



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

FEBRUARY 14, 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
Mariah Johnson, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: Drury
Staff present: Kokinda (from 1:43 – 3:30 p.m.), Hernandez (from 3:22 – 3:30 p.m.), Reidel, and Johnson

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **January 31, 2024**, as amended.
Action: Ooley/Hausz, 8/0/0. (Drury absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 14, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.

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

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

1. Vice Chair Hausz announced that Don Sharpe, long time member of the Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC) passed away. There will be a memorial to come.

E. Subcommittee Reports:

Commissioner Doordan reported on the Objective Design Development Standards.

(1:45PM) DISCUSSION ITEM

1. COMMUNITY ENVIRONMENTAL COUNCIL REPORT

Reference Number: PLN2024-00003

CEC Representative: Dennis Allen

(The Community Environmental Council (CEC) will present a report to the Commission titled "An Ecological Framework for Revitalizing the Santa Barbara City Core".)

[CEC Report*](#)

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

Actual time: 1:43 p.m.

Present: Karl Hutterer, Community Environmental Council; Dennis Allen, Community Environmental Council; and Steve Windhager, Director, Santa Barbara Botanic Garden

Public comment opened at 1:46 p.m., and as no one wished to speak, it closed.

Discussion held.

(1:55PM) CONTINUED ITEM: DISCUSSION ITEM**2. DISCUSSION ON STATE STREET MASTER PLAN PROCESS**

Reference Number: PLN2024-00003

HLC Representative: Anthony Grumbine, HLC Chair

(A facilitated discussion by the Historic Landmarks Commission (HLC) Chair on topics under the HLC's purview related to the State Street Master Plan. The Commission's comments will be submitted to the State Street Advisory Committee (SSAC) for consideration.)

Staff Memo*

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

Actual time: 2:10 p.m.

Public comment opened at 2:14 p.m., and as no one wished to speak, it closed.

Written correspondence from Kevin Boss was acknowledged.

Commission comments:

1. State Street is first and foremost a street. The Commission is looking for features that establish and maintain the identity of State Street as the main street of Santa Barbara and reinforce the distinctive urban, architectural, and landscaped character of Santa Barbara. The character that those who live in Santa Barbara love and tourists come great distances to experience.
2. The State Street Master Plan should respect the urban character of El Pueblo Viejo (EPV).
3. Public space should be planned, intentional, and work with the DNA of Santa Barbara.
4. All elements of the streetscape that are solid and fixed in place should come before HLC for approval because there are clearly articulated design guidelines for EPV that need to be respected.
5. Design elements may not work long term if they are site specific, built in, and inflexible. Simple and flexible spaces that are well built are preferable. Street furniture should have long term flexibility without locking in a design forever.
6. The imagery that was used for the State Street Master Plan presentation is not EPV appropriate.
7. Add the Guiding Principle, "The Master Planning Effort to preserve and enhance the distinctive architectural urban character of EPV."
8. Open all State Street Advisory Committee (SSAC) meetings with a reminder that State Street is in EPV.
9. Landscape should be thoughtfully considered and consistent with EPV. Think about it on a larger scale and tie it to Santa Barbara traditions.
10. Santa Barbara's history is a unique story that is expressed through cultural institutions, events, festivals, and our built environment.
11. Request for a State Street Master Plan discussion agendaized for HLC after each SSAC meeting.
12. Lighting should be specific, but also regional. The lighting needs to be EPV appropriate. Ensure lighting works for future festivals and programs.
13. New structures shouldn't be hiding or blocking historic buildings. They should be appropriately placed and work with State Street, but they should not be a norm. Structures currently used in public right of ways throughout the City that are in the EPV tradition might be appropriate.
14. Mobility is part of character defining of a space. Mobility should be kept within the character of Santa Barbara. The circulation element reinforces and enhances the historic character of the downtown of Santa Barbara.
15. The Commission likes the idea of a flexible approach.

16. The Commission would like to create a prioritized list of comments.

(2:40PM) MISCELLANEOUS ITEM

3. CERTIFIED LOCAL GOVERNMENT 2022-2023 ANNUAL REPORT

Reference Number: PLN2024-00003

Staff: Nicole Hernandez, Architectural Historian

(Review and approve the Certified Local Government (CLG) 2022-2023 Annual Report as required by the California Office of Historic Preservation.)

[CLG 2022-2023 Annual Report*](#)

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

Actual time: 3:22 p.m.

Present: Nicole Hernandez, Architectural Historian

Public comment opened at 3:28 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Ensberg, 8/0/0. (Drury absent.) Motion carried.

(2:50PM) CONTINUED ITEM: CONCEPT REVIEW

4. [531 E ORTEGA ST](#)

Assessor's Parcel Number: 031-101-024

Zone: R-M

Application Number: PLN2023-00178

Owner: Providence School

Soo Chang, Representative Member

Applicant: Jay Higgins, H&H Environmental, Inc.

(Listed on the Historic Resources Inventory, designed in 1964 by Robert Ingle Hoyt in the Mid-Century Modern style. The project consists of redevelopment of the existing site to accommodate a Junior/High School (grades 6-12) campus for Providence School. The project involves additions and alterations to the existing single-story main building, demolition of the existing gymnasium and construction of a new 10,500-square-foot gymnasium, a new 4,969-square-foot two-story building comprised of a theatre, library and chapel, and a new 4,244-square-foot two-story building comprised of additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate a total of 40 uncovered vehicle spaces, new bicycle parking, grading, and landscape/hardscape improvements throughout the site. Planning Commission approval is required for a Development Plan to allow for the construction of 11,283 square feet of nonresidential floor area, a Modification of the regulations for new non-residential structures in the R-M zone requiring 12'-0" interior setbacks, and a Conditional Use Permit to allow for the operation of a school use in the R-M zone.)

