



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 27, 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 Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Butler, Doordan, Drury, Lenvik, and Ooley (1:50 p.m.)

Commissioners absent: Manuel

Staff present: Kokinda (at 1:53 p.m.); Hernandez; Burkhart; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 13, 2022**, as submitted.

Action: Drury/Butler, 4/0/2. (Doordan and Drury abstained. Manuel and Ooley absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 27, 2022**, as reviewed by Commissioner Hausz.

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

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

1. Ms. Burkhart announced the following:

a. Beginning May 1, 2022, any meetings that were televised prior to the pandemic will include a remote public comment option via Zoom.

b. Item 2, 524 Chapala St. has been postponed to May 11, 2022 at the applicant's request.

E. Subcommittee Reports:

Commissioner Lenvik reported on the State Street Advisory Committee.

(1:45PM) MISCELLANEOUS ACTION ITEM

1. CERTIFIED LOCAL GOVERNMENT

Reference Number: PLN2022-00033

Staff: Nicole Hernandez, Architectural Historian

(Review and approve the Certified Local Government [2020-2021 Annual Report](#) as required by the California Office of Historic Preservation.)

Actual time: 1:38 p.m.

Present: Nicole Hernandez, Architectural Historian

Public comment opened at 1:40 p.m., and as no one wished to speak, it closed.

Motion: Accept the Certified Local Government 2020-2021 Annual Report as submitted.

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

(1:50PM) POSTPONED ITEM: CONTINUED ITEM: FINAL APPROVAL

2. 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 2 postponed to May 11, 2022 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 2 postponed to May 11, 2022 at the applicant's request.

*** THE COMMISSION RECESSED FROM 1:43 TO 1:47 P.M. ***

(1:55PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. 481 W MOUNTAIN DR

Assessor's Parcel Number: 021-103-005

Zone: RS-1A

Application Number: PLN2021-00127

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

Applicant: Joe Andrulaitis, Andrulaitis+Mixon Architects

The series of seven existing cottages constructed in 1947 are listed on the Historic Resources Inventory. For reference, a Historic Structures/Sites Report, accepted by the HLC on August 4, 2021, is available at this [link](#). 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 received an approval from the Staff Hearing Officer for a Lot Area Modification and a Setback Modification.)

Project Design Approval is requested. Project Compatibility Findings and Major Alterations to Resources on the Historic Resource Inventory Findings are required. The project was last reviewed on [September 1, 2021](#).

Actual time: 1:42 p.m.

Present: Joe Andrulaitis, Applicant, Andrulaitis+Mixon Architects; and Tony Boughman, Associate Planner, City of Santa Barbara

Public comment opened at 1:58 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Overall the Commission is very much in favor of the project and understands the difficulties required of the applicant in terms of Storm Water Management. The Commission is hopeful for a solution that is both aesthetically appropriate and solves the requirements.
2. Most preferable is a solution that is the least visible if it is located above ground, especially at the front, and the Commission would like to see it screened. No Commissioners support a wood fence screen and prefer a landscaping screen. Plaster is a potential acceptable solution for the enclosures.
3. The Commission will need to see the Consulting Historian's Historic Structures/Sites report evaluating the Storm Water solution to the Secretary of the Interior's Standards for Rehabilitation to ensure the project does not negatively impact the historic resources for the project to receive a CEQA exemption

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

(2:30PM) NEW ITEM: CONCEPT REVIEW**4. 328 W MONTECITO ST**

Assessor's Parcel Number: 037-232-012
Zone: C-G
Application Number: PLN2021-00438
Owner: Edward St. George, SBSR, LLC
Applicant: Lonnie Roy; ON Design Architects, LLC

(The project site is located within the El Pueblo Viejo Landmark District, Part I, and is adjacent to the Sahyan Library at 316 Castillo St. which is on the City's Historic Resources Inventory. Proposal for new nine-room hotel on a vacant lot consisting of a 2,635 square foot building with four hotel rooms, a 3,940 square foot building with five hotel rooms, nine parking spaces in a 3,559 square foot parking garage, and 472 square feet of storage and mechanical room space. The project includes a site wall around the development, a trash room, bicycle storage, outdoor seating area, landscaping, and slight relocation of the existing access on W. Montecito Street. This project is proposed as an annex to the approved hotel at 302 & 308 West Montecito Street.)

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

Actual time: 2:31 p.m.

