



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 13, 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 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan (at 1:33 p.m.), Drury, Ensberg, Lenvik, Ooley (at 1:32 p.m.), and McClure
Commissioners absent: None
Staff present: 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 **February 14, 2024**, as amended.
Action: Drury/Hausz, 9/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendars of **February 28, 2024** and **March 13, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.
Action: Ooley/Hausz, 8/0/1. (Drury abstained.) Motion carried.

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

1. Chair Grumbine requested an hour to an hour and a half long discussion item about the State Street Master Plan at the March 27, 2024 Historic Landmarks Commission (HLC) meeting following the March 18, 2024 State Street Advisory Committee (SSAC) meeting.

E. Subcommittee Reports:

Commissioner Lenvik announced the upcoming State Street Advisory Committee meeting of March 18, 2024.

Commissioner Ooley reported on the Designation Subcommittee meeting of March 5, 2024.

Commissioner Doordan reported on the Objective Design/Development Standards meeting of February 9, 2024.

(1:45PM) ARCHAEOLOGY REPORT

1. 1150 SAN ROQUE RD

Assessor's Parcel Number: 055-171-007, 055-172-030 and -028
Zone: RS-1A
Application Number: PLN2023-00224
Owner: City of Santa Barbara
Applicant: Philip Maldonado, Supervising Engineer

(Property is not historic or within a historic district. Proposed construction of a new 2.5-million-gallon chlorine contact basin at the City's Cater Water Treatment Plant, along with upgrades to the plant's existing sludge drying bed, gravel road, and landscaping.)

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

Actual time: 2:04 p.m.

Present: Philip Maldonado, Supervising Engineer, City of Santa Barbara; and Micah Hale, Dudek

Public comment opened at 2:08 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) NEW ITEM: CONCEPT REVIEW

2. 222 E CANON PERDIDO ST

Assessor's Parcel Number: 031-012-025
Zone: C-G
Application Number: PLN2023-00502
Owner: Jeremy Bassan, Buddha Homes
Applicant: Trish Allen, SEPPS

(Located in El Pueblo Viejo Landmark District, Part I. Proposal to construct a new three-story 21,868-square-foot residential building with a roof deck, comprised of 24 rental units developed under the City's Average Unit-Size Density (AUD) Incentive Program. The residential unit mix would include 7 1-bedroom units, 5 1-bedroom town-home units, 9 studio units, and 3 2-bedroom units with an average size of 644 square feet. A total of 12 parking spaces would be maintained onsite for the commercial office. Additional improvements include 7 bicycle spaces for the office and 24 bicycle spaces for the residential units, a new trash/recycling structure, 1,000 cubic yards cut, 125 cubic yards, site walls, and hardscape and landscape improvements. No changes are proposed to the existing commercial office building. The project was last reviewed by the Historic Landmarks Commission as a One-Time Pre-Application Consultation on June 8, 2022, and conceptually reviewed by the Planning Commission on July 21, 2022, under PRE2022-00028.)

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

Historic Context Study and Phase 1 HSSR*

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

Actual time: 2:12 p.m.

Present: Christine Pierron, Architect, The Cearnal Collective; Trish Allen, Applicant, SEPPS; Katie Klein, Landscape Architect; Jeremy Bassan, Buddha Homes; and Pilar Plummer, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that a condominium project was previously reviewed by the HLC at the subject lot. When the condominium project was reviewed several studies were prepared and presented to the HLC, including a Phase 1 Archeological Resources Investigation, a Historic Context Study, and a Phase 1 and 2 Historic Structures Report which were all accepted by the Commission. The project then changed to an AUD project and was reviewed by the HLC as a Pre-Application Consultation in 2022. Following HLC's review, the AUD project received a conceptual review by the Planning Commission. The applicant has since submitted their formal application for the project with 24 units.

Public comment opened at 2:38 p.m.,

The following individual spoke:

1. Anne Peterson

Written correspondence from Anne Petersen on behalf of the Santa Barbara Trust for Historic Preservation was acknowledged.

Public comment closed at 2:41 p.m.

Straw vote: How many Commissioners can support the north elevation composition apart from the doors and windows on the third floor? 9/0 Passed

Motion: Continue indefinitely with comments:

1. The Commission thanks the applicant for continuing their hard work on the project as the Commission continues to see it going in the right direction.
2. The Applicant shall work with the Santa Barbara Trust for Historic Preservation to create a clear protection and access plan for the archaeological resource of the Presidio outer foundation wall.
3. The Commission requests visuals from multiple points along Santa Barbara Street, the corner where the Presidio Chapel is located, and the corner of Santa Barbara Street and Canon Perdido to justify waiving story poles.
4. The Commission appreciates the design adjustments of the residential building and finds the north elevation is generally acceptable but requires further study.
5. Study the rafter tails. Consider more complex plaster moldings or make the eve condition the same.
6. Study the third-floor doors and windows. Consider a transom, a smaller door, and dropping the windows or a lower head height for both doors and windows.
7. Study the groupings and pattern of the stair windows on the west elevation.
8. Study the fence and gate design at the driveway to make them more neighborhood and community friendly.
9. Expand the elevation drawings on Canon Perdido one more property to the East. Provide an elevation study on Santa Barbara Street to show the one-story buildings including the Rochin Adobe in front of the new residence.
10. In general, the trash enclosure and bicycle storage are acceptable as designed with more detailing to follow. Consider more landscaping and building details as there are some Commissioners that are not fully supportive of the design.
11. Consider more columnar trees in addition to palms.
12. The surface parking directly adjacent to Canon Perdido is not desirable as all surface parking. Study making that area more neighborhood friendly, park-like, and/or with a structure of some sort.

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

*** MEETING ADJOURNED AT 4:11 P.M. ***