



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

#### JULY 7, 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

---

### 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 (until 5:50 p.m.), Edmunds (until 5:00 p.m.), Lenvik, Mahan, and Ooley

Commissioners absent: Manuel

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

### GENERAL BUSINESS

#### A. Public Comment:

Written correspondence from Richard Closson was acknowledged.

#### B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 23, 2021**, as amended.

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

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

Motion: Ratify the Consent Calendar of **July 7**, as reviewed by Commissioners Mahan and Edmunds.

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

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

and appeals:

1. Commissioner Edmunds announced she will be leaving the meeting early.
2. Commissioner Drury announced that he will be leaving the meeting early.
3. Chair Grumbine announced the following:
  - a. A discussion item regarding State Street should be agendized in the near future.
  - b. The last lecture from the Santa Barbara Trust for Historic Preservation Symposium was held on June 24, 2021, and is available on their website.
4. Mr. Hamilton announced that Nicole Hernandez, Architectural Historian will be absent from today's meeting.
5. Commissioner Lenvik requested information from Staff regarding an electrical transformer placed on a paseo on the corner of Figueroa Street. Staff clarified that there is an application in progress.

E. Subcommittee Reports:

Commissioner Hausz reported on the Plaza De La Guerra Advisory Committee.

**(1:50PM) ARCHAEOLOGY REPORT**

1. **3030 SEA CLIFF**  
Assessor's Parcel Number: 047-091-035  
Zone: A-1/S-D-3  
Application Number: PLN2020-00562  
Owner: Roxanne Austin  
Applicant: Brian Cearnal

(Proposal to demolish the existing one-story single family residence and construct a new 5,249 square foot, 2-story single family residence within the existing development and structural envelope. Project requires planning commission review of proposed amendments to planning commission resolution 011-97, to allow a two-story residence to be constructed. The parcel is located within both the appealable and non-appealable jurisdiction of the city's coastal zone; however, all work is proposed within the non-appealable jurisdiction. The 80,167 square foot lot is located in the hillside design district, with an average slope of 67%. The proposed total of 5,249 square feet of development is 97% of the guideline maximum floor to lot area ratio (FAR).)

**Requesting acceptance of a Phase 1 Archeological Resources Report, prepared by Dudek.**

Actual time: 1:51 p.m.

Present: Ted Hamilton, Assistant Planner, City of Santa Barbara

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 1:53 p.m., and as no one wished to speak, it closed.

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

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

**(1:55PM) NEW ITEM: CONCEPT REVIEW**

2. **630 CHAPALA ST**  
 Assessor's Parcel Number: 037-131-001  
 Zone: M-C  
 Application Number: PLN2021-00189  
 Owner: Julie Sanregret & Patrick Meaney  
 Applicant: Tom Meaney

(Proposal for a mixed-use project on a site previously used as an auto dealership. The project includes demolition of the existing structures with the exception of one building to be repurposed, and construction of a new attached three- and four-story mixed-use complex. The complex would include 5,119 square feet of commercial space and 32,429 square feet of residential space consisting of 39 Average Unit-Size Density (AUD) Incentive Program rental units. The proposed density on the 27,492 square foot site is 76 dwelling units per acre with a Floor Area Ratio of 1.57. A voluntary lot merger between 037-131-001 and 037-131-002 is proposed as well as an ingress/egress easement with 037-131-022. In order to effectuate the proposed easement, the demolition of a 1,102 square foot storage building on parcel 037-131-022 is also requested. The existing sandstone wall separating parcels 037-131-002 and 037-131-022 would be reconstructed as a privacy wall along the south property line. The City's Architectural Historian prepared a [memo](#) evaluating the proposed alterations to the sandstone wall and it is available to view online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). The project requires a Community Benefit Height Exception by the Planning Commission to allow the project to exceed 45 ft. in height (52 ft. 11 in. proposed) and an Open Yard Modification to allow open yard area that does not conform to ordinance standards.)

**Concept Review. No final appealable action will be taken at this hearing. Project requires consistency with the Project Compatibility Analysis Criteria. All memos and staff reports can be viewed online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).)**

Actual time: 1:56 p.m.

Present: Tom Meaney, Applicant, Tom Meaney Architect; Sam Maphis, Landscape Architect, Sam Maphis Landscape Architecture; and Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments: Mr. Hamilton stated that the Commission will only be giving the project comments today. The next step is for the project to continue to the Planning Commission.

