



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**JUNE 23, 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  
Mary Ternovskaya, Commission Secretary

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**CALL TO ORDER**

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

**ATTENDANCE**

Commissioners present: Grumbine, Hausz, Doordan, Drury (absent 1:58 – 2:13 p.m.), Edmunds, Lenvik, Ooley, and Manuel (absent 1:55 – 2:00 p.m., 2:13 – 3:53 p.m.)

Commissioners absent: Mahan

Staff present: Unzueta; Hernandez; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hamilton; and Ternovskaya

**GENERAL BUSINESS**

A. Public Comment:

The following individual(s) spoke:

1. Lanny Ebenstein
2. Luke Swetland

Written correspondence from Francesca Galt, Cheryl Niccoli, June Chanson, Paul Bielaczyc, Ken Bisser, Shelley Bookspan, Lisa Ann Kelly, Chad Kelly, George Kelly, Geoffrey Kelly, Tristan Kelly, Luke Swetland, Rosanne Crawford, Paulina Conn, Lanny Ebenstein, and Helen Couclelis was acknowledged.

**B. Approval of Minutes:**

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 9, 2021**, as amended.

Action: Ooley/Hausz, 7/0/1. (Manuel abstained. Mahan absent.) Motion carried.

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

Motion: Ratify the Consent Calendar of **June 23**, as reviewed by Commissioners Hausz (Items A-C) and Manuel (Items A-C)

Action: Lenvik/Hausz, 8/0/0. (Mahan absent.) Motion carried.

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

1. Commissioner Drury announced he will be leaving the meeting early.

2. Chair Grumbine announced that the last lecture of the Santa Barbara Trust for Historic Preservation Symposium will be held on June 24, 2021 at 6:00 p.m.

**E. Subcommittee Reports:**

Commissioner Manuel reported on the Highway 101 Subcommittee.

**(1:50PM) ARCHAEOLOGY REPORT****1. 121 E MASON ST**

Assessor's Parcel Number: 033-084-005

Zone: OC/SD-3

Application Number: PLN2020-00139

Owner: Somo SB, LLC

Applicant: SEPPS, Inc & Cearnal Collective, LLP

(Revised proposal for a four story mixed-use development in the coastal zone. Project entails demolition of existing structures, except for the 523-square-foot silo, and construction of an approximately 199,519-square-foot mixed use development on a 2.1-acre site in the Funk Zone. A total of 155 residential units are proposed (142 rental units and 13 condominiums), of which 29 would be affordable, with a proposed density of approximately 74 units per acre. The project is proposed under state density bonus law and includes concessions and development standard waivers. Proposed nonresidential floor area totals 18,104 square feet. A total of 228 parking spaces are proposed (116 residential and 112 commercial) using a combination of standard spaces, mechanical lifts, and valet service.)

**Requesting acceptance of the Phase 1 Archeological Resources Report prepared by David Stone of Stone Archeological Consulting.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the applicant.

Actual time: 1:55 p.m.

Present: Heidi Jones, Applicant, SEPPS

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 1:58 p.m., and as no one wished to speak, it closed.

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

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

### **(1:55PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION HEARING**

#### **2. 224 CANON DRIVE**

Assessor's Parcel Number: 053-071-001

Zone: RS-10/SRP/USS

Reference Number: PLN2021-00039

Owner: Michelle A. O'Malley and Matthew E. Helgeson

(Review of [Historic Significance Report](#) and Public Hearing to consider Structure of Merit [designation](#) of the [American Colonial Revival style](#) building house constructed in 1928. All related reports can be viewed online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).)

Actual time: 2:02 p.m.

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

Public comment opened at 2:07 p.m.,

The following individual(s) spoke:

1. Michelle A. O'Malley, Owner

Public comment closed at 2:09 p.m.

**Motion: Adopt Resolution 2021-31 to designate as a Structure of Merit the American Colonial Revival style building constructed in 1928.**

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

**(2:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****3. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046  
 Zone: C-G (C-2)  
 Application Number: PLN2019-00658  
 Owner: City of Santa Barbara  
 Applicant: Alelia Parenteau, Energy and Climate Manager  
 Architect: Ed DeVicente, DMHA Architecture

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure will have a maximum height of 46'-0", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

**Project Design Approval and Final Approval requested. Project requires consistency with the Project Compatibility Analysis, and the following guidelines: El Pueblo Viejo Landmark District Design Guidelines, Solar Energy System Design Guidelines. Tree removal findings are required. Project last reviewed on October 28, 2020.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 2:13 p.m.

Present: Alelia Parenteau, Energy And Climate Program Manager, City of Santa Barbara; Ed deVicente, Architect, DMHA Architecture; Courtney Miller, Landscape Architect, CJM::LA; and Henry Lenny, Henry Lenny Design Studio

Public comment opened at 2:42 p.m., and as no one wished to speak, it closed.

