



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 1, 2021

1:30 P.M.

This Meeting was Conducted Electronically
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, Urban 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, Drury (until 3:51 p.m.), Edmunds, Lenvik, Manuel, Mahan, and Ooley

Commissioners absent: None

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

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Elly Bajor and Sigrid Wright was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 18, 2021**, as amended.

Action: Hausz/Ooley, 9/0/0. (Manuel abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 1, 2021**, as reviewed by Commissioners Mahan, Manuel, Edmunds (Item D), and Drury (Item D).

Action: Hausz/Ooley, 8/1/0. (Manuel abstained.) Motion carried.

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

1. Mr. Hamilton announced the following:
 - a. Public Works is responding to the HLC's request to remove temporary fencing at the paseo closure project located at 9 W Figueroa Street. Staff will return with more information at a later date.
 - b. Elias Isaacson, the new Community Development Director, will attend a future HLC meeting to introduce himself.
 - c. A Discussion Item regarding the Brown Act will be agendaized for the September 15, 2021 HLC meeting.
2. Commissioner Drury announced that he will be leaving the meeting early.
3. Ms. Hernandez stated that members of the HLC Designation Subcommittee will conduct a site visit from 10:00 a.m. - 12:00 p.m. on September 13, 2021, to evaluate the proposed boundaries for the Bungalow Haven Historic District.
4. Chair Grumbine announced he will be leaving the meeting early.

E. Subcommittee Reports:

Commissioner Lenvik reported on the Granada Garage Solar Panel Subcommittee.

(1:50PM) ARCHAEOLOGY REPORT

1. **1129 OLIVE ST**
Assessor's Parcel Number: 029-173-009
Zone: R-M
Application Number: PLN2021-00250
Owner: David Keymer
Applicant: Karl Kras, Bildsten Architecture and Planning

(The site is developed with an existing duplex and one-car garage. The project includes demolition of an existing one-car garage and construction of a new two-car garage with a roof deck on top. An interior remodel to convert some of the square footage of Unit B to an artist studio for Unit A. Additional site work such as new stairs and accompanying walls are proposed. The proposed garage and roof deck would be located within the front and interior setbacks, new stairs and walls would be located in the front setback. Staff Hearing Officer review of a Front and Interior Setback Zoning Modification is required to allow the setback encroachments. Additionally, an Open Yard Zoning Modification is required to allow the open yard to be located on the proposed roof deck.)

Requesting Acceptance of the Phase 1 Archeological Report prepared by Provenience Group, Inc.

Actual time: 1:46 p.m.

Present: Karl Kras, Applicant, Bildsten Architecture and Planning

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. Karl Kras, Applicant is available to answer any questions.

Public comment opened at 1:52 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) CONTINUED ITEM: PROJECT DESIGN APPROVAL

2. **215 E VICTORIA ST**
Assessor's Parcel Number: 029-072-013
Zone: O-R
Application Number: PLN2018-00671
Owner: Gary and Laury Woods
Applicant: Ken Vermillion, Bildsten Architecture and Planning

(The 12,977 square foot lot is currently developed with a three-unit building fronting Victoria Street, and two, 2-story buildings towards the rear of the lot. Proposal to demolish the existing 1,018 square foot garage, the existing two-story building (3-bedroom unit), existing two-story building (2-bedroom unit), and 45 square foot shed in order to construct two new two-story apartment buildings. The three existing units in the front building are proposed to remain. The eight unit project will be developed under the Average Unit-Size Density (AUD) Incentive Program. The residential unit mix will include 4 one-bedroom units, and 4 two-bedroom units, with an average unit size of 969 square feet. Minor improvements are proposed to the front building, including removal of an existing stair from the side yard, and reconfiguring the stair located at the front yard. The existing driveway and parking areas will remain, with new paving, and new landscaping throughout the site.)

Project Design Approval is requested. Project Compatibility Findings are required. Project was last reviewed October 28, 2020.

Actual time: 1:54 p.m.

Present: Ken Vermillion, Applicant, Bildsten Architecture and Planning; and Greg Mendoza, Landscape Architect

Public comment opened at 2:13 p.m., and as no one wished to speak, it closed.

Written correspondence from Nancy Law was acknowledged.

Motion: **Project Design Approval with comments:**
1. Use vertical wood planks at the doors and the fences.
2. Make the proposed permeable pavers more traditional El Pueblo Viejo style in terms of size and shape.
3. The trash enclosure and bike enclosure shall be screened with traditional screening and hide the center divider between the two enclosures.
4. The weep screed at the base of the building is to be filled in a traditional manner at the wall below the weep screed and in a manner that continues the wall down.

5. The landscape design is acceptable.
6. The south elevation windows W208 and W207 shall be in a 2x8 wall for additional shadow reveal.
7. Consider awnings on the south elevation to make the elevation livelier.
8. 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. There are no adjacent Landmarks or other nearby designated historic resources.
 - e. The scenic public vistas are not affected.
 - f. The project includes an appropriate amount of open space and landscaping.

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

The ten-day appeal period was announced.

