



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 8, 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 Burkhardt, 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, Drury, Doordan, Lenvik, and Ooley

Commissioners absent: Manuel

Staff present: Ostrenger (2:19 - 3:32 p.m.) Kokinda, Hernandez, Burkhardt, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Paulina Conn and Anna Marie Gott was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 25, 2022**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 8, 2022**, as reviewed by Vice Chair Hausz.

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

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

and appeals:

1. Ms. Burkhart announced the following:
 - a. Commissioner Manuel will be absent from today's meeting.
 - b. Item 4, 801 Alston Rd has been postponed to June 22, 2022 at the applicant's request.
 - c. The California Preservation Foundation conference is underway and continues until Friday, June 10, 2022. Historic Preservation Training is required for all HLC Commissioners.
2. Commissioner Drury announced that he may need to leave the meeting early.
3. Chair Grumbine requested information on the possibility of having Staff provide a hybrid packet for Commissioners that includes paper copies of meeting materials.

E. Subcommittee Reports:

Vice Chair Hausz reported on the Plaza De La Guerra Advisory Revitalization Advisory Committee.

(1:45PM) CONTINUED ITEM: MISCELLANEOUS ACTION ITEM: CITY LANDMARK RECOMMENDATION

1. **1201 LAS ALTURAS RD**
Assessor's Parcel Number: 019-113-024
Zone: RS-1A
Application Number: PLN2022-00073
Owner: Emmett and Jadwiga McDonough
Applicant: Fermina Murray

(Review of nomination and photographs and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Casa de Cuatro Vistas including; the main house designed in 1919 by Carlton Winslow, FAIA, in the Spanish Colonial Revival style, the Mid-Century Modern studio designed in 1959 by Edwards and Pitman, and landscape elements.)

Landmark Nomination*
Photographs, Site Plans and Elevations for nomination*
Resolution*

**Available for view online at [SantaBarbaraCA.gov/HLC](https://www.santabarbaraca.gov/HLC)*

The project was last reviewed [March 16, 2022](#).

Actual time: 1:40 p.m.

Present: Fermina Murray, Applicant; Emmett and Jadwiga McDonough, Owners; and Janet K. McGinnis, Attorney for the Owners

Staff comments: Ms. Hernandez presented the qualifications of the Casa de Cuatro Vistas City Landmark designation.

Public comment opened at 2:08 p.m.,

The following individual(s) spoke:

1. Beverly Johnson Trial

Written correspondence from Janet K. McGinnis on behalf of the McDonoughs, and Laramie Green was acknowledged.

Public comment closed at 2:11 p.m.

Motion: Adopt Resolution 2022-01 to recommend to City Council the City Landmark designation of the Casa de Cuatro Vistas including the main house designed in 1919 by Carlton Winslow, FAIA, in the Spanish Colonial Revival style, the Mid-Century Modern studio designed in 1959 by Edwards and Pitman, and landscape elements located at 1201 Las Alturas Rd.

Action: Doordan/Hausz, 6/1/0. (Lenvik opposed. Manuel absent.) Motion carried.

(2:15PM) CONTINUED ITEM: PRE-APPLICATION CONSULTATION REVIEW

2. 222 E CANON PERDIDO ST

Assessor's Parcel Number: 031-012-025

Zone: C-G

Application Number: PRE2022-00028

Owner: Jeremy Bassan, 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-story residential apartment structure, comprised of 27 apartments applying the City's Average Unit Density High-Priority Housing Overlay standards. The building is approximately 20,834 net SF and 39'-0" 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 Pre-Application Consultation Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for Project Design Review Approval. The project was last reviewed on [May 11, 2022](#).

Actual time: 2:30 p.m.

Present: Trish Allen, Applicant, SEPPS Inc.; Christine Pierron, Architect, Cearnal Collective; and Allison DeBusk, Senior Planner, City of Santa Barbara

Staff comments:

Ms. Burkhart stated that this is a pre-application returning for a second concept review for the AUD project. AUD projects are required to undergo an initial concept review, in this case by the HLC because the site is located in the El Pueblo Viejo Design District. The project will then go to the Planning Commission. The Planning Commission will comment on the consistency of the project with the General Plan, and the proposed design and improvement of the project. The project will then return to the HLC for a decision. The HLC may use the comments and recommendations from the Planning Commission for deliberations.

Ms. DeBusk stated that parking is not within the HLC's purview. The project is located in the Central Business District, so the residential units do not require parking and no parking is being proposed. The office parking requirement is one space per 500 square feet. The City has Access and Parking Design Standards that include standards for parking lifts. The project will be reviewed using these City design standards. Some of the standards for parking lifts include maneuverability, loading areas, and types of uses that parking lifts are appropriate for.

