



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

NOVEMBER 24, 2021

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

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
Ted Hamilton, Planning Technician
Mary Ternovskaya, 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, Doordan, Drury, Edmunds, Lenvik, Mahan, and Ooley

Commissioners absent: Manuel

Staff present: Unzueta; Hernandez; Timmy Bolton, Project Planner; Hamilton; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Scott Wenz on behalf of CarsAreBasic, and Richard Closson was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 10, 2021**, as submitted.

Action: Ooley/Hausz, 7/0/1. (Mahan abstained. Manuel absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **November 24, 2021**, as reviewed by Commissioners Hausz and Mahan.

Action: Ooley/Hausz, 8/0/0. (Manuel absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:**1. Mr. Hamilton announced the following:**

- a. The City will officially transition to Zoom meetings on Monday, November 29, 2021. The next HLC meeting on December 8, 2021 will be held via Zoom.
- b. A site visit will be held for the Solana Estate at 256 Eucalyptus Drive on Monday, December 6, 2021. The project is scheduled to come before the HLC on December 8, 2021. Staff will be arranging a carpool for Commissioners and Staff with a City vehicle.

2. Ms. Hernandez announced that the next round of mass Structure of Merit designations will be held on December 8, 2021. The final list of properties up for designation will be listed on the agenda posted on December 3, 2021.**E. Subcommittee Reports:**

Commissioner Drury reported on the Lot 3 Paseo subcommittee and stated that the next meeting will take place on December 3, 2021.

Commissioner Ooley reported on the Objective Design Standards subcommittee.

(1:50PM) NEW ITEM: PROJECT DESIGN APPROVAL**1. 1631 PATERNA RD**

Assessor's Parcel Number: 019-185-003

Zone: RS-15

Application Number: PLN2021-00123

Owner: D&A Brosnan Revocable Trust

David and Anne Brosnan, Trustees

Applicant: Tom Henson, BHN Architects

(The Tudor Revival style residence constructed in 1919 is listed on the Historic Resources Inventory as it was found eligible to be designated as a Structure of Merit in the [Phase 1 Historic Structures/Sites Report](#) accepted by the Commission on February 17, 2021. Proposal for 390 square feet of first floor additions to the rear of the residence; convert 822 square feet of crawlspace to habitable space in basement and 344 square feet of existing habitable space on first floor to create a 2-car garage with a new driveway; replace existing nonconforming uncovered parking space in front yard with landscaping; replace existing 333 square foot two story covered patio on the rear elevation with a new 437 square foot two story covered patio; replace existing outdoor stair and balcony with a new balcony and two new outdoor stairs; install 2 new air conditioner condensers; reroof; and alterations to landscaping in front and rear yards. Project will abate violations in ZIR2014-00323 and ZIR2010-00423 by permitting an as-built sink & electrical outlet located at outdoor counter and removing an as-built storage shed,

chicken coop, and playhouse located in the interior setback. All reports can be viewed at SantaBarbaraCA.gov/HLC.)

- A. Requesting acceptance of the Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of Interior's Standards for Rehabilitation, provided that the guidance under Standard 6 is implemented.**

Actual time: 1:51 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Mr. Hamilton stated that the HLC has reviewed the HSSR report previously on February 17, 2021, however this is the first review of the project plans. The application has been determined to be complete and the Commission may take action at this meeting.

Public comment opened at 2:03 p.m., and as no one wished to speak, it closed.

- B. Project Design Approval is requested. Project Compatibility Findings and Minor Alterations Findings are required.**

Actual time: 2:04 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates; Tom Henson, Applicant, BHN Architects; and Jessica Harlin, Landscape Architect

Public comment opened at 2:24 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The improvements are positive and this is an acceptable project.
2. Provide landscaping along the driveway so that it appears less harsh.
3. 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.
4. 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. It is an existing building and the improvements bring the rear of the building into consistency with the front of the building.
 - c. The size, mass, bulk, height, and scale of the project are not an issue because they are not significantly changing as a result of this project.
 - 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 project includes an appropriate amount of open space and landscaping, and the landscape plan is a great improvement.

Action: Hausz/Edmunds, 8/0/0. (Manuel absent.) Motion carried.

The ten-day appeal period was announced.

Motion: Accept the Phase 2 Historic Structures/Sites Report (HSSR) with the comment to delete the reference to the Phase 2 HSSR within the Phase 2 HSSR.

Action: Ooley/Mahan, 8/0/0. (Manuel absent.) Motion carried.

POSTPONED ITEM: CONCEPT REVIEW OF REVISED PROJECT

2. 517 CHAPALA ST

Assessor's Parcel Number: 053-300-038

Zone: C-R/USS

Application Number: PLN2017-00151

Owner: Ed St George

Applicant: Jarrett Gorin, Vanguard Planning

(The project consists of revisions to a project approved by the Planning Commission on March 7, 2019. The project consists of the demolition of an existing automobile dealership with 1,300 square feet of office space and the merger of two lots (APN 037-163-007 & -008) for a combined lot area of 11,500 square feet. The proposed revisions include adding six new hotel rooms to the approved 16-room hotel project, for a total of 22 hotel rooms. The caretaker's unit and roof deck have been eliminated. The first level would include a hotel lobby, dining/lounge area, five hotel rooms, bicycle storage, trash enclosure, and an accessible loading area for valet service. The second level would include nine hotel rooms and the third level would include eight hotel rooms. All parking spaces would be located offsite at 428 Chapala Street (APN 037-211-026). The project requires Development Plan approval and a Transfer of Existing Development Rights Permit from the Planning Commission. Project site is adjacent to a designated Structure of Merit: Dancaaster Residence, constructed in 1887 in the Italianate style.)

PLEASE NOTE: Concept Review of the revised project has been postponed indefinitely at the applicant's request. The project will be re-noticed prior to returning for review by the Historic Landmarks Commission.

Item 2 postponed indefinitely at the applicant's request.

*** MEETING ADJOURNED AT 2:49 P.M. ***