



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 27, 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 (at 4:00 p.m.), Doordan, Edmunds (until 5:15 p.m.), Lenvik, Mahan, Manuel (absent 2:05 – 3:36 p.m., until 4:18 p.m.), and Ooley

Commissioners absent: Drury

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

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Continue the approval of the minutes of the Historic Landmarks Commission meeting of **October 13, 2021** to the November 10, 2021 meeting.

Action: Ooley/Doordan, 6/0/1. (Manuel abstained. Drury and Hausz absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 27, 2021**, as reviewed by Commissioners Mahan, Edmunds, and Manuel (Items A and B).

Action: Ooley/Doordan, 6/0/1. (Manuel abstained. Drury and Hausz absent.) Motion carried.

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

1. Commissioner Mahan announced that he will be absent from both the HLC Consent and HLC Full Board meetings on November 10, 2021.

2. Ms. Hernandez announced the following:

a. She requested that two Commissioner assist with designing a plaque for designated Landmarks and Structures of Merit which can be ordered by the Owners. Commissioner Ooley and Commissioner Doordan volunteered.

b. On October 26, 2021, City Council approved the final contract with Page & Turnbull for the African American Context Studies statement. A meeting will be held on Monday, November 1, 2021 with the Advisory Committee, Commissioner Ooley, and the consultant team.

3. Commissioner Edmunds announced that she will be leaving the meeting early.

4. Mr. Hamilton announced the following:

a. 123 Gutierrez St. was noticed for the October 27, 2021 Consent hearing, but has been postponed to the November 24, 2021 Consent meeting at the applicant's request.

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

E. Subcommittee Reports:

Commissioner Lenvik reported on the State Street Advisory Committee. Chair Grumbine requested that Staff schedule a discussion item regarding State Street on a future agenda.

Ms. Hernandez and Commissioner Ooley reported on the Bungalow Haven Historic District Special Designation Subcommittee.

(1:50PM) NEW ITEM: CONCEPT REVIEW**1. 223 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-012
Zone: P-R/SD-3
Application Number: PLN2021-00473
Owner: City of Santa Barbara
Applicant: Justin Van Mullem, Parks & Recreation Department

(Proposal to construct a pergola and install landscape planters, new fencing, and lighting at the patio adjacent to Casa Las Palmas. Project includes renovation of the snack bar and ADA accessibility upgrades.)

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

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 Owner.

Actual time: 2:05 p.m.

Present: Justin Van Mullem, Capital Project Supervisor, Parks & Recreation Department; Anna Schmitz, Landscape Architect, RRM Design Group; Elijah Pierce, Architect, RRM Design Group; Jill Zachary, Director, Parks & Recreation Department; and Lief McKay, Landscape Architect, RRM Design Group

Staff comments: Mr. Hamilton stated that the project does not require a Coastal Development Permit as the pergola was permitted in 1993 but never built. The proposal is located in the same location and is of the same general mass, bulk, and scale as the proposal permitted in 1993.

Public comment opened at 2:22 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The cantilever side of the arbor is currently missing a bracket, the arbor shall have brackets on both sides. The height of the arbor needs to be lowered and more human scale.
2. In terms of materials, some Commissioners felt that wood would be more compatible with the El Pueblo Viejo Design District, while some Commissioners felt that steel and a Cottage Hospital look is acceptable. Some Commissioners were in favor of decorative wrought iron.
3. Provide a precedent study for both a single column arbor with a single, central spine of support, as well as for an asymmetrically proposed trellis.
4. Provide a planting or landscape plan which shows what is currently existing versus what is being proposed.

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

(2:40PM) CONTINUED ITEM: FINAL APPROVAL

2. **409 ANACAPA ST/410 STATE ST/27 E GUTIERREZ ST**
Assessor's Parcel Number: 037-212-030
Zone: M-C
Application Number: PLN2020-00220
Owner: Peter Lewis
Applicant: Brian Cearnal, The Cearnal Collective

(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.)

Final Approval is requested. Substantial conformance to the plans that received Project Design Approval on January 20, 2021 is required. Project was last reviewed September 1, 2021.

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 Applicant.

Actual time: 2:44 p.m.

