



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**MARCH 3, 2021**

1:30 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Dennis Doordan  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Justin Manuel  
Robert Ooley

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Kristen Sneddon

**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Architectural Historian  
Ted Hamilton, Assistant Planner  
Heidi Reidel, Planning Technician I

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**CALL TO ORDER**

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

**ATTENDANCE**

Commissioners present: Grumbine, Hausz, Doordan (absent 6:10 – 6:13 p.m.), Drury (until 5:50 p.m.), Edmunds, Lenvik, Mahan, Manuel (absent 1:59 – 2:17 p.m.), and Ooley

Commissioners absent: None

Staff present: Unzueta; Hernandez; Timmy Bolton, Associate Planner; Janet Ahern, City TV Production Specialist; Hamilton; and Reidel

**GENERAL BUSINESS**

A. Public Comment:

The following individuals spoke:

1. Richard Closson
2. Cassandra Ensberg

Written correspondence from George Midwin, Mike Sheldon, and Paulina Conn was acknowledged.

**B. Approval of Minutes:**

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **February 17, 2021**, as submitted.

Action: Ooley/Edmunds, 7/0/2. (Mahan and Manuel abstained.) Motion carried.

**C. Approval of the Consent Calendar:**

Motion: Ratify the Consent Calendar of **March 3, 2021**, as reviewed by Commissioners Mahan and Manuel.

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

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

## 1. Mr. Hamilton announced the following:

- a. The appeal of the Westside Paseos Project is scheduled to appear before City Council on March 23, 2021.
- b. There will be no HLC meeting on March 31, 2021 in observance of Cesar Chavez Day.

2. Commissioner Edmunds requested that the General Western Aero Hangars be added to the City's Potential Historic Resources List. Ms. Hernandez stated that the hangars are already on the list.

3. Vice Chair Hausz requested that the Santa Barbara Museum of Art be added to an upcoming agenda to move forward with historic designation.

4. Commissioner Drury announced that he will leave the meeting at 5:50 p.m.

5. Commissioner Lenvik reported on the Plaza De La Guerra Reconsidered Symposium (1999).

**E. Subcommittee Reports:**

Commissioner Hausz reported on the Plaza De La Guerra Subcommittee.

**(1:50PM) ARCHAEOLOGY REPORT****1. 1514 VERONICA PL**

Assessor's Parcel Number: 049-310-006

Zone: RS-15

Application Number: PLN2020-00443

Owner: Kathy Bazarganan

Applicant: Myles Steimle, California Pools

(Proposal to construct a 405 square foot pool and a 49 square foot spa. Project includes 80 square feet of grading outside the main building footprint. Project site is located on an 8,161 square foot lot in the Hillside Design District with a 5% slope.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich of Leftwich Archaeology.**

Actual time: 1:52 p.m.

Staff comments: Mr. Hamilton stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 1:55 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.

**(2:05PM) REVIEW AFTER FINAL APPROVAL**

2. **1809 MIRA VISTA AVE**  
Assessor's Parcel Number: 019-090-026  
Zone: RS-15  
Application Number: PLN2016-00575  
Owner: John & Daryl Stegall  
Applicant: Jacob Niksto, BHN Architects

(This is a revised project description. The residence constructed by Soule Murphy and Hastings architects may be eligible for inclusion on the City's Potential Historic Resources List. The proposal includes a 170 square foot addition to an existing 408 square foot one-car garage. An interior remodel for a new kitchen and family room that includes a 405 square foot first floor addition, and a 35 square foot second floor addition. Also proposed is the addition of an 805 square foot rear terrace, new dormers, new French doors, and a new pool. Project includes raising the existing driveway footprint and adjacent retaining wall. The proposed total of 5,235 square foot on the 23,997 square foot lot is 110% of the maximum guideline floor-to-lot area ratio (FAR).)

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item.

- A. Review After final is requested for an addition to the existing garage, alterations to the previously approved rear terrace and exterior stairs, a new dormer to replace the previously approved skylight, and new French doors at the east elevation. The previously approved garage, pool, and addition to the kitchen area are no longer proposed.**

Actual time: 1:59 p.m.

Present: Tom Henson, Architect, BHN Architects; Trish Allen, Agent, SEPPS; John & Daryl Stegall, Owners; and Tim Hazeltine, Post/Hazeltine Associates

Public comment opened at 2:20 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final as submitted, with the comment that the Commission expresses their gratitude toward the owner.**  
Action: Drury/Doordan, 8/0/0. (Manuel absent.) Motion carried.

- B. Requesting acceptance of an [Addendum to the Historic Structures/Sites Report](#) prepared by Post/Hazeltine Associates. The report concluded the as-built project's impacts to significant historic resources remains less than significant (Class III) and the house at 1809 Mira Vista Avenue maintains sufficient integrity to maintain its status as a City of Santa Barbara Structure of Merit.**

Actual time: 2:27 p.m.