Public comment opened at 2:18 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks to Full Commission with comments:**

1. In general, the architecture is beautiful, well designed, and supportable.

2. The Commission appreciates the building references and regularities, especially the Lobero Theater building reference.
3. In terms of massing, several Commissioners would like to see a reduction in the upper level apartment ceilings, especially at the fourth floor. The Commission understands that the important dimensions are to the eaves, which are the most visually apparent, but the Commission would like to see the ceilings heights reduced.
4. Restudy the parapet wall for the stair tower and elevator tower, making the wall stick out less.
5. The Commission suggests restudying the bridge structures to potentially open up the parapet level, so that there is less bridge structure section.
6. The reference to La Arcada Plaza is appreciated. The paseos and division of the building into four buildings is appreciated, and the project has a Santa Barbara/La Arcada Plaza feel to it.
7. On the Chapala Street elevation, study the south side of the Chapala Street corner of the building. It is too massive and the applicant shall restudy the openings and their arrangements. There are curtains, but provide awnings or other fabric arrangements to help brighten up the color on this elevation. The size of the openings should be restudied, provide less openings and more wall on the fourth story portion.
8. The details noticed and appreciated are the V.W. cartouche, the curtains as designed as well as the other variances mentioned, the balconies, and the Monterey balcony on Ortega Street elevation.
9. The chimney is too tall on Ortega Street side.
10. The windows shall be recessed as deep as possible, provide an 8-inch depth at minimum if possible.
11. In general, the relocation or reconstruction the stone wall is supportable. The reuse of the remaining portion of the wall, either as a base for the building or using it for the arch is supportable. Applicant shall keep tuckpointing on one side when it is reconstructed.
12. The corrugated metal, and the use or treatment of the live-work units off the parking lot, was generally supportable. The reuse of the existing corrugated metal is supportable because it is existing on site.
13. Knowing it may or may not be required for the landscape in the commercial area, the Commission highly encourages landscape to be part of the project at the live-work side of the openings. There is potential to provide landscaping at the live-work units' courtyards. In general, landscape plan is well thought-out and works nicely with the paseos and City location. The Commission encourages providing landscaping along the driveway/parking area leading to the live-work units.
14. The Commission understands the benefit of housing, and this is why the additional height would be acceptable. This area is on Chapala Street and is well served for higher density housing. The Commission still needs to see how project fits in terms of compatibility with the neighborhood and in terms of in mass, bulk, and scale.
15. In general, provide a three-dimensional model for the surrounding block with all directions shown for more context.
16. Apartment 103's location on the ground floor of Chapala Street is not ideal, provide a solution such as making that portion a commercial space.
17. The shapes and forms of the proposed outdoor open spaces are very Santa Barbara El Pueblo Viejo style.

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

**Amended**

**Motion: Continue *indefinitely* to the Full Commission with comments:**

1. In general, the architecture is beautiful, well designed, and supportable.
2. The Commission appreciates the building references and regularities, especially the Lobero Theater building reference.
3. In terms of massing, several Commissioners would like to see a reduction in the upper level apartment ceilings, especially at the fourth floor. The Commission understands that the important dimensions are to the eaves, which are the most visually apparent, but the Commission would like to see the ceilings heights reduced.
4. Restudy the parapet wall for the stair tower and elevator tower, making the wall stick out less.
5. The Commission suggests restudying the bridge structures to potentially open up the parapet level, so that there is less bridge structure section.
6. The reference to La Arcada Plaza is appreciated. The paseos and division of the building into four buildings is appreciated, and the project has a Santa Barbara/La Arcada Plaza feel to it.
7. On the Chapala Street elevation, study the south side of the Chapala Street corner of the building. It is too massive and the applicant shall restudy the openings and their arrangements. There are curtains, but provide awnings or other fabric arrangements to help brighten up the color on this elevation. The size of the openings should be restudied, provide less openings and more wall on the fourth story portion.
8. The details noticed and appreciated are the V.W. cartouche, the curtains as designed as well as the other variances mentioned, the balconies, and the Monterey balcony on Ortega Street elevation.
9. The chimney is too tall on Ortega Street side.
10. The windows shall be recessed as deep as possible, provide an 8-inch depth at minimum if possible.
11. In general, the relocation or reconstruction the stone wall is supportable. The reuse of the remaining portion of the wall, either as a base for the building or using it for the arch is supportable. Applicant shall keep tuckpointing on one side when it is reconstructed.
12. The corrugated metal, and the use or treatment of the live-work units off the parking lot, was generally supportable. The reuse of the existing corrugated metal is supportable because it is existing on site.
13. Knowing it may or may not be required for the landscape in the commercial area, the Commission highly encourages landscape to be part of the project at the live-work side of the openings. There is potential to provide landscaping at the live-work units' courtyards. In general, landscape plan is well thought-out and works nicely with the paseos and City location. The Commission encourages providing landscaping along the driveway/parking area leading to the live-work units.
14. The Commission understands the benefit of housing, and this is why the additional height would be acceptable. This area is on Chapala Street and is well served for higher density housing. The Commission still needs to see how project fits in terms of compatibility with the neighborhood and in terms of in mass, bulk, and scale.
15. In general, provide a three-dimensional model for the surrounding block with all directions shown for more context.
16. Apartment 103's location on the ground floor of Chapala Street is not ideal, provide a solution such as making that portion a commercial space.
17. The shapes and forms of the proposed outdoor open spaces are very Santa Barbara El Pueblo Viejo style.

