



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 28, 2020

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
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
Pilar Plummer, Assistant Planner
Heidi Reidel, Planning Technician I

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Hausz, Edmunds (absent 1:31 – 1:36 p.m.), Lenvik, Mahan, and Ooley

Commissioners absent: Drury

Staff present: Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez, Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 14, 2020**, as amended.

Action: Ooley/Hausz, 4/0/1. (Mahan abstained. Drury and Edmunds absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 28, 2020**, as reviewed by Commissioner Mahan.

Action: Ooley/Hausz, 5/0/1. (Edmunds abstained. Drury absent.) Motion carried.

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

1. Ms. Plummer announced that Commissioner Drury is absent from today's meeting.
2. Ms. Hernandez announced that the Historic Resources Ordinance will return to the HLC for review of all changes before going to Planning Commission or City Council.
3. Chair Grumbine announced that on Tuesday, October 20, 2020. City Council reviewed a different e-bike program application than the one denied by the HLC. The Council approved a three year trial period for bikes to use the right-of-way rather than the sidewalk.

E. Subcommittee Reports:

Nicole Hernandez and Commissioner Ooley reported on the Advisory Committee for the black/African American historic context study grant proposal to the California Office of Historic Preservation.

(1:50PM) STRUCTURE OF MERIT DESIGNATION**1. 1400 DOVER RD**

Assessor's Parcel Number: 019-103-010

Zone: RS-15

Reference Number: PLN2020-00018

Owner: Eisberg Family Trust

Robert Martin Eisberg & Lila May Eisberg, Trustees

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Eisberg house, a mid-century modern style house designed by noted architect Lulah Maria Riggs in 1963.)

Actual time: 1:52 p.m.

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

Public comment opened at 1:57 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2020-44 to designate as a Structure of Merit the Eisberg house, a mid-century modern style house located at 1400 Dover Road.

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

(2:00PM) ARCHAEOLOGY REPORT**2. 1230 SAN ANDRES ST**

Assessor's Parcel Number: 039-151-002
Zone: R-M
Application Number: PLN2020-00205
Owner: Elliott Macdougall-Weymouth
Applicant: Jarrett Gorin, Vanguard Planning Inc.
Architect: Keith Rivera, Acme Architecture

(Proposal to demolish two existing dwellings, a garage and shed structure, and removal of various non-native vegetation to allow for construction of a new three-story multi-unit residential building. The building will be comprised of seven two-bedroom rental units ranging in size from 856 to 922 square feet, with an average unit size of 904 square feet, using the City's Average Unit-Size Density Incentive Program. The proposed density on the 11,589 square foot lot is 27 dwelling units per acre on a parcel with a General Plan Land Use Designation of Medium-High Density (15-27 du/ac). The project includes seven individual parking garages totaling 1,562 square feet (net), a trash enclosure, site utilities, mechanical, electrical, and plumbing systems, relocation of the driveway, and new landscaping and hardscaping throughout. Project includes a request for a Waiver by the Architectural Board of Review (ABR) to allow for a 3'-0" interior setback reduction for covered parking on lots 55 feet or less.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by David Stone, Wood Environmental & Infrastructure Solutions, Inc.

Actual time: 2:00 p.m.

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

Public comment opened at 2:01 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(2:05PM) CONTINUED ITEM: CONCEPT REVIEW**3. 215 E VICTORIA ST**

Assessor's Parcel Number: 029-072-013
Zone: O-R
Application Number: PLN2018-00671
Owner: Gary James & Laury Jarvis Woods
Applicant: Ken Vermillion, Bildsten Architecture + 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 951 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. Staff Hearing Officer review is required for an Open Yard Modification.)

Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on August 19, 2020.

Actual time: 2:04 p.m.

Present: Ken Vermillion, Applicant, Bildsten Architecture + Planning

Staff comments: Ms. Plummer stated that the Commission should consider the aesthetic appropriateness of the Open Yard Modification for Staff Hearing Officer review.

Public comment opened at 2:26 p.m., and as no one wished to speak, it closed.

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

1. The Open Yard Modification is aesthetically acceptable.
2. The Commission finds that the Project 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.
3. The project is ready for Project Design Approval at the next HLC review.
4. If the scuppers are serving as overflows, the sky should not be visible through them.
5. Thicken the walls between arches to a minimum of 14 inches.
6. Consider corbels rather than a molding on the second floor gables.

Action: Mahan/Hausz, 5/0/1. (Edmunds abstained. Drury absent.) Motion carried.

(2:50PM) CONTINUED ITEM: CONCEPT REVIEW**4. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046
Zone: C-G
Application Number: PLN2019-00658
Owner: City of Santa Barbara
Applicant: Alelia Parenteau, Energy and Climate Manager
Architect: Edward 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 47'-3", and consist of high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. Perimeter planters will be installed to soften the edges of the solar canopy. 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 review and approval is required to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on July 22, 2020.

Actual time: 2:48 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

Staff comments: Ms. Plummer stated that the next step for the project is for it to go to the Planning Commission for the Community Benefit Height Exception so the HLC should consider the Project Compatibility Criteria in their review.

Public comment opened at 3:13 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The structure should be as simple as possible from the standpoint of depth so everything should be flush with the top of the tallest beam.
2. The structural steelwork should be designed in a manner compatible with the architecture of the building.
3. Applicant should study reducing the height below 8'3" clear.
4. Incorporate screening and architectural elements on both the north and west elevations as they are on the south and east elevations.
5. Renderings should be made more accurate to reflect the openings in the landscaped panel.
6. Applicant should investigate security guardrail requirements.

Action: Lenvik/Mahan, 5/1/0. (Grumbine opposed. Drury absent.) Motion carried.

Individual Comments: Chair Grumbine opposed because he would not require both screening and a trellis.

*** MEETING ADJOURNED AT 4:05 P.M. ***