



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 24, 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
Julio J. Veyna

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
Pilar Plummer, Assistant Planner
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:37 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Edmunds, Lenvik, Mahan, Ooley, and Veyna (at 1:47 p.m.)

Commissioners absent:

Staff present: Ostrenger; Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; William Russell, Planning Technician; 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 **June 10, 2020**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 24, 2020**, as reviewed by Commissioner Mahan.

Action: Ooley/Hausz, 7/0/0. (Veyna abstained.) Motion carried.

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

1. Ms. Plummer reminded the Commissioners to disclose any ex parte communications prior to the start of the item.
2. Commissioner Mahan announced that he toured the property for Item 2, 1407 E Cabrillo Blvd.
3. Commissioner Veyna announced that he was absent from the Plaza de la Guerra Subcommittee meeting.
4. Commissioner Grumbine announced that he received ex parte communications about Item 2, 1407 E Cabrillo Blvd, and also toured the property.
5. Commissioner Ooley announced that he attended a site visit for Item 2, 1407 E Cabrillo Blvd, and reviewed the plans.

E. Subcommittee Reports:

1. Commissioner Drury reported on the Plaza de la Guerra Subcommittee.
2. Commissioner Ooley reported on the Designation Subcommittee.

(1:50PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 502 OLIVE ST**

Assessor's Parcel Number: 031-221-018

Zone: M-C

Application Number: PLN2020-00018

Owner: St. Paul's AME Church

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 8, 2020 to consider a recommendation to City Council for City Landmark designation of the St. Paul's AME Church constructed in 1916, as it is significant as the home of one of the oldest and most prominent African American congregations in Santa Barbara.)

Actual time: 1:57 p.m.

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

Public comment opened at 1:59 p.m.

Written correspondence from Francesca Galt was acknowledged.

Public comment closed at 1:59 p.m.

Motion: **Adopt Resolution of Intention 2020-3 to hold a Public Hearing on July 8, 2020 to consider a recommendation to City Council for City Landmark designation of the St. Paul's AME Church as it is significant as the home of one of the oldest and most prominent African American congregations in Santa Barbara.**

Action: Ooley/Hausz, 8/0/0. Motion carried.

(2:00PM) NEW ITEM: CONCEPT REVIEW

2. 1407 E CABRILLO BLVD

Assessor's Parcel Number: 017-383-002
Zone: PUD-3.0/S-D-3
Application Number: PLN2020-00047
Owner: Bellosguardo Foundation, Inc
Applicant: Jeremy Lindaman, Bellosguardo Foundation, Inc.
Architect: Nicholas Awori, ZGF Architects LLP

(The William E. Clark Estate "Bellosguardo", constructed in 1933-1936 by architect Reginald D. Johnson is a designated City Landmark. Proposal to provide guided tours of the historic home and grounds, as well as special events, on the 23.48-acre "Bellosguardo" property. The proposal includes the installation of temporary portable access ramps, two portable restroom trailers, and delineation of 93 parking spaces (80 guests/13 employees). The project requires approval of a Conditional Use Permit and Coastal Development Permit by the Planning Commission.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 2:02 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Jeremy Lindaman, Applicant, Bellosguardo Foundation, Inc.; Brian Kenworthy, ZGF Architects LLP; and Nick Awori, Architect, ZGF Architects LLP

Staff comments: Ms. Kennedy gave an overview of the project.

Public comment opened at 2:18 p.m.

Written correspondence from Francesca Galt was acknowledged.

Public comment closed at 2:19 p.m.

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

1. The Commission is in favor of the proposed solution for the temporary restrooms.
2. The discussed proposal for the ADA ramp from porch 128 is supportable.
3. The handicap parking area in the courtyard is supportable as proposed.
4. Commission not in favor of parking in the forecourt area and feels that it has a negative impact to the historic resource.

5. Currently, parking lot 6 is not supportable and the Commission would like to see a different design that relocates parking elsewhere. The Commission would like parking to not completely impact the historic resource and suggests alternate solutions such as offsite parking and shuttle service.
6. Conditional Use Permit should be in two phases with specific times for the first temporary phase and the second phase to be permanent.
7. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project largely 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, with the exception of parking requirements which is yet to be determined.
 - 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.

Action: Hausz/Ooley, 8/0/0. Motion carried.

*** THE COMMISSION RECESSED FROM 3:29 TO 3:42 P.M. ***

(2:45PM) IN-PROGRESS REVIEW

3. 433 E CABRILLO BLVD

Assessor's Parcel Number: 017-680-009
Zone: HRC-2/SP-1/SD-3
Application Number: PLN2016-00284
Owner: American Tradition LLC
Applicant: Suzanne Elledge, SEPPS
Architect: Robert Glazier

(Proposal for an 86 room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site consisting of two and three story structures. The proposed square footage on this lot is approximately 88,000 square feet. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion.)

In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed on May 13, 2020.

Actual time: 3:42 p.m.