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

**(2:55PM) NEW ITEM: CONCEPT REVIEW**

**3. [523 BRINKERHOFF AVE](#)**

Assessor's Parcel Number: 037-162-003  
Zone: C-G  
Application Number: PLN2019-00098  
Owner: Timothy and Gloria Ann Buynak  
Applicant: Sarah Bronstad

(The Queen Anne-style house constructed in 1888 by Alexander Selover is a designated Structure of Merit. The proposal includes abatement of all violations listed in ENF2014-00199, including reverting the existing structure to a single family residence by removing two "as-built" units. The project includes legalization of two "as-built" decks. One deck, at the front of the residence, requires a Modification to encroach into the interior setback, but is proposed to be reduced in size. The second deck, at the rear of the residence, requires a Modification to encroach into the rear setback and a Minor Zoning Exception to encroach into the interior setback. Portions of the second deck at the rear of the lot will be removed from the interior setback. The deck at the rear of the lot extends into the neighboring parcel (520 De La Vina Street) and requires a Lot Tie Agreement to remain. Other site improvements, such as door and guardrail changes are proposed.)

**A. Concept Review. No final appealable action will be taken at this hearing.**

**B. Requesting acceptance of the [Draft Phase 2 Historic Structures/Sites](#) Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed project would have a Less than Significant (Class III) impact to significant historic resources at 523 Brinkerhoff Avenue and the surrounding Brinkerhoff Avenue Landmark District.**

Actual time: 3:45 p.m.

Present: Sarah Bronstad, Applicant, Vanguard Planning; Pamela Post, Architectural Historian, Post/Hazeltine Associates; Stephanie Swanson, Associate Planner, City of Santa Barbara

Staff Comments: Mr. Hamilton stated that Ms. Hernandez 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 4:03 p.m.,

The following individual(s) spoke:

1. Tim Buynak

Public comment closed at 4:05 p.m.

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

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

**Motion: Continue indefinitely to the Staff Hearing Officer with comments:**

1. In general, the proposed project is acceptable.

2. Study whether the guardrail is necessary, show distances, and address other code issues as the project progresses. Lessen or remove the guardrail around the avocado tree.
3. The deck does not harm the historic resources, can be removed in the future, and is aesthetically acceptable because it provides simplification.

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

### **(3:45PM) NEW ITEM: CONCEPT REVIEW**

#### **4. 520 DE LA VINA ST**

Assessor's Parcel Number: 037-162-012  
 Zone: C-G  
 Application Number: PLN2019-00099  
 Owner: Timothy and Gloria Ann Buynak  
 Applicant: Sarah Bronstad

(Conversion of an existing garage to a storage building and legalization of an uncovered parking space in the existing driveway. A waiver from the Historic Landmarks Commission to allow the uncovered parking is required. A lot tie agreement would allow the permitting of an "as-built" deck at the rear of the structure that spans across the property line to the adjoining property (523 Brinkerhoff Avenue). Site improvements such as demolition of an "as-built" trash enclosure, new doors and removal of an "as-built" sink in the proposed storage building, and a new operable gate across the driveway are proposed. All violations listed in ENF2014-00836 would be abated.)

**A. Concept Review. No final appealable action will be taken at this hearing.**

**B. Requesting acceptance of the Draft Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed project would have a Less than Significant (Class III) impact to significant historic resources at 520 De La Vina and the surrounding Brinkerhoff Avenue Landmark District.**

Actual time: 4:39 p.m.

