



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**AUGUST 18, 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 (at 2:15 p.m.), Doordan, Drury (until 5:50 p.m.), Edmunds (until 5:30 p.m.), Lenvik, Mahan, Manuel (absent 2:37 – 4:35 p.m.), and Ooley

Commissioners absent:

Staff present: Unzueta; Hernandez; Timmy Bolton, Project Planner; Hamilton; and Ternovskaya

**GENERAL BUSINESS**

A. Public Comment:

The following individual(s) spoke:

1. Lanny Ebenstein
2. Mary Louise Days

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 4, 2021**, as amended.

Action: Ooley/Drury, 6/0/2. (Edmunds and Manuel abstained. Hausz absent.) Motion carried.

NOTE: Agenda schedule is subject to change as cancellations occur.

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 18, 2021**, as reviewed by Commissioners Mahan, Edmunds (Items A and B), and Manuel (Items C and D).

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

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

## 1. Mr. Hamilton announced the following:

a. Vice Chair Hausz will be arriving late to the meeting.

b. A site visit for 481 W. Mountain Dr. will be held on August 25, 2021 at 10:00 a.m. No public testimony will be taken, but the public is invited to attend.

2. Commissioner Edmunds announced that there is a pier and cap wall on Alameda Padre Serra that appears to be damaged. Ms. Hernandez stated she will inform Public Works regarding the issue.

3. Commissioner Drury announced that he will be leaving the meeting early.

4. Chair Grumbine requested information from Staff regarding the Brown Act and rules regarding Commissioner discussion of non-agendized items. Mr. Hamilton stated that a discussion item can be agendized with Tava Ostrenger, Assistant City Attorney available to answer any questions.

## E. Subcommittee Reports:

Commissioner Mahan reported on the Granada Garage Solar Panel Subcommittee.

**(1:50PM) DISCUSSION ITEM**1. **SANTA BARBARA DESIGN STANDARDS WORK GROUP**

Reference Number: PLN2021-00038

Staff: Rosie Dyste, Project Planner

(The Commission is requested to appoint one representative to serve on the Santa Barbara Design Standards Work Group.)

Actual time: 2:05 p.m.

Present: Rosie Dyste, Project Planner, City of Santa Barbara

Staff comments: Ms. Dyste stated that in March 2021, the City was awarded a Local Early Action Planning Grant to create objective design standards for multi-unit housing projects. The project includes the formation of a stakeholder Work Group. Staff is requesting appointment of two HLC members.

Public comment opened at 2:08 p.m., and as no one wished to speak, it closed.

**Discussion held. Commissioner Ooley and Commissioner Doordan were appointed to the Santa Barbara Design Standards Work Group.**

**(2:00PM) MISCELLANEOUS ACTION ITEM**

**2. MILLS ACT CONTRACT APPLICATIONS**

Reference Number: PLN2021-00039

Staff: Nicole Hernandez, Architectural Historian

(Review of proposed Mills Act Program Ten-Year Rehabilitation Plans that meet the criteria outlined in Municipal Code 30.157.145. Make a recommendation to the Community Development Director to approve the Mills Act contracts for the following properties.)

1. **924 Anacapa Street:**

APN 029-291-018. Designated Landmark. Designed by Julia Morgan in 1926 in the Spanish Colonial Revival with Beaux Arts Detailing.

2. **224 Canon Drive:**

APN 053-162-001. Designated Structure of Merit. Designed 1928 in the American Colonial Revival style.

3. **246 Canon Drive:**

APN 053-071-001. Designated Structure of Merit. Designed by Leonard A. Cooke, AIA, in 1930 in the Spanish Colonial Revival style.

4. **130 Canyon Acres:**

APN 055-153-012. Designated Structure of Merit. Designed by Russel Ray, AIA in 1915 in the Mediterranean style.

5. **1165 East Cota Street** *(formerly 1202 Diana Road):*

APN 031-190-051. Designated Structure of Merit. Designed in 1921 with adobe construction.

6. **1101 Garcia Road:**

APN 029-282-010. Designated a Structure of Merit. Designed 1932 in the Spanish Colonial Revival style.

7. **1618 Gillespie Street:**

APN 043-211-016. Designated a Structure of Merit. Designed in 1904 in a vernacular transitional style.

8. **1731 Santa Barbara Street:**

APN 027-111-016. Designated a Structure of Merit. Designed in 1907 in the American Colonial Revival style.

