



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 11, 2022

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
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 1:32 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Hausz, Doordan, Drury, Lenvik, Manuel (absent 3:00 – 3:46 p.m.), and Ooley

Commissioners absent: Butler and Grumbine

Staff present: Kokinda (until 2:35 p.m.), Hernandez, Burkhart, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Robert Drews was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 22, 2022**, as submitted.

Action: Drury/Ooley, 5/0/1. (Manuel abstained. Butler and Grumbine absent.) Motion carried.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 27, 2022**, as submitted.

Action: Ooley/Drury, 5/0/1. (Manuel abstained. Butler and Grumbine absent.) Motion carried.

- C. Approval of the Consent Calendar:
Motion: Ratify the Consent Calendar of **May 11, 2022**, as reviewed by Commissioners Hausz and Manuel.
Action: Ooley/Drury, 6/0/0. (Butler and Grumbine absent.) Motion carried.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Burkhart announced the following:
 - a. Item 2, 222 E Canon Perdido St. was noticed for 3:00 p.m. The item will be opened and continued to start at 3:00 p.m.
 - b. Item 5, 524 Chapala St. has been postponed indefinitely at the applicant's request.
 - c. The California Preservation Foundation will hold an online conference from June 7 – 9th. Historic Preservation Training is required for all Commissioners annually.
- E. Subcommittee Reports:
- Vice Chair Hausz reported on the Plaza De La Guerra Hard Materials Subcommittee.
- Commissioner Lenvik reported on the State Street Advisory Committee.

(1:45PM) ARCHAEOLOGY REPORT

1. **800 SANTA BARBARA ST**
Assessor's Parcel Number: 031-012-028
Zone: C-G
Application Number: PLN2015-00023
Owner: 800 Santa Barbara, LLC
Applicant: John Donaldson, JDC Construction Development Group
Applicant: Heidi Jones, SEPPS Inc.

(Proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

Request for acceptance of a Phase 3 Archeological Resources Report (data recovery & mitigation) prepared by Michael Imwalle, Associate Executive Director of Cultural Resources, Santa Barbara Trust for Historic Preservation; and David Stone, M.A., RPA and Lucas Nichols, B.A. for Wood Environment & Infrastructure, Inc. The report was reviewed by Dr. Glassow, who agrees with its conclusions and recommendations.

Actual time: 1:41 p.m.

Present: Heidi Jones, Applicant, SEPPS Inc.; Michael Imwalle, Associate Executive Director of Cultural Resources, Santa Barbara Trust for Historic Preservation; David Stone, M.A., RPA; and Julia Pujo, Environmental Analyst, City of Santa Barbara

*** THE COMMISSION RECESSED FROM 1:43 TO 1:45 P.M. ***

Public comment opened at 1:51 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Drury, 6/0/0. (Butler and Grumbine absent.) Motion carried.

*** The following item was heard out of agenda order. ***

(2:00PM) NEW ITEM: CONCEPT REVIEW

2. 222 E CANON PERDIDO ST

Assessor's Parcel Number: 031-012-025

Zone: C-G

Application Number: PRE2022-00028

Owner: Jeremy Basan; 222 East Canon Perdido Street, LLC

Applicant: Trish Allen, SEPPS Inc.

(The project site is located within the El Pueblo Viejo Landmark District, Part 1; within 100 feet of a designated City Landmark eligible for listing on the National Register of Historic Places; and a structure on the City's Historic Resources List. The project proposes to construct a new three and four-story residential apartment structure, comprised of 34 apartments applying the City's Average Unit Density High-Priority Housing Overlay standards. The building is approximately 25,899 net SF and 46' 9" in height. Parking will be provided in a garage structure on the east side of the driveway, using a puzzle lift system to accommodate 19 parking spaces. Six (6) surface parking spaces, including two (2) van accessible/EV stalls are provided on the west side of the driveway for a total of 25 parking spaces. A trash/recycling enclosure structure is proposed on the east side of the driveway, adjacent to the surface parking. The existing commercial office building will remain unchanged.)

One-time Concept Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for Project Design Review Approval.