Present: Tom Henson, Architect, BHN Architects; Trish Allen, Agent, SEPPS; John & Daryl Stegall, Owners; and Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the project meets CEQA guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 2:36 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report as submitted.**

Action: Ooley/Hausz, 8/0/0. (Manuel absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 2:55 TO 3:17 P.M. \***

**(3:30PM) CONTINUED ITEM: CONCEPT REVIEW**

- 3. [222 E CANON PERDIDO ST](#)**  
 Assessor's Parcel Number: 031-012-025  
 Zone: C-G  
 Application Number: PLN2018-00250  
 Owner: Jeremy Bassan C/O 222 East Canon Perdido St LLC  
 Applicant: Trish Allen, SEPPS

(Proposal to convert the existing commercial office building to a commercial condominium, and construct a new two- and three-story residential project comprised of seven condominium units. The residential unit mix consists of six two-bedroom units and one three-bedroom unit. The project includes two puzzle lift systems, one system containing 17 spaces dedicated to commercial parking, an additional system containing eight spaces for both residential and commercial parking, and a total of eight surface parking spaces. Planning Commission review is required for a Tentative Subdivision Map, and for an Open Yard Modification to allow the minimum 15% of the lot area requirement to be less than the minimum dimensions required.)

- A. Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed March 6, 2019.**

Actual time: 3:17 p.m.

Present: Christine Pierron, Architect, The Cearnal Collective; Tim Hazeltine, Post/Hazeltine Associates; Trish Allen, Applicant, SEPPS; Jeremy Bassan, Owner; Philip Suding, Landscape Architect, Suding Design; David Stone, Stone Archaeological Consulting; Robert Dostalek, Associate Planner, City of Santa Barbara

Staff comments: Mr. Hamilton stated that the project was re-noticed for an Open Yard Modification so Commissioner comments should address the aesthetic appropriateness of the modification and its consistency with the Project Compatibility Analysis Criteria.

Public comment opened at 3:45 p.m.

The following individuals spoke:

1. John Doordan
2. Anne Petersen
3. Mary Louise Days
4. Michael Imwalle

Written correspondence from Anne Petersen was acknowledged.

Public comment closed at 3:55 p.m.

**Motion: Continue indefinitely with comments:**

1. The Commission is generally complimentary of the design of the structures themselves.
2. Further study the treatment of other buffer setbacks for historic resources and consult the Barbareño Chumash with regards to the treatment and relationship of the presidio defense wall foundation on the southwest corner.
3. Provide the dimension of the red line buffer setback from the presidio defense wall foundation from the National Registry.
4. The Commission is concerned that the historic resource is not being adequately treated and feels that the site plan may need to be reworked.
5. The Commission is open to modifications or working with City on the southeast corner parcel easement for the Open Yard Requirement.
6. Explore a potential deed restriction and conservation treatment of the defense wall foundation.
7. The Commission encourages collaboration with Santa Barbara Trust for Historic Preservation regarding the historic resource.
8. Some Commissioners would like a restudy of the parking lot on Canon Perdido Street to increase landscaping, reorganize the trash enclosure, or other means of reducing/ breaking up the hardscape.
9. Restudy the site configuration.
10. Obscure the mechanical lifts with doors on Garage 103.
11. Some Commissioners would like additional 3-D and aerial views.

Action: Mahan/Ooley, 6/0/1. (Manuel abstained. Drury and Doordan absent.) Motion carried.

**B. Requesting acceptance of the [Phase 2 Historic Resources Report](#) prepared by Post/Hazeltine Associates. The report concluded that the project would result in a less than significant impact (Class III) to significant historic resources, including El Presidio de Santa Barbara State Historical Park, provided the historic preservation measures outlined in the report, are implemented.**

Actual time: 4:41 p.m.

Present: Christine Pierron, Architect, The Cearnal Collective; Tim Hazeltine, Post/Hazeltine Associates; Trish Allen, Applicant, SEPPS; Jeremy Bassan, Owner; Philip Suding, Landscape Architect, Suding Design; David Stone, Stone Archaeological Consulting; Robert Dostalek, Associate Planner, City of Santa Barbara

Public comment opened at 4:48 p.m.

The following individuals spoke:

1. Anne Petersen
2. Michael Imwalle
3. Mary Louise Days

Written correspondence from Anne Petersen and Michael Imwalle was acknowledged.

Public comment closed at 4:54 p.m.

**Motion: Continue indefinitely with comments:**

1. Provide more information on the presidio defense wall foundation.
2. Remove the references to and drawings of the bastion, unless they reference the actual story of the bastion.

Action: Ooley/Mahan, 6/1/1. (Doordan opposed. Manuel abstained. Drury absent.) Motion carried.

Individual Comments: Doordan opposed because he agrees with the public comment letters sent by Anne Petersen and Michael Imwalle.

**\* MEETING ADJOURNED AT 6:16 P.M. \***