9. **524 State Street:**

APN 037-173-039. Designated a Structure of Merit. Designed in 1925 by Soule, Murphy and Hastings in the Mediterranean style.

Actual time: 2:14 p.m.

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

Staff comments: Ms. Hernandez provided an overview of the Mills Act Historic Preservation Incentive Program and presented the 2021 applications.

Public comment opened at 2:30 p.m., and as no one wished to speak, it closed.

**Motion:** Recommend that the Community Development Director approve the proposed Mills Act contracts for the above properties located at 924 Anacapa Street, 224 Canon Drive, 246 Canon Drive, 130 Canyon Acres, 1165 E Cota Street, 1101 Garcia Road, 1618 Gillespie Street, 1731 Santa Barbara Street, and 524 State Street.

Action: Mahan/Ooley, 8/0/1. (Grumbine abstained.) Motion carried.

**(2:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**3. 9 W FIGUEROA ST**

Assessor's Parcel Number:	039-281-041
Zone:	C-G
Application Number:	PLN2018-00248
Owner:	City of Santa Barbara
Applicant:	Chelsey Swanson, Public Works

(This is a revised project description. Proposal to close off the existing Lot 3 pedestrian paseo by installing decorative walls with operable gates at the north and south points of entry. The existing columns within the current paseo are proposed to be removed. An above ground transformer was recently installed by Southern California Edison (SCE) as part of the Downtown Reliability Project and the project includes the review of the screening for the transformer. The project will address ongoing safety, security, and nuisance issues in the paseo that continue to disrupt adjacent businesses.)

**Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed June 13, 2018.**

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

Actual time: 2:36 p.m.

Present: Chelsey Swanson, Public Works, City of Santa Barbara; Adam Hendel, Principal Engineer, City of Santa Barbara; Dan Rowell, Environmental Services Specialist II, City of Santa Barbara; Bob Cunningham, Landscape Architect, Arcadia Studios; and Trey Pinner, Chair, Downtown Parking Committee

Public comment opened at 2:52 p.m.

The following individual(s) spoke:

1. Richard Closson
2. Fred Sweeney

Written correspondence from Lisa Bregante, Richard Closson, and Christine Neuhauser was acknowledged.

Public comment closed at 2:58 p.m., and re-opened at 4:00 p.m.

The following individual(s) spoke:

1. Peter Sullivan

Public comment closed at 4:04 p.m.

Straw vote: How many Commissioners support removing the temporary fencing? 8/0 Passed.

Straw vote: How many Commissioners support removing the temporary fencing and have it come back to the Commission as a part of an application? 8/0 Passed.

**Motion: Continued indefinitely with comments:**

1. The temporary fencing shall be removed immediately. If temporary fencing is proposed, it shall return to the Commission for approval.
2. Applicant shall return with a comprehensive solution to the paseo which could be either restoring the paseo to its previous attractive state, or to pursue the suggestions of the previous motion from 2018 that involved a paseo on the side adjacent to the parking lot. Any proposal shall be comprehensive and accomplish all work at same time. The proposal for a replacement paseo on the parking lot side shall be more than a walkway, and shall be a traditional paseo which requires sufficient width, landscaping, and structure on both sides.
3. Provide historic drawings of the original paseo.

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

**\* THE COMMISSION RECESSED FROM 4:27 TO 4:35 P.M. \***

**(3:30PM) PROJECT DESIGN APPROVAL**

4. [246 CANON DR](#)
- |                           |                 |
|---------------------------|-----------------|
| Assessor's Parcel Number: | 053-171-001     |
| Zone:                     | RS-7.5/SRP/USS  |
| Application Number:       | PLN2021-00192   |
| Owner:                    | Brian Van Hecke |
| Applicant:                | Diana Kelly     |

(The 1930 Spanish Colonial Revival house designed by architect L.E. Cooke, AIA is a Structure of Merit. Proposal to construct a new 2-Car garage, a first story addition, and a second story addition including two second story decks. Project includes the enclosure of an existing front entry alcove and the installation of a garden fountain. Project will abate violations in ZIR2019-00322 and ENF2019-00567. The proposed total of 4,992 square feet of development on a 15,660 square foot lot is 114% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project Compatibility Findings and Structure of Merit Findings are required. Project was last reviewed May 12, 2021.**

Actual time: 4:35 p.m.