*** The item opened at 1:55 p.m., was continued to 3:00 p.m. due to an error in noticing, and then closed ***

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 applicant team.

Actual time: 3:00 p.m.

Present: Trish Allen, Applicant, SEPPS; Christine Pierron, Architect; Jeremy Basan; Owner, 222 East Canon Perdido Street, LLC; and Robert Dostalek, Associate Planner, City of Santa Barbara

Public comment opened at 3:09 p.m.,

The following individual(s) spoke:

1. Mike Imwalle
2. Mary Louise Days
3. John Doordan

Written correspondence from Jennifer Barnes was acknowledged.

Public comment closed at 3:13 p.m.

Commission comments:

- Commissioner Drury stated that he would encourage the applicant to reconsider the parking and provide more generous parking off-street as this project is located in a busy part of town.
- Commissioner Doordan stated that he encourages the applicant to work with the Santa Barbara Trust for Historic Preservation to ensure protection and access to that critical archaeological site. He recognizes that it is not the purview of this Commission to assess the number and configuration of individual units, but the HLC does routinely assess the impact of building size, bulk, and scale of the project in relation to the site and surrounding neighborhood. When he asks himself the question “why does this building have this size, bulk, and scale?” the answer seems to be because the AUD program encourages greater density. However, greater density is a strategy, not a goal. The goal is to encourage workforce and affordable housing. He wonders if 450 square foot studio apartments are a viable solution for the need for workforce housing. There are hotels that have larger rooms in the City. If the project is built, we lose the size, bulk, and scale of the existing area around the Presidio. He has trouble saying that the local workforce benefits from this project. He recognizes the dilemma the architects and the developers face. State housing mandates privilege quantity over quality. State mandates and AUD overlays make this kind of high-density small unit development inevitable, but it does not make it right.
- Commissioner Hausz stated that he concurs with Commissioner Doordan. He recognizes the need for housing. Former HLC Commissioner Mahan stated in the past that this is a much better use of parking lot than for parking cars, and Vice Chair Hausz agrees. He was very comfortable with the condo project proposed but is uncomfortable with this project. He is concerned with the limited amount of space between the fourth story element and the existing office building, which creates a canyon effect. He wished that the project was not striving to fit in as many units, but the Commission cannot limit the number of units to control mass, bulk, and scale. Anything that the applicant can do to reduce the mass, bulk, and scale would be appreciated. The third floor could have volume ceilings and reduce the plate height on the third floor. Generally, he is not comfortable with the mass, bulk, and scale of project, but it is in good hands architecturally and he looks forward to a formal presentation.
- Commissioner Lenvik stated that the project is imposing itself on the presidio historic structures. It is imposing itself unrealistically and to the detriment of the historic resources in the area. He has a difficult time getting behind this project for that reason. He does believe that there is protection in the law that would protect the historic features of the City but he’s not seeing that in this project. When he looks at the plan of the project and sees that there are only three stories facing the presidio but that there is also a rooftop use proposed, that is essentially a fourth story. That use and elevation at that height is really imposing itself on the quiet use of the presidio. He has a tough time accepting this as an appropriate mass and bulk for this area. It is imposing itself on the existing office building, neighborhood parking, and is doing an injustice to the

community with the claim that the project is providing housing. This is not an acceptable project as presented so far.

- Commissioner Ooley stated that he agrees that it is impossible to divorce the land plan arrangement from the vertical arrangement of building that follows. There is a synergistic dynamic there. He cannot support the bulk of this building. He is troubled by the reliance on the mechanical parking system for the office building that is not practical. Mechanical parking systems work well when they are managed, but he does not see this system being practical and the result will be a parking impact on the street. People are impatient and he does not see this being a practical solution. Parking will be a real issue for this project. He is not comfortable with the fourth floor. The Commission does not have purview over how many units there are, but they do have purview over the design of the building and the bulk of the building. His view would be that the project needs to be lower and less bulky. The solution would be up to the artistry of architect, but until that happens, he cannot support the project.