**Motion: Continue four weeks with comments:**

1. The Commission appreciates the reduction in height of the project.
2. The project as proposed, with the floating plaster cornices, is incongruous with El Pueblo Viejo Design Guidelines. There should be a Spanish Colonial or Mediterranean style precedent for this type of a structure.
3. The Commission generally recommends turning the structure into a trellis, similar in type to the metal trellis of Cottage Hospital. The Commission understands there are budget limitations, but the structure shall look like a rectangular beam section and look like a traditional trellis as much as possible, despite being metal and painted. The ends of all structural beams, both main beams and trellis beams, shall be capped so that the steel shape is not apparent.
4. The views from Anapamu Street are most important. The views from the paseos and Granada Plaza are important, but not as important as Anapamu Street views and should be continued to be looked at.

5. The Commission would be fine with the portion of the project towards Anapamu Street being dropped down completely out of sight by putting the solar modules on the ground and losing some of the parking on that side, if the budget allows. The visual impact from Anapamu Street would be minimized.
6. Light fixtures shall be shielded so that they are not visible from the right-of-way.
7. The proportions of spans shall be traditional and need to be broken up with columns in a traditional way even if it means adding aesthetic columns as opposed to structural columns on the visual side, starting with Anapamu Street.

Action: Hausz/Ooley, 7/0/0. (Mahan and Manuel absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:54 TO 4:09 P.M. \***

**(3:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**4. 700 STATE ST**

Assessor's Parcel Number: 037-092-016  
 Zone: C-G (C-2)  
 Application Number: PLN2021-00190  
 Owner: Bruce and Evan Meyer, Ortega Pacific LLC  
 Applicant: Jeff Shelton

(Proposal for a tenant improvement of the existing 2,150 square foot restaurant space within the existing 5,865 square foot building to accommodate a new restaurant. The project includes alterations to the south and west elevations, new entry archways, and new windows along the south elevation. The roof over the existing covered patio will be removed to accommodate the installation of a palm tree. ADA ramp improvements are underway under a separate permit.)

**Project Design Approval and Final Approval requested. Project requires consistency with the Project Compatibility Analysis Criteria and the El Pueblo Viejo Landmark District Design Guidelines. Project was last reviewed May 12, 2021.**

Actual time: 4:09 p.m.

Present: Jeff Shelton, Applicant, Jeff Shelton Architect

Public comment opened at 4:30 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continued two weeks to Consent with comments:**

1. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
  - 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.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
  - 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.
  - f. The project includes an appropriate amount of open space and landscaping.
2. Provide an irrigation plan and landscape details.

Action: Hausz/Ooley, 7/1/0. (Ooley opposed. Mahan absent.) Motion carried.

Individual Comments: Commissioner Ooley stated that he is opposed because the project does not fit within El Pueblo Viejo Landmark District Design Guidelines. He would suggest the El Pueblo Viejo Landmark District Design Guidelines are amended to fit with the new Historic Resources Ordinance. He appreciates the Applicant's rationale for how he arrived at the details, but they are not covered in the El Pueblo Viejo Landmark District Design Guidelines.

The ten-day appeal period was announced.

#### **(4:00PM) REVIEW AFTER FINAL APPROVAL**

5. **2948 SERENA RD**
- |                           |                       |
|---------------------------|-----------------------|
| Assessor's Parcel Number: | 051-202-022           |
| Zone:                     | RS-7.5/USS (E-3/SD-2) |
| Application Number:       | PLN2017-00399         |
| Owner:                    | Francis C. Thompson   |
| Applicant:                | Lawrence Thompson     |

(This is a revised project description. The Spanish Colonial Revival style residence, constructed in 1925 is a designated Structure of Merit. Proposal for additions and alterations to the existing one-story 1,017 square foot single-unit residence with a 169 square foot detached accessory building and one-car garage. The project includes 795 net square feet of additions to the rear of the residence. The existing garage is to remain. The project will address violation listed in ZIR No. 18473 by removing the rear deck and cover, for a new replacement deck. The proposed total of 2,194 square feet of development is 71% of the maximum required floor-to-lot area ratio. The City's Architectural Historian prepared a [memo](#) evaluating the proposed alterations. All memos and staff reports can be viewed online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).)

**Review After Final is requested for revisions to the approved design including a pitched roof instead of a flat roof at the rear addition, and a reduction of the floor area of the proposed additions. Project requires substantial conformance to the plans that received Final Approval on March 4, 2020, which is when the project was last reviewed.**

Actual time: 4:46 p.m.

Present: Lawrence Thompson, Applicant, Lawrence Thompson Architects, Inc.

Staff comments: Ms. Hernandez stated that she did a quick evaluation and the project does meet the Secretary of Interior Standards.

Public comment opened at 4:56 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support giving comments on this project today? 3/5 Failed

**Motion:** Continue two weeks with the comment to provide a revised Project Design Approval with a comparison between the old proposal and new proposal.

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

**\* MEETING ADJOURNED AT 5:27 P.M. \***