This is a focused review on aesthetic appropriateness of the modification request. No final appealable action will take place at this meeting. Project Compatibility Findings and Major Alteration Findings will be required for Project Design Approval. Project last reviewed October 11, 2023.

Phase 1 Historic Structures/Sites Report*

Revised Phase 2 Historic Structures/Sites Report*

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

Actual time: 3:30 p.m.

Present: Brian Cearnal, Cearnal Collective; Steve Nuhn, Cearnal Collective; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the purpose of this hearing is to receive comments on the modification request. Certain portions of the development are within the required 12-foot interior setback. The 12-foot setback applies to any new non-residential building or non-residential additions. This project will next go to the Planning Commission (PC), so Staff is looking for positive feedback regarding the aesthetic appropriateness of the development.

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

Motion: Continue to the Planning Commission with comments:

1. The project is generally consistent with the Project Compatibility Findings.
2. The Commission is supportive of the modification in terms of the aesthetic appropriateness of the development.
3. The Commission thanks the applicant for the great presentation, additional design improvements, and listening to previous Commission comments. The project is beautiful as presented and the courtyard is nicely done.
4. Add a cap, roof extension, molding, or other profile to the top of the gym and theater.
5. Study less bright shades of white for the plaster.
6. Study the glass railing design, some Commissioners feel that the railing design does not need another railing language wrought iron is suggested given the proposed school use and because the project already has wrought iron fencing as a base language.
7. Simplify the planting palette; the Commission understands more information is forthcoming with the decision from the City Arborist of the street tree for the site.
8. Restudy the windows on the west elevation of the gym and theater with the geometry of the other windows on the site in mind. Consider breaking them up to look more residential.
9. Study the administration glass box element to add more expression on the corners. Some Commissioners feel that the glass box element is not successful.
10. Add trees between the neighbors and the gym on the north side of the property.
11. The Commission feels that the 3D presentation, site sections, and neighbor studies were sufficient. Story poles are not needed.
12. The size, mass, bulk, and scale are appropriate.
13. The Historic Resource on the site was addressed appropriately. The Commission appreciates the changes and additions to the site.

Action: Ooley/Doordan, 8/0/0. (Drury absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:48 TO 3:51 P.M. ***

(3:35PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 225 EQUESTRIAN AVE**

Assessor's Parcel Number: 029-122-011
Zone: O-R
Application Number: PLN2022-00445
Owner: Herbert House LLC;
Mel Herbert & Mary Lanctot-Herbert, Managing Members
Applicant: Jeff Shelton, Jeff Shelton Architect

(Located in El Pueblo Viejo Landmark District, Part I. The project site is currently developed with a warehouse and attached apartment. Proposal to demolish the existing onsite structures and construct a new three-story 6,362-square-foot mixed-use building comprised of a 3,374-square-foot single-unit residence, a 623-square-foot Accessory Dwelling Unit (ADU), a 1,615-square-foot commercial office, and 589-square-foot attached two-car garage. On appeal, the Planning Commission upheld the Staff Hearing Officer's approval of the setback encroachments and open yard modification on December 14, 2023.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project last reviewed on July 12, 2023.

Actual time: 3:48 p.m.

Present: Jeff Shelton, Applicant, Jeff Shelton Architect; Maddie Shelton, Jeff Shelton Architect; Katie Klein, Landscape Architect; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that the applicants are requesting Project Design Approval and Final Approval. Since the Commission last reviewed this project conceptually it was reviewed by the Staff Hearing Officer (SHO) for three zoning modifications. All three modifications were approved by the SHO. That decision was appealed to Planning Commission (PC). PC reviewed the appeal and upheld the SHO decision on December 14, 2023. If the Commission decides to approve the project, Project Compatibility Findings will need to be made and staff is requesting that the Commission state why the project meets each finding.

Public comment opened at 4:12 p.m.,

The following individuals spoke:

1. Rick Westerman
2. Terry Barlett

Written correspondence from Jane & Rick Westerman and Mark Kenneth Flores was acknowledged.

Public comment closed at 4:19 p.m.

Public comment re-opened at 4:37 p.m.,

The following individuals spoke:

3. Rick Westerman

Public comment closed at 4:41 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. The project is consistent with the EPV guidelines as they are appropriate to the location of this building.
 - 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. The project is consistent with the slightly whimsical character of the neighborhood.
 - c. The size, mass, bulk, height, and scale of the project are appropriate. It is consistent with other buildings in the neighborhood and serves as a transition from other buildings. The project is consistent with larger and denser housing projects within the downtown area that the Commission has been seeing.
 - 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. The project does not interfere with public views of the ocean and mountains.
 - f. The amount of open space and landscaping is appropriate to the use and the building is set back from the street which is consistent with other buildings in the neighborhood.
2. The Commission thanks the applicant for their work and efforts in providing good information to the neighbors regarding the project and modifying the design to attempt to satisfy the concerns of the neighbors immediately to the west.
3. The Commission appreciates the large-scale 3D model that the applicant provided. It gave the Commission a clear understanding of how the overall height of the building at the street is not visible from pedestrian view given the way the building is set back.

Action: Lenvik/Ooley, 8/0/0. (Drury absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:48 P.M. ***