



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 4, 2019

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, 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, Edmunds, Lenvik (until 3:15 p.m.), Mahan, Nemec, Ooley, and Veyna

Commissioners absent: None

Staff present: Ostrenger, Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Anna Marie Gott and the AIA of Santa Barbara was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 21, 2019**, as amended.

Action: Drury/Veyna, 7/0/2. (Hausz and Ooley abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 4, 2019**, as reviewed by Commissioners Mahan and Veyna.

Action: Hausz/Ooley, 9/0/0. Motion carried.

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

1. Ms. Plummer announced the following:
 - a. Nicole Hernandez is absent from today's meeting.
 - b. An Advisory Group training will take place on Friday, September 13, 2019 from 1:00 p.m. to 5:00 p.m. in the David Gebhard Public Meeting Room. This is a joint meeting with the other Design Review Advisory Groups to discuss overall policy and training, and will be followed up by individual trainings for each Advisory Group. The meeting will be recorded but all members are asked to attend.
2. Commissioner Hausz announced that he will be absent from the September 18, 2019 Historic Landmarks Commission meeting.

E. Subcommittee Reports:

1. Commissioner Mahan reported on the Awards Program.
2. Commissioner Drury reported on the Sign Committee.
3. Commissioner Ooley reported on the Coast Village Road roundabout.

(1:50PM) DISCUSSION ITEM

1. DISCUSSION ON NON-DISCRIMINATION/HARASSMENT POLICY

Reference Number: PLN2019-00245

Staff: Sarah Gorman, City Clerk Services Manager

(Presentation to the Historic Landmarks Commission on Non-Discrimination and Harassment Policy.)

Actual time: 1:44 p.m.

Present: Sarah Gorman, City Clerk Services Manager, City of Santa Barbara

Discussion held.

*** THE COMMISSION RECESSED FROM 1:48 TO 1:55 P.M. ***

(2:00PM) REVIEW AFTER FINAL APPROVAL

2. 522 STATE ST

Assessor's Parcel Number: 037-173-046

Zone: M-C

Application Number: PLN2019-00127

Owner: James Craviotto

Applicant: Andrulaitis + Mixon

(Proposal for a new outdoor Beer Garden associated with Institution Ale located adjacently at 516 State Street. Project involves renovating an existing 120 square foot storage structure, constructing a new 150 square foot shed and installing new bike racks at the rear of the parcel adjacent to Parking Lot #2. Project includes perimeter wrought iron fencing, gates and pilasters, new pendant lighting hung from

decorative posts, landscaping, associated outdoor furniture, and amenities including a fire pit and grass corn hole play surface.)

Review After Final is requested to eliminate the wrought iron fencing and replace with green screen, replace the majority of concrete with granulated granite, revise the sloping roof to a flat roof on the storage shed, and reconfigure the lighting and seating layout. Project was last reviewed on May 15, 2019.

Actual time: 1:55 p.m.

Present: Joe Andrulaitis, Applicant, Andrulaitis + Mixon; and Roger Smith, Institution Ale

Public comment opened at 2:05 p.m.

The following individual spoke:

1. Anna Marie Gott

Written correspondence from Anna Marie Gott was received.

Public comment closed at 2:09 p.m.

Straw vote: How many Commissioners can support decomposed granite? 7/2 Passed

Straw vote: How many Commissioners can support the current seating adjustment? 7/2 Passed

Motion: Continue two weeks with comments:

1. The loss of trees is not acceptable.
2. The string lighting, as proposed, is not acceptable; providing lighting on the trees is a suggested alternative.
3. The flat roof for the storage shed is acceptable; any mechanical equipment should be screened or located inside the structure.
4. The decomposed granite is acceptable.
5. The green screen is not acceptable for the site located in El Pueblo Viejo, study an alternative solution; a stucco wall, true hedge, or simplified wrought iron was suggested.
6. The seating layout as currently proposed is acceptable.
7. Bronze or copper heating lamps are acceptable.

Action: Mahan/Hausz, 9/0/0. Motion carried.

*** THE COMMISSION RECESSED FROM 3:05 TO 3:12 P.M. ***

(2:40PM) PROJECT DESIGN APPROVAL**3. 532 E SOLA ST**

Assessor's Parcel Number: 029-091-008
Zone: R-2
Application Number: PLN2018-00672
Owner: Jakob Bogenberger & Susan Swift
Architect: Arketype Architects Inc.

(The Spanish Colonial Revival residence constructed in 1921 is on the City's List of Potential Historic Resources as it is contributing to the potential Bungalow Haven Historic District. Proposal for a remodel and additions to the one-story 1,861 square foot residence, including demolition of 36 square feet off an existing porch at the driveway side yard and 310 square feet at the rear living area to accommodate a rear 347 square foot first floor addition, and a 438 square foot accessory dwelling unit in the partial basement. Site improvements include new deck area, reconstruction of the front patio trellis, remodel of the existing garage, fencing, and a new swimming pool. The proposed total of 1,932 square feet on a 6,250 square foot lot is 70% of the maximum floor-to-lot area ratio.)

Project Design Approval is requested. Historic Resource and Neighborhood Preservation Ordinance findings are required. Project was last reviewed on August 21, 2019.

RECUSAL: Commissioner Lenvik recused himself from hearing this item because he does not believe the project's direction is appropriate for the neighborhood or that the building should be a Structure of Merit and therefore cannot make the findings necessary for approval.

Actual time: 3:12 p.m.

Present: David Ferrin, Architect, Arketype Architects Inc.; and Jakob Bogenberger, Owner

Staff comments: Ms. Plummer reported that Nicole Hernandez, Urban Historian, has provided a memorandum outlining the historic background of the building.

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

*** THE COMMISSION RECESSED FROM 3:30 TO 3:34 P.M. ***

Motion: Project Design Approval and continue indefinitely to Consent with the following findings and condition:

1. The proposed colors are accepted but the Commission would like to see them studied further in terms of reducing brightness.
2. As required for Historic Resources in section 22.22.037 of the Municipal Code, the project will not cause a substantial adverse change in the significance of the historic resource.
3. The Commission has reviewed the proposed project and found that the project is consistent with the required Neighborhood Preservation Ordinance findings (per SBMC 22.69.050) as follows:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.

- b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
- c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
- d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
- e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
- f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
- g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Action: Mahan/Drury, 8/0/0. (Lenvik absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:00 P.M. ***