Present: Noah Greer, Architect, ON Design Architects; and Tony Boughman, Associate Planner, City of Santa Barbara

Staff comments: Mr. Boughman stated that the project site has been vacant since 1999, when a former gas station was demolished. The HLC has seen a couple of proposals for this site. In 2014 a gas station/mini market had a concept review, but the gas station proved to be infeasible. In 2020 the HLC reviewed a proposal for a 9 room hotel at a one-time concept review. That project has been further developed and is here for its first concept review under a formal application submittal. The project requires Planning Commission approval of a Development Plan for new non-residential floor area and a Transfer of Existing Development Rights Permit to transfer floor area and hotel room development rights to this site. HLC approval is required because the project proposes a new non-residential building in El Pueblo Viejo District. Staff has completed two rounds of application completeness review, and the project is nearing completeness but requires HLC concept review and comments on the Project Compatibility Findings and a continuance to the Planning Commission. At this meeting the HLC should provide comments on the Project Compatibility Findings and the El Pueblo Viejo District Design Guidelines. The Commission and the public's comments should be limited to the aesthetics of the proposal. Land-use issues will be considered by the Planning Commission at a future noticed hearing.

Public comment opened at 2:48 p.m.,

The following individual(s) spoke:

1. Arthur Sylvester

Written correspondence from Mary Turley and Bonnie Donovan was acknowledged.

Public comment closed at 2:51 p.m.

Motion: Continue indefinitely to the Full Commission with comments:

1. The project has vastly improved, the applicant has responded to the Commission's comments, and the design has been developed appropriately.
2. One element that needs to be resolved further is the staircase. The Commission would like to see it in the three-dimensional renderings.
3. The solar and mechanical equipment shall be screened. Show at least three street views of the project.
4. Several Commissioners are concerned with the location of the garage. The Commission recognizes that the garage has been moved back, but it may need to be moved back beyond the plane of adjacent building. The Commission will want to see a three dimensional model to understand it further. There is still concern that the wall plane of the entry of the garage is still too close to the sidewalk.
5. The oriel window and turret element seem to stick out. The tower is nice, but at least one Commissioner is open to not providing a tower.
6. On the west elevation, at least some Commissioners find the three wall planes not necessary, perhaps combine two of them. Provide a three dimensional study to understand it further, some Commissioners may find it acceptable but would like to see additional views. Look at the effect of the six foot curved wall in the corner, and see how it blocks views of the street and how it relates to the street frontage and planters, knowing that all details will come before Commission in the future. Since it is two buildings, articulate the parapets differently at the corner detail.
7. Work with the neighbor to the north to discuss the appropriate height for the wall, an eight foot wall may potentially be a better solution.

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

(3:00PM) NEW ITEM: ONE-TIME CONCEPT REVIEW**5. 17 W CANON PERDIDO ST**

Assessor's Parcel Number: 037-400-001
Zone: C-G
Application Number: PRE2022-00055
Owner: Michael Meyer; DSP Santa Barbara Sub, LLC
Applicant: Samira Squires, Kimberline Whettham & Associates

(The project site is located within El Pueblo Viejo Landmark District. Proposal for a change of use and renovation of an existing three-story retail building to creative office use (includes subterranean basement level). Renovation includes new exterior openings, new central courtyard, new core improvements, and new restrooms, corridors, and elevators.)

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

Actual time: 3:12 p.m.

Present: Cheri Jalali, SAA Architects; Scott San Filippo, Praelium Commercial Real Estate; and Robert Dostalek, Associate Planner, City of Santa Barbara

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

Commission comments:

- This is a wonderful project, and the Commission is excited about where it is going. The project is a great reuse of the building and the Commission appreciates the benefit to the City.
- The pedestrian experience upon Chapala Street and the openings out onto the streets are welcome due to the light factor and what they do to the pedestrian experience.
- As a suggestion, the interior courtyard should bring in more Santa Barbara details and proportions, especially in the openings which should be more vertical rather than horizontal; Find good examples of Santa Barbara stairways that work for what the applicant is trying to express; Bring the roof overhang down closer to where the head of the windows are to make it more proportional on the third floor openings.
- Regarding the view of the corner on Canon Perdido Street and Chapala Street, the number and size of the openings and their variety of articulation may be excessive, consider simplifying and giving more wall to window ratio.
- On the corner of Canon Perdido Street and Chapala Street elevation, one of the center gables may be too large of an arch window addition. Make sure there is enough wall massing, especially on corners. Look at giving the corner good massing and do not go too wide on the openings or break them up. Look at the alignment with the segmented arches below.

*** MEETING ADJOURNED AT 3:59 P.M. ***