



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 10, 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 1:34 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure (until 4:47 p.m.)

Commissioners absent: None

Staff present: Hernandez (until 2:59 p.m.), Reidel, and Johnson

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Cass Ensberg
2. Emma Brinkman
3. Cheri Rae

Written correspondence from Rick Closson was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 27, 2024**, as submitted.

Action: Drury/Butler, 8/0/1. (Doordan abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 10, 2024**, as reviewed by Vice Chair Hausz and Commissioner McClure.

Action: Ooley/Hausz, 8/1/0. (Lenvik opposed.) Motion carried.

Individual comments: Commissioner Lenvik stated that he is opposed because Item D is a losing effort.

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

1. Commissioner Ooley requested a discussion be brought before the Historic Landmarks Commission (HLC) from the Director of Parks and Recreation on the Historic East Anapamu Street Doremus stone pines in early May. The Commission will draft a letter to City Council copying the Parks and Recreation Commission with this as a formal request.
2. Commissioner Doordan announced that he will need to leave the meeting at 5pm.
3. Commissioner McClure announced that he will need to leave the meeting at 4:45pm.

E. Subcommittee Reports:

Commissioner Ensberg reported on the State Street Interim Working Group.

(1:45PM) ARCHAEOLOGY REPORT**1. 2375 FOOTHILL RD**

Assessor's Parcel Number: 023-240-011

Zone: RS-1A

Application Number: PLN2024-00120

Owner: T C S B LTD

Matthew Ward, Representative Member

Applicant: Kaitlin Mamulski, City of Santa Barbara

(Property is not historic or within a historic district. Project consists of the replacement of existing aging and obsolete drinking water booster pump electrical, instrumentation and controls equipment at the Sheffield Pump Station. Specifically, the Project will replace the stations: switchboard, motor control center, soft-starters, automatic transfer switch, program logic control center, conduits, instruments (flow meters, pressure monitors), and applicable appurtenances primarily within an existing structure. The Project will not increase the capacity of the pump station, minor ground disturbance is limited to City of Santa Barbara property. All work is limited to the replacement of interior equipment, with the exception of a temporary power pole.)

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

Actual time: 2:09 p.m.

Present: Kelly Bourque, Senior Project Engineer, City of Santa Barbara; and Ken Victorino, Rincon Consultants, Inc.

Public comment opened at 2:13 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.

(1:55PM) HISTORIC STRUCTURES REPORT

2. 518-524 N MILPAS ST

Assessor's Parcel Number: 031-241-041 & 031-241-040

Zone: C-R, C-G

Application Number: PRE2023-00121

Owner: Nick Gibson, AJ Vido Inc.

Applicant: Ed Devicente, DMHA

(Review of a Phase 1 Historic Structures/Sites Report, prepared by Post/Hazeltine Associates for the property at 518 N Milpas Street.)

Requesting acceptance of a Phase 1 Historic Structures/Sites Report prepared by Post/Hazeltine. The report concluded the building at 518 North Milpas Street is eligible for listing as a City of Santa Barbara Structure of Merit and the contributing portions of the building are a significant historic resource for the purposes of CEQA review.

[Phase 1 Historic Structures/Sites Report*](#)

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

Actual time: 2:16 p.m.

Present: Pamela Post, Post/Hazeltine Associates; and Tim Hazeltine, Post/Hazeltine Associates

Public comment opened at 2:26 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Hausz/Ooley, 8/1/0. (Lenvik opposed.) Motion carried.

Individual comments: Commissioner Lenvik stated that he is opposed because he does not concur with the conclusion of the report that 518 North Milpas Street is eligible to be designated as a Structure of Merit.

(2:10PM) MISCELLANEOUS ACTION ITEM**3. 228 E FIGUEROA ST**

Assessor's Parcel Number: 029-212-007
 Zone: O-R
 Application Number: PRE2024-00038
 Owner: De La Torre/Ramsey Fam Trust
 Susan Ramsey, Trustee
 Applicant: Heidi Jones, Meraki Land Use Consulting

(Contributing historic resource to the El Pueblo Viejo Landmark District constructed in 1923 in the Craftsman style with two vernacular style cottages in the rear of the lot.)