Present: Brian Cearnal, Applicant, The Cearnal Collective; Shawn Riddenhour, Arris Studio Architects; Bob Cunningham, Landscape Architect, Arcadia Studios; and Kelly Brodison, Associate Planner, City of Santa Barbara

Staff comments: Mr. Hamilton requested that the Commission add the substantial conformance finding into their motion if they grant this project Final Approval. The Case Planner, Kelly Brodison, is available to answer any questions.

Public comment opened at 3:01 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with comments:

1. Some Commissioners are comfortable with screening the backflow preventer either with planting, tucking it behind the corner, or a wall configuration.
2. Screen the light in the parking garage from the paseo to the greatest extent possible.
3. A number of Commissioners favor the painted vents, but it is unclear if they would accept copper vents as well.
4. Simplify the wrought iron design on the lower two levels and make the upper level special.
5. The project is in substantial conformance with the plans previously approved.

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

Individual comment: Commissioner Mahan stated that this is a beautiful building and a good example of how to break up the massing in a project. The building will become a wonderful addition to Gutierrez Street.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:30 TO 3:36 P.M. ***

(3:25PM) ARCHAEOLOGY REPORT

3. 515 W LOS OLIVOS ST

Assessor's Parcel Number: 025-210-003

Zone: R-M

Application Number: PLN2020-00372

Owner: Steven A. Johnson and Julie Allen

Applicant: Steven Johnson

(This is a revised project. Proposal for 6 residential units comprising of a two-story duplex and a three-story fourplex using the Average Unit-Size Density (AUD) program. Unit mix includes (1) studio, (1) one bedroom unit, (2) two bedroom units, and (2) four bedroom units. The units range in size from 295 square feet - to 1,382 square feet - with an average unit size of 1,039 square feet. The proposed density on this 12,585 square foot lot is 17 units per acre on a site designated Medium-High Density which allows 15-27 dwelling units per acre. The proposal includes 8 vehicle parking spaces and 6 bicycle parking spaces. The existing residence is proposed to be demolished.)

Requesting acceptance of a Phase 1 Archeological Resources Report prepared by Brent Leftwich of Leftwich Archeology. The overall project is under ABR purview.

Actual time: 3:36 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 3:40 p.m., and as no one wished to speak, it closed.

Motion: Accept the Phase 1 Archaeological Resources report as submitted.

Action: Ooley/Doordan, 7/0/0. (Drury and Hausz absent.) Motion carried.

(3:30PM) ARCHAEOLOGY REPORT**4. 481 W MOUNTAIN DR**

Assessor's Parcel Number: 021-103-005

Zone: RS-1A

Application Number: PLN2021-00127

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

Requesting acceptance of the Phase 1 Archeological Report prepared by David Stone of Stone Archeological Consulting.

Actual time: 3:43 p.m.

Present: David Stone, Cultural Resources Manager, Stone Archaeological Consulting

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 3:45 p.m., and as no one wished to speak, it closed.

Motion: Accept the Phase 1 Archaeological report as submitted.

Action: Ooley/Doordan, 7/0/0. (Drury and Hausz absent.) Motion carried.

(3:35PM) CONTINUED ITEM: CONCEPT REVIEW**5. 920 SUMMIT ROAD**

Assessor's Parcel Number: 015-300-001
Zone: A-2/S-D-3
Application Number: PLN2020-00472
Owner: Montecito Country Club, LLC, C/O Joseph Hicks
Applicant: Steve Welton, SEPPS, Inc.
Landscape Architect: Sam Maphis

(This is a revised project description to include relocation of the batting cage from the as-built sports court at the event lawn to the area between the golf cart building and tennis courts. No changes are proposed to the previously approved 1,110 square foot Golf Simulator Facility located adjacent to the existing tennis courts, tennis building, cart storage building, and clubhouse. Planning Commission review and approval is required for a Conditional Use Permit Amendment. The City's Architectural Historian prepared a [Historic Significance Report](#) for reference. All reports can be viewed at [SantaBarbaraCA.gov/HLC](#).)

A. Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed on February 3, 2021.

Actual time: 3:48 p.m.

