



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 10, 2023

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Cass Ensberg
Ed Lenvik
Charles McClure
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Heidi Reidel, Assistant Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Hausz, Butler, Doordan, Drury, Ensberg, Lenvik, Ooley, and McClure
Commissioners absent: Grumbine
Staff present: Kokinda (until 1:42 p.m.), Megan Arciniega, Project Planner (from 1:42 p.m.- 3:27 p.m.), Reidel, and Esparza

GENERAL BUSINESS

A. Public Comment:

Written correspondence from George Midwin, Santa Barbara Aviation Historical Preservation Coalition was acknowledged.

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 26, 2023**, as amended.

Action: Ooley/Drury, 8/0/0. (Grumbine absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 10, 2023**, as reviewed by Commissioners Hausz and McClure.

Action: Ooley/Butler, 8/0/0. (Grumbine absent.) Motion carried.

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

1. Ms. Reidel announced the following:

- a. City Council made a proclamation to announce Historic Preservation Month and presented an award to the Healing Justice members that worked on the Historic African American/Black Context Statement.
- b. Historic Landmarks Commission will have a short meeting on May 24, 2023 to allow appointed Commissioners to attend the scheduled State Street Advisory Committee meeting.
- c. The July 5, 2023 meeting will be cancelled.

E. Subcommittee Reports:

Commissioner Ooley requested an update on the Designations Subcommittee.

(1:45PM) NEW ITEM: CONCEPT REVIEW

1. [633 E CABRILLO BLVD](#)
- | | |
|---------------------------|--|
| Assessor's Parcel Number: | 017-680-013 |
| Zone: | HRC-1/S-P-1/S-D-3, HRC-2/S-P-1/S-D-3 |
| Application Number: | PLN2022-00443 |
| Owner: | Fess Parker Doubletree Hotel
Carl A. Mayfield, Vice President |
| Applicant: | Trish Allen, SEPPS, Inc. |

(Located in El Pueblo Viejo Landmark District, Part I. Proposal for a 50,065 square foot addition to Building B (Bougainvillea), resulting in a net increase of 73 guest rooms to the Hilton Santa Barbara hotel. Project includes removal of the existing 4,700 square foot Building A (Azalea) to make way for the following improvements: an adult swimming pool, spa, outdoor fire pit lounge area, and bar. Project also proposes removal of the existing tennis courts and 240 square foot structure housing the current tennis shop. Project will require Planning Commission approval of a Development Plan.)

No final appealable action will take place at this meeting. Project Compatibility Findings will be required for Project Design Approval.

Actual time: 1:42 p.m.

Present: Clay Aurell, Architect, AB Design Studio; Rob Maday, Landscape Architect, Bosky Landscape Architecture; and Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments: Ms. Arciniega explained the history of the project, the purview of the Commission, and the comments that would be beneficial for when the project goes to the Planning Commission.

Public comment opened at 2:22 p.m.

The following individuals spoke:

1. Manley McNinch
2. Alex Perez

Written correspondence from Stephanie Papayanis, on behalf of Southwest Mountain States Regional Council of Carpenters was acknowledged.

Public comment closed at 2:26 p.m.

Motion: Continue to the Planning Commission with the following comments:

1. The Commission appreciates the thorough presentation and appreciates the Applicant addressing the comments from the previous review.
2. The Commission is split on the proposed removal of the lawn. Some commissioners believe the lawn should remain to keep the continuity of the existing appearance.
3. Some Commissioners feel the lanai pools are not necessary or are potentially a hazard.
4. There is general support for the location of the main pool, although at least one Commissioner is opposed to the location of the main pool.
5. There is little support for the stone material of the middle hinge element. It is an important element that needs to be restudied as it has a great opportunity to distinguish the building. Study if the hinge element should be taller than the main roof ridge instead of lower.
6. Study adding awnings to add color to the project.
7. The windows and doors should have divided lights, including on the central hinge element.
8. Study if the windows on the central hinge element should be operable windows.
9. Continue the pattern of the palm plantings across the front of the project.
10. The Commission finds the view corridors are supportable as proposed. There are no negative impacts to the view corridor.
11. The Project Compatibility Analysis Findings have provisionally 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.
 - 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 amount of open space and landscaping is appropriate.

Action: Ensberg/Ooley, 8/0/0. (Grumbine absent.) Motion carried.

*** MEETING ADJOURNED AT 3:27 P.M. ***