*** THE COMMISSION RECESSED FROM 1:55 TO 2:15 P.M. ***

(2:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. 1426 ALTA VISTA RD

Assessor's Parcel Number: 029-100-002

Zone: R-2

Application Number: PLN2021-00374

Owner: Starr Siegele, Starr Siegele Trust

Applicant: Roxana Bonderson, Power Planning Services, Inc.

(The existing single-unit residence is on the City's Historic Resources Inventory; it was constructed in 1919 by Architect Wallace Neff in the Dutch Colonial Revival style. The project proposes a two-story addition to the residence consisting of 268 square feet on the second floor above a covered porch. Pursuant to SBMC 30.20.030.B, a sloped lot setback reduction has been applied to the front setback along East Micheltorena Street, reducing the required front setback from 15 feet to 10 feet. All reports can be found at SantaBarbaraCA.gov/HLC.)

Project Design Approval is requested. Project Compatibility Findings, Major Alterations for Historic Resource Findings, and Hillside Design and Sloped Lot Findings are required. The City's Architectural Historian prepared a [Significance Report](#) and a [Memorandum](#) evaluating the project's consistency with the Secretary of Interior's Standards that were reviewed and accepted at the January 19, 2022 hearing. The project was last reviewed on [January 19, 2022](#).

Actual time: 2:17 p.m.

Present: Roxana Bonderson, Applicant; Power Planning Services, Inc; and Duffy Smith, Architect

Public comment opened at 2:29 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. The Project Compatibility Analysis Findings generally have 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.
2. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior's Standards.
3. The Commission makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

Action: Hausz/Drury, 6/0/0. (Butler and Grumbine absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:35 TO 3:00 P.M. ***

(3:00PM) FINAL APPROVAL

4. [330 STATE ST](#)
Assessor's Parcel Number: 037-254-014
Zone: M-C
Application Number: PLN2021-00104
Owner: Bryan Maroun, 805-830 East Tremont Associates
Applicant: Ed Devicente, DMHA Architecture

(The former Seaside Oil Company Building and Showroom, AKA Andalucia Building, is a designated Structure of Merit and a contributing historic resource to the El Pueblo Viejo Landmark District. Proposal for adaptive reuse of the existing multi-tenant commercial building on a 28,211 square foot site. Site improvements include the conversion of a portion of the parking lot to a covered outdoor dining area, alterations to the landscaping and site screening, and a new trash enclosure and path of travel to meet ADA requirements. Interior improvements include new bowling lanes, new multi-vendor food service counters and indoor dining, and renovation of the existing restaurant and bar. The City's Architectural Historian prepared a [Significance Report](#). All reports can be found at SantaBarbaraCA.gov/HLC.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on July 21, 2021. The project was last reviewed on [July 21, 2021](#).

Actual time: 3:42 p.m.

Present: Ed DeVicente, Applicant, DMHA Architecture; Henry Lenny, Henry Lenny Design Studio; and Guillermo Gonzalez, Landscape Architect

Public comment opened at 4:09 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the condition that the awning on the north elevation shall be dropped down so that the valance is at the top of door opening, and shall be solid teal blue.

Action: Lenvik/Ooley, 4/1/1. (Manuel opposed. Hausz abstained. Butler and Grumbine absent.) Motion carried.

Individual comments: Commissioner Manuel stated that he is opposed because of the number of pots for landscaping.

The ten-day appeal period was announced.

(3:20PM) POSTPONED ITEM: CONTINUED ITEM: FINAL APPROVAL

5. 524 CHAPALA ST

Assessor's Parcel Number: 037-171-004

Zone: M-C

Application Number: PLN2021-00518

Owner: Jewish Federation of Greater Santa Barbara

Applicant: Jan Hochhauser, Hochhauser Blatter Associates

(Proposal for a 323 square foot addition to an existing single-story commercial building located in El Pueblo Viejo Landmark District. Project includes renovation of the existing Chapala Street façade, and landscape and hardscape improvements to the parking lot.)

PLEASE NOTE: Item 5 postponed indefinitely at the applicant's request. Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on April 13, 2022. The project was last reviewed on April 13, 2022.

Item 5 postponed indefinitely at the applicant's request.

*** MEETING ADJOURNED AT 4:25 P.M. ***