Request for determination if the twin cottages contribute to the historic significance of the site.

Historic Significance Report*

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

Actual time: 2:44 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 2:50 p.m., and as no one wished to speak, it closed.

Written correspondence from Derek Penfield was acknowledged.

Motion: The twin cottages do not contribute to the historic significance of the site.

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

(2:30PM) CONTINUED ITEM: FINAL APPROVAL**4. 630 CHAPALA ST, 17 W ORTEGA ST, AND 25 W ORTEGA ST**

Assessor's Parcel Number: 037-131-001
 Zone: M-C
 Application Number: PLN2021-00189
 Owner: Third Generation SB LLC
 Pat Meaney and Greg van Wyk, Trustees
 Applicant: Mary Meany Reichel

(Located in El Pueblo Viejo Landmark District, Part I. The proposal is for construction of a new three- and four-story mixed-use development. All existing buildings will be demolished. The project includes 10,147 square feet of commercial space and 29,980 square feet of residential space consisting of 39 rental units proposed under the Average Unit-Size Density (AUD) Incentive Program. The existing sandstone wall separating 25 W. Ortega Street and 17 W. Ortega Street would be reconstructed as a privacy wall along the south property line. The proposed density on the 27,492-square-foot merged site is 63 dwelling units per acre. The Planning Commission approved a Community Benefit Height Exception on August 12, 2021, to allow the project to exceed 48 ft. in height (50 ft. 11 in. proposed).)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on September 27, 2023, which is when the project was last reviewed.

[17 West Ortega Street Historic Significance Report*](#)
[9-15 West Ortega Street Historic Significance Report*](#)
[614 Chapala Street Historic Significance Report*](#)

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

Actual time: 2:59 p.m.

Present: Tom Meaney, Owner; Al Winsor, Architect, Winsor Design; and Sam Maphis, Landscape Architect, Earthform Design

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The Commission thanks the Applicant for a beautiful and well-designed project with excellent details that have poetry and whimsy.
2. Include venting details of the dryer and other mechanical equipment showing their location in elevation.
3. Include details of the corner cartouche VW sign.
4. Include awning and mounting details for the fabric awning of the windows.
5. Restudy the screening of the fire double check valve and look at which direction would provide optimal screening.
6. Change the bench style to be more El Pueblo Viejo (EPV) Spanish style.

Action: Hausz/Drury, 8/0/1. (McClure abstained.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:48 TO 3:53 P.M. ***

(3:00PM) CONTINUED ITEM: DISCUSSION ITEM

5. [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: 3:53 p.m.

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

Commission comments:

1. State Street is not broken. It is not derelict and in need of being reinvented. It has good bones, so work with what is already there: the paseo system, informal landscaping, existing materials, and color palettes.
2. The drawings presented at the March 18th State Street Advisory Committee (SSAC) meeting were very helpful and long overdue. They are true tools for thinking. The team did what good architects and planners do; they help people imagine urban space. The Commission believes they saw only the tip of the iceberg in terms of drawings and ideas generated by SSAC.
3. Pedestrians belong on the sidewalk. With the exception of baby strollers and wheelchairs, anything with wheels belongs in the street.
4. Outdoor dining and parklets are not the same things; one can exist without the other.
5. The erection of any large, solid, heavy construction on State Street that cannot be dismantled is subject to design review and approval by the HLC.
6. The roles and responsibilities of the HLC are defined in the City Charter and cannot be dismissed. The HLC has an undeniable and unavoidable role to play going forward.
7. Development is not incompatible with what makes Santa Barbara special, but development poorly managed can do irreparable harm to what makes this City special.
8. Design guidelines and review Boards are not obstacles, but function as community safeguards.
9. State Street is first and foremost a street, a continuous linear urban space. Like any long important urban street, it accommodates variety, it flows, and has a distinctive rhythm. But this variety and rhythm exist within an overall identity. The whole is greater than the sum of the parts and it is the whole that a good master plan must describe.

*** MEETING ADJOURNED AT 4:57 P.M. ***