Present: Suzanne Elledge, Applicant, SEPPS; Robert Glazier, Design Architect; Kirk Ellis, Gensler

Staff comments: Ms. Plummer stated that the project is moving toward Final Approval at this point so the Commission should focus comments on that direction. The project is scheduled to appear before the Planning Commission on July 9, 2020 and to return to the Historic Landmarks Commission on July 22, 2020.

Public comment opened at 4:49 p.m.

Written correspondence from Paulina Conn was acknowledged.

Public comment closed at 4:50 p.m.

Motion: Continue indefinitely to the Planning Commission with comments:

1. The Commission feels the project is ready for Final Approval.
2. Show the rooftop cabana in perspective with views from major public roads and walkways for visual impact.
3. Ridge venting as shown without mortar is not acceptable.
4. The square columns at the pergola need a capital of some sort.
5. The plaster corbels as proposed on sheet A.160, details 2, 4, and 6, are still too reminiscent of a wood profile and need to be restudied.
6. The short railing is not acceptable as currently proposed; resolve the visual impact by dropping the base or the height of the plaster.
7. The wrought iron balconies are improved, but the top and bottom railings should be more traditional.
8. The Commission cautions that the encaustic tile may not be approvable but looks forward to seeing the actual samples in person.
9. Gutters should not feel machine manufactured.
10. Look at some variation of colors for the windows.
11. Introduce molding at the spring line of the arches at the train side wall or give some sort of shadow line.
12. If possible incorporate more plaster above the arches.
13. Confirm that a wood burning fire place is acceptable for code requirements, if that is what is proposed.
14. The chimneys should taper as they go up above the fireplace opening, and consider enlarging the fireplace opening as proportionally it appears small.
15. The chimney changes are supportable and the Commission suggests studying the double bishop's hat at the Arlington Theatre as inspiration.
16. The Commission is pleased with the light fixture recommendations.

Action: Hausz/Veyna, 8/0/0. Motion carried.

(4:00PM) CONTINUED ITEM: CONCEPT REVIEW**4. 410 STATE ST, 27 E. GUTIERREZ ST, 409 ANACAPA ST**

Assessor's Parcel Number: 037-212-022, 037-212-035, 037-212-030

Zone: M-C

Application Number: PLN2020-00220

Owner: Series A, B, & C of Old Town Properties SB, LLC

Applicant: The Cearnal Collective LLP

(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 84 rental units (36 studios, 24 one-bedrooms, 12 junior one-bedrooms, and 12 two-bedrooms) averaging 627 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 87,200 square feet, including a 21,300 square foot ground floor consisting of a parking garage, residential lobby, trash enclosure, transformer, and bicycle parking. The proposal includes 83 parking spaces in a combination of surface parking spaces and parking lifts. Planning Commission review is required for Community Benefit Project exceptions to height limitations, a Parking Modification, and Open Yard Modification.)

Concept Review. No final appealable decision will be made at this hearing. Consider the applicant's request to exempt the project from the requirement that story poles be installed prior to Planning Commission Concept Review Hearing, per City Council Resolution #17-006. Project was last reviewed on May 27, 2020.

Actual time: 5:56 p.m.

Present: Brian Cearnal, Applicant, The Cearnal Collective LLP

Staff comments: Ms. Plummer stated that the project is tentatively scheduled to appear before the Planning Commission on July 16, 2020 for Average Unit-Size Density Incentive Program (AUD) Concept Review and for Community Benefit Project exceptions to height limitations. The Historic Landmarks Commission should also consider the applicant's request to exempt the project from story poles.

Public comment opened at 6:25 p.m.

The following individual spoke:

1. Robin Donaldson

Written correspondence from Paulina Conn and Kellam de Forest was acknowledged.

Public comment closed at 6:28 p.m.

Motion: Continue to the Planning Commission with comments:

1. In general, the Commission feels that this design is superior to the previous one and is coming along well.
2. The Commission is generally in favor of the mass, bulk, and scale.
3. The elevations have improved, especially the non-Gutierrez Street elevations.
4. The Gutierrez Street and Paseo elevations could be articulated a bit more, and in general the Commission finds that ground floor residences are not ideal in the downtown, and should be a more public or commercial area.
5. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. In general the project complies with applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. In general the Commission finds that 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, particularly in terms of how the area should be developed in terms of height and density. There are examples of other tall buildings within the area, although not immediately adjacent.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. Most Commissioners find the height increase to be acceptable.
 - 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, and does not appear to have a drastic impact on mountain views.
 - f. The project includes an appropriate amount of open space and landscaping, given the paseo and landscaping presented on the renderings.
6. The Commission finds the project exempt from story poles per City Council Resolution No. 17-006 finding D: the proposed structures will not be on or project above a topographic ridgeline.

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

Individual Comments: Vice Chair Hausz opposed because he can't make the findings for a story pole exemption.

*** MEETING ADJOURNED AT 7:16 P.M. ***