Present: Sarah Bronstad, Applicant, Vanguard Planning; Pamela Post, Architectural Historian, Post/Hazeltine Associates; Tim Hazeltine, Architectural Historian, Post/Hazeltine Associates; and Stephanie Swanson, Associate Planner, City of Santa Barbara

Public comment opened at 4:51 p.m., and as no one wished to speak, it closed.

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

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

**Motion: Continue indefinitely to the Staff Hearing Officer with comments:**

1. The project is acceptable as proposed.
2. The project description should be corrected and clarified to remove the request for an uncovered parking space and eliminate the driveway gate.

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

**\* THE COMMISSION RECESSED FROM 5:01 TO 5:12 P.M. \***

**(4:35PM) PRE-APPLICATION REVIEW****5. 36 W CARRILLO ST**

Assessor's Parcel Number: 039-281-029  
 Zone: C-G  
 Application Number: PRE2021-00173  
 Owner: Carrillo Pacific, LLC  
 Applicant: Lauren Peletta

(Pre-Application Design Review Consultation to obtain preliminary feedback on a proposed electric vehicle charging station. The proposed project consists of 20 fast-charging electric vehicle chargers and an amenity area for customers, a new wood trellis, and new landscaping.)

**Comments only. No final appealable action will be taken at this hearing.**

Actual time: 5:12 p.m.

Present: Lauren Peletta, Applicant, Electrify America, Inc.; and Mark Brungo, Architect, Gensler

Public comment opened at 5:26 p.m., and as no one wished to speak, it closed.

**Commission comments:**

1. In general, all Commissioners are positive about the project and about bringing electric stations to Santa Barbara.
2. In terms of design, the materials need to be natural stucco, heavy timber, clay tile, stone, etc. and part of the El Pueblo Viejo Guidelines. Some examples of trellises are the Cabrillo Center, El Encanto, and Cottage Hospital for a steel trellis. The diagonal columns and ladder designs at the ends of the trellis are not appropriate, the use of girders and beams at the top are typical and proper.
3. In general, at least a number of Commissioners cannot find the glowing green light from the charging station acceptable. Study ways of screening the light or providing other solutions.
4. There are concerns regarding the café seating area's size, current design, and lack of activated space.
5. The asphalt, in general, is not desirable. The Commission prefers permeable pavers or other hardscapes for driveways.
6. Minimal visible lighting is encouraged, and consider hiding it in the trellis. The general lighting on site and the station lighting will need to be traditional if visible, or hidden if it is not traditional.
7. The Commission recommends looking at the Ralph's design with pergolas and landscape areas.
8. The utility storage area should be simpler, provide a garden wall look capped with roof tile, clay tile, or a typical Santa Barbara El Pueblo Viejo style wall capping.
9. In general, it is important to have a landscape architect familiar with the El Pueblo Viejo Guidelines.
10. Consider installing solar panels at this location, and if there is a way to integrate them in a way that is not visually problematic.



11. The Commission understands the safety concerns and challenges regarding the seating areas.

**(5:15PM) PROJECT DESIGN APPROVAL**

6.

**2948 SERENA RD**

Assessor's Parcel Number: 051-202-022  
Zone: RS-7.5/USS  
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.)

**Project received Project Design Approval (PDA) on March 4, 2020; however, a new PDA is requested due to significant revisions to the approved project. Project requires Neighborhood Preservation Ordinance Findings and Structure of Merit Findings. Project was continued two weeks at the June 23, 2021 HLC Full Commission meeting.**

Actual time: 6:19 p.m.

Present: Carrie Topliffe, Owner

Staff Comments: Mr. Hamilton noted that this project is requesting a revised project design approval due to significant changes to the scope of work, and that the applicable findings will need to be made if project design approval is granted.

Public comment opened at 6:35 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval for return to Consent with comments:**

1. The Commission thanks the Architect and Owners for reorganizing the presentation.
2. In general, the architect has resolved much of the design and any issues, and the Commission finds the design acceptable.
3. There are several areas that need further study, such as the parapet hatch access "view deck" from southeast elevation is too large and awkward. Provide a different solution to the deck.
4. Study the supports of the bay window off the kitchen on the southeast elevation. The corbel supports are too small and need additional sizing and study. The master bedroom balcony needs supports for the cantilevered joist, provide a support solution.
5. The gables on either end of new two story addition should match the gable at the front of house in depth off the wall and the eave.
6. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:

- a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
  - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
  - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
  - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
  - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
7. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.

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

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 7:00 P.M. \***