(2:45PM) CONTINUED ITEM: IN-PROGRESS REVIEW

3. 410 STATE ST/27 E GUTIERREZ/409 ANACAPA

Assessor's Parcel Number: 037-212-022, 037-212-035, 037-212-030
Zone: M-C
Application Number: PLN2020-00220
Owner: Peter Lewis
Applicant: Brian Cearnal

(Proposal to merge three parcels located at 410 State Street, 27 E. Gutierrez Street, and 409 Anacapa Street, to create a 59,010 square foot lot. The proposed development involves construction of 78 rental units (42 studios, 18 one-bedrooms, and 18 two-bedrooms) averaging approximately 670 square feet per unit, in a new four-story building on the existing parking lot located at 27 E. Gutierrez Street, using the City's Average Unit-Size Density Incentive Program. The building would be approximately 90,000 square feet, including an approximately 25,000 square foot ground floor consisting of a parking garage, commercial space, residential lobby, trash enclosure, and bicycle parking. The proposal includes 89 parking spaces in a combination of surface parking spaces and parking lifts. Planning Commission granted the Community Benefit Project exceptions to height limitations.)

An In-Progress Review is requested for revisions to the bike room, trash room, secondary garage, 2nd floor balcony railings, and rooftop mechanical equipment layout. Exterior finish changes are also proposed for the existing building at 409 State Street. No final appealable action will be taken at this hearing. Project was last reviewed on January 20, 2021, when it received Project Design Approval.

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 item.

Actual time: 2:42 p.m.

Present: Brian Cearnal, Applicant, Cearnal Collective; and Kelly Brodison, Associate Planner, City of Santa Barbara

Public comment opened at 3:00 p.m., and as no one wished to speak, it closed.

Motion: Continue four weeks with comments:

1. The Commission appreciates the applicant for coming in for an in-progress review, and the following comments provide guidance knowing that more details will be developed. In general, the design is coming along nicely.
2. Study lowering the trellis on the upper story southeast corner.
3. The architraves above the pilasters should align with the pilaster on the wall above bike entrance.
4. Study the mission gable over the door of the bike entrance.
5. The pilaster base should extend to the ground at the bike entry.
6. Look at adjusting the bullnose size throughout the building, with the larger masses extending to the ground having larger bullnoses, and the smaller masses having smaller bullnoses.
7. On the west elevation, restudy some of the details including the awnings on the upper floor and awnings on some of the smaller windows to provide a more interesting breakup and less rigidity in the wall grid.
8. At window Detail K2, adjust the full plaster wrap at the window sill.
9. Look at extending the bracket or providing a variety of brackets for the Juliet balcony. Anchor at the rail should be buried at the plaster so it's hidden. Attachment of the bracket to the building should be expressed and corner posts shall be enlarged. Sizes for pickets, etc. should be shown as the project develops.
10. Study the mechanical equipment and look at both exhaust locations. Make sure that the views of mechanical equipment are hidden from the street. Show how all mechanical exhaust is being handled, and all the elevations, especially the primary elevation, shall be sensitive in terms of providing less vents.

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

*** THE COMMISSION RECESSED FROM 3:41 TO 3:52 P.M. ***

(3:30PM) CONTINUED ITEM: CONCEPT REVIEW**4. 481 W MOUNTAIN DR**

Assessor's Parcel Number: 021-103-005

Zone: RS-1A

Application Number: PLN2021-00127

Owners: McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust; Jennifer Reitz William M. McMillan and Kimberlee Shelton, Trustees; Shelley Gault and John K. O'Connor, Trustees; Cassie Jane Hendry, Trustee; Gary J. Hill and Helena S. Hill, Trustees

Applicant: Holly Garcin, SEPPS, Inc.

(The series of seven existing cottages constructed in 1947 are listed on the Historic Resources Inventory. The single-residential zoned site is developed with seven dwelling units (469-493 W. Mountain Dr.) and various accessory structures on one 4.59 acre lot, and is nonconforming to residential density. The project seeks approval of as-built and proposed new residential remodels, additions, and as-built and proposed new accessory buildings. The project requests a Lot Area Modification and a Setback Modification.)

Concept Review. No final appealable action will be taken at this hearing. The Commission's general comments on the Project Compatibility Findings, Lot Area Modification, and Setback Modification are requested. Project was last reviewed on August 4, 2021.

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

Actual time: 3:51 p.m.

Present: Joseph Andrulaitis, Architect; Suzanne Elledge, Agent, SEPPS; and Tony Boughman, Associate Planner, City of Santa Barbara

Staff comments:

1. Mr. Hamilton stated that the project is requesting a continuance to the Staff Hearing Officer. Comments are requested regarding the Lot Area Modification and Front Setback Modification.
2. Mr. Boughman stated that because the site is developed with multi-residential units, there was a determination that there is no maximum limit in the Zoning Ordinance for total accessory structure floor area. Staff is still supportive of permitting the 1,971 square feet of unpermitted accessory structure floor area. The Commission should provide comments on the appropriateness of the amount of development of site, and the appropriateness of the slight remaining setback encroachment by the bearing wall for one dwelling unit.

Public comment opened at 4:15 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Staff Hearing Officer and return to Full Commission with comments:

1. The Commission is supportive of the setback modification and lot area modification.
2. The architectural changes to the accessory structures are acceptable in conceptual form.
3. The Commission makes the following general comments regarding the Project Compatibility Findings, pursuant to SBMC 30.220.020.F:
 - 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. There are no adjacent Landmarks or other nearby designated historic resources.
 - e. The scenic public vistas are not affected.
 - f. The project includes an appropriate amount of open space and landscaping.

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

*** MEETING ADJOURNED AT 4:45 P.M. ***