Present: Diana Kelly, Applicant; and Brian Van Hecke, Owner

Public comment opened at 4:55 p.m.,

The following individual(s) spoke:

1. Barbara Berger

Public comment closed at 4:58 p.m.

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

1. Provide aerial views from different angles to give a better picture of the relationship between the new addition and the rear yard area.
2. Applicant to determine with Staff if an arborist report is required for the tree located close to the addition area.
3. Applicant shall work with the neighbor to determine if an alternate location of the windows would be beneficial and preferable for the neighbor.
4. Provide a landscape plan.
5. The Commission finds that the Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F) as follows:
  - a. 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 scenic public vistas are not relevant to this project.
  - f. The project includes an appropriate amount of open space and landscaping.
6. As required for Structures of Merit in Section 30.157.110 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 and meet the Secretary of the Interior's Standards for the treatment of Historic Resources.

Action: Hausz/Mahan, 7/0/0. (Drury and Manuel abstained.) Motion carried.

The ten-day appeal period was announced.

**(4:20PM) CONTINUED ITEM: CONCEPT REVIEW****5. 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 Inc.  
 Architect: Christine Pierron

(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. Requesting acceptance of the addendum to the Extended Phase 1 Archeological Report prepared by David Stone of Stone Archeological Consulting.**

Actual time: 5:31 p.m.

Present: David Stone, Archaeological Consultant, Stone Archaeological Consulting

Staff comments: Mr. Hamilton stated that Dr. Glassow has reviewed the report and agrees with the conclusions and recommendations in the report. This concept review of the project is part of a pre-application review and the project will need to be re-submitted before it can go before the Planning Commission.

**B. Requesting acceptance of the revised Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The Report concluded that implementation of the proposed 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 measures outlined on page 73 of the report, which are part of the project description are implemented.**

Actual time: 5:48 p.m.

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

**C. Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed March 3, 2021.**

Actual time: 5:58 p.m.

Present: Christine Pierron, Architect, The Cearnal Collective; Trish Allen, Applicant, SEPPS; and Philip Suding, Earthform Design

Public comment opened at 6:14 p.m.,

The following individual(s) spoke:

1. Jeremy Bassan
2. Michael Imwalle
3. Anne Petersen

Written correspondence from Anne Petersen and Michael Imwalle was acknowledged.

Public comment closed at 6:21 p.m.

**Motion:** **Accept the addendum to the Extended Phase 1 Archeological report as submitted.**  
**Action:** Mahan/Ooley, 7/0/0. (Drury and Edmunds absent.) Motion carried.

**Motion:** **Accept the revised Phase 2 Historic Structures/Sites Report with the comment that under the recommendations of the report, some restrictions shall be added to any Owner modifications in the setback zone of the four units affected.**  
**Action:** Ooley/Hausz, 7/0/0. (Drury and Edmunds absent.) Motion carried.

**Motion:** **Continue the project indefinitely with comments:**

1. The Commission appreciates the applicant's work, and their ongoing sensitivity and discussions held to get the project to this point. The Commission generally finds the design and direction of the project favorable.
2. The Commission makes general comments regarding the Project Compatibility Analysis Findings as follows:
  - a. The project's design is consistent with design guidelines applicable to its location within the City, especially with the Spanish Colonial Revival design guidelines.
  - 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. In general, the project is compatible with further details and design elements to be developed.
  - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. For some Commissioners, the renderings were helpful and the mass, bulk, and scale seems appropriate. The Commission would like to see story poles.
  - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources. The applicant has worked with the Santa Barbara Historic Trust for Preservation and the project is sensitive to historic resources.
  - e. The scenic public vistas are not blocked by the project.
  - f. The project includes an appropriate amount of open space and landscaping.
3. The landscape shall be maximized and hardscape minimized for the backup space at Garage 103.
4. Optimize and maximize the landscaping at the drive path and existing office building, provide less hardscape.
5. The tree at the garage shall be a canopy tree.
6. Architectural refinements were discussed, but will be reviewed in more detail at the next step in the process.



7. Study stepping back the adjacent to outer fence wall corner of Unit 115 from the presidio wall, celebrating the presidio wall setback, and provide detail.
8. The design is beautiful and the Commission looks forward to refinement.

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

Individual comment: Vice Chair Hausz clarified the Commission's comment regarding story poles to indicate that a basic installation of story poles can be used, as long as it accurately reflects the size, bulk, and scale of the proposed project.

**\* MEETING ADJOURNED AT 7:13 P.M. \***