Present: Steve Welton, Applicant, SEPPS; Sam Maphis, Landscape Architect; and Pilar Plummer, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that this is an additional concept review to review improvements to the Montecito Country Club. The Commission will review the relocation of an as-built batting cage from the sports court at the event lawn to the area between the golf cart building and tennis courts. This project element was previously reviewed by the Architectural Board of Review, however at the Planning Commission meeting in July, the Commission requested that the applicant study relocating some of the sports amenities to other locations. Since the as-built batting cage has been relocated within proximity of the main clubhouse building, which is a designated historic resource, the batting cage is under the jurisdiction of the Historic Landmarks Commission (HLC). As noted in the description, Post/Hazeltine has prepared a Historic Structures/Sites Letter Report to discuss this element. The next step is for the project to be reviewed by the Planning Commission for review of a Conditional Use Permit Amendment. Staff is requesting positive comments regarding the batting cage, with the understanding that the project will return to the HLC for review at a later date for official approvals.

B. Requesting acceptance of a [Historic Structures/Sites Letter Report](#), prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementing the proposed project would have a less than significant (Class III) impact on designated significant historic resources at 920 Summit Road. In addition, after implementing the proposed project, the clubhouse building would maintain its status as a City of Santa Barbara Structure of Merit.

Actual time: 3:48 p.m.

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

Public comment opened at 4:02 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Doordan, 7/0/0. (Drury and Hausz absent.) Motion carried.

Motion: Continue to the Planning Commission for return to Full Commission with comments:

1. The Commission finds the design and location of the proposal generally favorable. The relocation of the batting cage does not impact the historic resource.
2. The use of materials is very transparent and appropriate. The chairs as proposed are both removable and do not impact the historic resource.
3. Study the trellis to slightly modify its location and/or size for when it returns to the HLC, but in general the Commission is in favor of the project.

Action: Ooley/Doordan, 7/0/0. (Drury and Hausz absent.) Motion carried.

(4:10PM) CONTINUED ITEM: IN-PROGRESS REVIEW

6. [1221 ANACAPA ST](#)

Assessor's Parcel Number: 039-183-046

Zone: C-G (C-2)

Application Number: PLN2019-00658

Owner: City of Santa Barbara

Applicant: Alelia Parenteau, Energy & Climate Manager

Architect: Ed DeVicente, DMHA

(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 46'-11", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. 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 approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

An In-Progress Review is requested for alterations to the trellis structure in response to HLC comments made on September 15, 2021. No final appealable action will be taken at this hearing.

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 Owner.

Actual time: 4:19 p.m.

Present: Alelia Parenteau, Energy and Climate Program Manager, City of Santa Barbara; Ed deVicente, Architect, DMHA Architecture; Henry Lenny, Henry Lenny Design Studio; and Pilar Plummer, Assistant Planner, City of Santa Barbara

Public comment opened at 4:41 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners feel that the three decorative columns are important for this project? 3/3 Failed

Straw vote: How many Commissioners are in favor of the changes in sizing and the extension and flattening of the solar panels on the Anapamu Street side? 6/0 Passed

Straw vote: How many Commissioners feel that a mock up is necessary for the color of trellis? 6/0 Passed.

Motion: Continue indefinitely with comments:

1. The Commission thanks the Public Works Department, the design team, as well as Vice Chair Hausz, Commissioner Mahan, and Commissioner Lenvik for their hard work on the project. The Commission recognizes the importance of the project in providing sustainable energy in the City, and the need for a solution to allow both El Pueblo Viejo Guidelines to exist along with new energy technologies.
2. There was a split straw vote on whether the decorative columns that visually support the three locations of the trellis structure are necessary. Applicant shall continue to study how these pieces may play out within budget constraints to gain the support of the full Commission.
3. The new sizing and extensions of the trellis on the Anapamu Street side are much improved and acceptable. The flattening of the solar panels on the Granada Garage paseo side of the project is much appreciated and an improved design.
4. At the next In-Progress review, provide a mock-up, so the Commission can determine if potential screening of the panels is needed from the underside of the trellis structure.
5. Show how light that might visible from the public view shall be shrouded.
6. The colors shall return to the Commission for Final Approval.

Action: Mahan/Ooley, 7/0/0. (Edmunds and Drury absent.) Motion carried.

Discussion held. The Commission determined that a mock up as requested in the motion would be ideal, however ultimately concluded that if the mock up is too burdensome, the Applicant may provide a detail showing the underside color of the solar panel for context, and if possible a painted beam that can be held up in combination with the panel.

*** MEETING ADJOURNED AT 5:36 P.M. ***