Merit, designed in 1953 by architects Reisner & Urbahn. Proposal for conversion of the existing 14,494-square-foot building to a new community health clinic on a 2.57-acre site located at the southeast corner of State Street and Las Positas Road. Proposal includes demolition of 901 square feet of building area, and construction of a 9,739-square-foot two-story addition, 103

parking spaces, solar panel carports, landscaping, replacement of original windows, and public improvements. The project was designated a Community Benefit Project by the City Council. The HLC accepted the Historic Structures/Sites Report Phase 1 on November 9, 2022 and Phase 2 accepted on July 11, 2023. Project received Development Plan approval by the Planning Commission, and General Plan Amendment and Specific Plan approval by the City Council.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on June 5, 2024, which is when the project was last reviewed.

Actual time: 11:16 a.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Ewa Pocwiardowska, 19six Architects; Ryan Phelan, 19six Architects; and Bob Cunningham, Arcadia Studio.

Public comment opened at 11:35 a.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 11:47 A.M. ***