



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 2, 2022

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Keith Butler
Dennis Doordan
Michael Drury
Ed Lenvik
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
Ellen Kokinda, Acting Design Review Supervisor
Nicole Hernandez, Architectural Historian
Barbara Burkhart, Assistant Planner
Mary Ternovskaya, Senior 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, Butler, Doordan, Drury, Lenvik, Manuel, and Ooley

Commissioners absent: None

Staff present: Kokinda; Hernandez; William Russell, Assistant Planner; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Sullivan Israel was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **February 16, 2022**, as submitted.

Action: Drury/Hausz, 7/0/1. (Ooley abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 2, 2022**, as reviewed by Commissioners Hausz, Butler, and Manuel (Items A-C).

Action: Ooley/Drury, 7/0/1. (Manuel abstained.) Motion carried.

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

1. Commissioner Manuel announced that he will be recusing himself from Item 1, 1221 Anacapa Street and Item 2, US 101 Underpass, due to a conflict of interest with the Owner and the Applicant.
2. Commissioner Hausz announced he may leave the meeting early.
3. Commissioner Doordan announced that he may leave the meeting early.

E. Subcommittee Reports:

Commissioner Ooley reported on the HLC Designation Subcommittee meeting.

Vice Chair Hausz reported that the Plaza DLG Subcommittee meeting that will be held on March 3, 2022.

Commissioner Lenvik reported on the State Street Advisory Committee meeting.

Commissioner Doordan reported on the Objective Design Standards Subcommittee.

(1:45PM) CONTINUED ITEM: FINAL APPROVAL

1. 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:	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.)

Final Approval is requested. Project requires substantial conformance to the plans that were granted Project Design Approval on September 15, 2021. Project was last reviewed on December 22, 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 Owner.

Actual time: 1:53 p.m.

Present: Henry Lenny, Architect; Ed DeVicente, Architect, DMHA; and Alelia Parenteau, Energy and Climate Manager

Public comment opened at 2:17 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with conditions:

1. The lighting is not acceptable due to the uplight component. A lighting fixture from the same manufacturer that is downlight only would be acceptable, or an equal lighting fixture that does not have uplight.
2. The sensor employed in the lighting fixtures shall dim the lighting when no one is in the drive aisle, and the fixtures shall be 300k color temperature, and approximately 30 watt. After installation, the light fixtures should be reviewed for visibility around the neighborhood, and as necessary additional shrouding should be installed to minimize visibility.
3. The W14 beams on the south shall be the same detail as Detail 4 on Sheet S-5.0 on Anapamu Street. On Detail 4, Sheet S-5.0, the 6'x8' cantilevered beam shall extend an additional 8 inches.
4. The plans shall clearly reflect that all columns are the same 14' x 14' size.

Action: Hausz/Drury, 7/0/0. (Manuel absent.) Motion carried.

The ten-day appeal period was announced.

(2:35PM) CONTINUED ITEM: FINAL APPROVAL

2. U.S. 101 UNDERPASS: CITY ROW BETWEEN YANONALI & GUTIERREZ STREETS

Assessor's Parcel Number: ROW-001-976, ROW-003-346, ROW-002-026
Zone: Zones Adjacent to City Right-Of-Way: M-C, HRC/S-D-3
Application Number: PLN2020-00024
Owner: City of Santa Barbara
Applicant: Eric Goodall, Public Works

(Proposal for improvements at the State Street Undercrossing beneath Highway 101, located in El Pueblo Viejo Landmark District. The City of Santa Barbara has an active project to widen the sidewalks through the State Street Undercrossing of Highway 101. The sidewalk widening will occur between the north side of the Yanonali Street intersection to the south side of the Gutierrez Street intersection, in order to improve the pedestrian walking experience between Downtown and the Funk Zone. The project will include safety improvements for cyclists by widening the bike lanes at the undercrossing and providing buffers between vehicular traffic and cyclists. The number of vehicle lanes at the undercrossing beneath Highway 101 will be reduced to one through lane in each direction, with a center buffer for emergency access. The project includes aesthetic and lighting enhancements, as well as the removal of four non-specimen palm trees and two jacarandas.)

Final Approval is requested. Project requires substantial conformance to the plans that were granted Project Design Approval on September 2, 2020, which is when the project was last reviewed.

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: 3:02 p.m.

Present: Eric Goodall, Supervising Engineer, Public Works; Tom Conti, Applicant; Philip Suding, Suding Design Landscape Architects; Jeff Shelton, Architect; and Ann Kale, Lighting Expert, Ann Kale Associates Inc.

Public comment opened at 3:34 p.m.,

The following individual(s) spoke:

1. Marylove Thralls

Written correspondence from Francesca Galt was acknowledged.

Public comment closed at 3:37 p.m.

Motion: **Final Approval with the comment that the project substantially conforms to the plans that were granted Project Design Approval on September 2, 2020.**

Action: Lenvik/Drury, 5/2/0. (Ooley and Grumbine opposed. Manuel absent.) Motion carried.

Individual comments: Commissioner Ooley stated that the project does not fit within the El Pueblo Viejo Guidelines.

Commissioner Grumbine stated he concurs with Commissioners Ooley and hoped that the project would move closer towards fitting in with El Pueblo Viejo Guidelines.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:08 P.M. ***