



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

NOVEMBER 20, 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, Assistant Planner

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Drury, Ensberg, Lenvik, and Ooley
Commissioners absent: Hausz and McClure
Staff present: Hernandez (until 1:41 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Ted Tazer-Myers

Written correspondence from Fran was acknowledged.

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **November 6, 2024**.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 6, 2024**, as amended.

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

C. Approval of the minutes of the Historic Landmarks Commission Consent meeting of **November 6, 2024.**

Motion: Approve the minutes of the Historic Landmarks Commission Consent meeting of **November 6, 2024**, as submitted.

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

D. Ratification of action taken on the Consent Calendar of November 20, 2024

Consent Calendar November 20, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval City Lot #5	APN: 039-181-019 PLN: 2024-00260 Zone: C-G	City of Santa Barbara Adam Hendel, Representative Member/ Sarah Cook, Southern California Edison	Project Design Approval and Final Approval as submitted
2.	Project Design Approval and Final Approval 813 Anacapa St	APN: 037-052-033 PLN: 2024-00416 Zone: C-G	Sima El Paseo LP Carly Barnes, Property Manager /Laura Hughes, Loubud Wines	Project Design Approval and Final Approval as submitted
3.	Project Design Approval and Final Approval 1530 Chapala St	APN: 027-231-021 PLN: 2024-00265 Zone: O-R	Hutton Foundation Jess Parker, Representative Member / Paul Sicat, Sherry & Associates Architects	Project Design Approval and Final Approval as submitted

Motion: Ratify the Consent Calendar of **November 20, 2024**, as reviewed by Commissioners Grumbine.

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

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

No announcements.

F. Subcommittee Reports:

Commissioner Ooley reported on the Designation Subcommittee.

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) ARCHAEOLOGY REPORT

1. **2503 MEDCLIFF RD**
 Assessor's Parcel Number: 041-330-056
 Zone: E-3/SD-3
 Application Number: PLN2021-00421

Owner: Ungar Family Trust 4/23/96
Ken Ungar, Trustee
Applicant: Jason Ungar

(Project is not a historic site or within a historic district. The 28,015-square-foot site is currently developed with a one-story single-unit residence with an attached two-car garage. The project involves a 1,507-square-foot one-story addition to the residence, removal of a non-native Brazilian pepper tree, and four eucalyptus trees to be replaced with five western red bud trees, removal of as-built wood decks, and wood fencing. The proposed total of 3,870 square feet on a 28,015-square-foot lot is 81% of the maximum guideline floor-to-lot area ratio (FAR). Planning Commission review and approval of a Coastal Development Permit is required.)

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

*** The item was re-opened at 2:05 p.m. ***

Actual time: 1:42 p.m.

Public comment opened at 2:06 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(1:50PM) ARCHAEOLOGY REPORT

2. 601 SANTA BARBARA ST (FORMERLY 119 E COTA ST)

Assessor's Parcel Number: 031-151-018
Zone: M-C
Application Number: PLN2020-00627
Owner: City of Santa Barbara
Applicant: Brad Hess; Public Works, Principal Project Manager

(Project is not a historic site or within a historic district. Proposal for a new three-story, approximately 53-foot-tall, approximately 64,000-square-foot Police Station building and associated 37.5-foot-tall, approximately 84,000-square-foot parking structure to accommodate 236 parking spaces, at the existing 1.61-acre Cota Commuter Parking Lot. Each structure would also have a subterranean level. Eight additional surface parking spaces for visitors would be provided. Existing Police operations, currently located at four separate sites, would be consolidated at the new project site. Grading includes 22,000 cubic yards of export. A total of 23 Tipuana Tipu trees and 12 oak trees would be removed. The existing MTD bus stop shelter on Cota Street and the plaques commemorating the old Lincoln School would be relocated onsite. The project received Height Exception and Development Plan approvals by the Planning Commission.)

Requesting acceptance of a Limited Data Recovery Report, prepared by Langan Engineering and Environmental Services, Inc. Dr. Glassow reviewed the report and stated that it adequately presents the results of the archaeological investigation carried out in the abandoned well on the property.

Actual time: 1:44 p.m.

Present: Brad Hess, Principal Project Manager, City of Santa Barbara; Heather McDaniel McDevitt, Langan Engineering and Environmental Services, Inc.; and Dr. Marc Abramiuk, Langan Engineering and Environmental Services, Inc.

Public comment opened at 1:50 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(1:55PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 1111 E CABRILLO BLVD

Assessor's Parcel Number: 017-352-004
Zone: HRC-1/SD-3
Application Number: PLN2024-00325
Owner: KHP IV Santa Barbara LLC
Eric Moulton, Representative Member
Applicant: Ryan Lee, Triad Group

(Located in El Pueblo Viejo Landmark District, Part I, and adjacent to The Vista Mar Monte, a designated Structure of Merit. This building is not a historic resource. Proposal to construct a new cupola painted to match the existing building to screen a new telecommunication facility.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project last reviewed on October 9, 2024.

Historic Structures/Sites Report*

(For Vista Mar Monte Building for Reference)

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

Actual time: 2:08 p.m.

Present: Ryan Lee, Triad Group

Staff comments: Ms. Reidel stated that telecommunication facilities are subject to 90-day review timelines. Today is the last opportunity for the Commission to review the project within that 90-day timeline. The Commission will need to approve the project, approve with conditions, or deny the project, unless the Applicant agrees to an adjusted timeline.

Public comment opened at 2:12 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The Commission thanks the Applicant for their continued study and refinements to try to achieve the direction that the Commission had given.
2. The Commission recognizes that the Applicant has agreed to adjust the 90-day timeline to take on this next round of changes.
3. Eliminate the grill pattern on all four sides.
4. Simplify the top cornice mould so that it is simply a three inch in depth flat fascia band.
5. The roof should have the same slope with a flat tile that is finished to match the existing tile. Show as a spec on the drawings.

6. Include a section through the tower showing the antenna location, equipment and the tower profile.
7. On the detail one elevation, the antenna should be dotted in on the elevation.

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

*** MEETING ADJOURNED AT 2:59 P.M. ***