Public comment opened at 2:52 p.m.,

The following individual(s) spoke:

1. Mike Imwalle
2. Anne Petersen
3. John Doordan

Public comment closed at 2:59 p.m.

Commission comments:

- In general, there are multiple Commissioners that believe this project is going in the right direction. The Commissioners especially appreciate the removal of the fourth floor, the lowering of the plate heights, and the lowering of the mass of the building. The project still needs a lot of finessing, but in general is going in the right direction.
- The applicant shall work with the Santa Barbara Trust for Historic Preservation and look at ways the Community might benefit from the historic resource or be able to access the historic resource.
- Provide more views from various places, like from Santa Barbara Street all the way back, and especially pedestrian views along Santa Barbara Street and Canon Perdido Street.
- For the next meeting, show the adjoining elevations of the neighboring parcels so that the Commission can see the context of the height.
- Multiple Commissioners are concerned with seeing open garages as well as the trash enclosure when coming down Canon Perdido Street. Study the garages and trash enclosure, and look at landscaping and other detailing as a way of screening them.
- The landscaping is appreciated.
- Minimize the stair tower up to the roof on the north elevation. Minimize in all ways in terms of mass, bulk, and scale and visual impact. Restudy the gable and potential hip or other element. There is some concern with the depth of the wall pushed back between the gable and the hip.
- The stone entry element still seems a little awkward and needs to be studied further, consider combining stone and plaster.
- At least a couple of Commissioners agree that the west elevation seems to be the most massive elevation and should be broken up to articulate it. It is currently one large consistent height as proposed.

- Play off the mirador differently and look at providing a different element on the north elevation.
- Look at shifting the building away from the historic resource by a foot or so. Study how those buildings feel adjacent to each other when studying the elevations.

*** THE COMMISSION RECESSED FROM 3:32 TO 3:37 P.M. ***

(2:45PM) CONTINUED ITEM: PRE-APPLICATION CONSULTATION REVIEW

3. 400 W CARRILLO ST

Assessor's Parcel Number: 039-261-009
Zone: C-G
Application Number: PRE2022-00027
Owner: City of Santa Barbara
Applicant: Christine Pierron, Cearnal Collective

(The project site is located within the El Pueblo Viejo Landmark District, Part 1. The project consists of demolition of the existing parking lot and removal of 15 mature on site Tipuana Tipu trees, and construction of a three- and four-story residential structure with 63 rental units. Parking for the residences would be provided in a combination of surface lot and garage parking. The apartments are proposed as 100% rent controlled moderate (80-120% AMI) and middle (120-160% AMI) income affordable apartments operated by the Housing Authority of the City of Santa Barbara. Modifications are requested for the proposed density and exceeding the 45-foot height limit.)

One-time Pre-Application Review. No final appealable action will take place at this meeting. Project Compatibility Findings would be required for Project Design Review Approval. The project was last reviewed on [April 13, 2022](#).

Actual time: 3:38 p.m.

Present: Christine Pierron, Applicant, Cearnal Collective; Rob Fredericks, Housing Authority of the City of Santa Barbara; Skip Szymanski, Housing Authority of the City of Santa Barbara; Courtney Miller, Landscape Architect, CJMLA; and Megan Arciniega, Project Planner, City of Santa Barbara

Staff comments:

Ms. Burkhart stated that the project has returned for a second pre-application review. The Commission shall provide comments regarding site planning, architectural style, and the project's relationship to its site and neighborhood.

Ms. Arciniega stated that Staff is looking for general comments regarding site design and layout. The applicant has not yet submitted a formal application for the project. She is available to answer any questions.

Public comment opened at 4:02 p.m.,

The following individual(s) spoke:

1. Steve Johnson

Written correspondence from Steve Johnson was acknowledged.

Public comment closed at 4:04 p.m.

Commission comments:

- The Commission appreciates that the applicant has looked at the comments from the previous meeting. This is an improved design, especially in terms of mass, bulk, and scale, and in general is supportable.
- The stacking of the Monterey double balcony over the arcade is not yet resolved. The general massing and open air aspect of the elements are successful and help the building feel less massive, but the elements still need more work.
- The stair tower getting up to the roof is still too strong, and as proposed is a tower against another tower. The composition is not there yet.
- The other corner where the project steps up from one to four stories needs more massing work. The composition is too much like stepping stones and needs further refinement.
- Keeping the building away from the freeway is appreciated.
- Regarding parking, the applicant is applauded for being a good neighbor and for caring about the neighbors.
- The landscaping design is very important and in general going in right direction.
- A few Commissioners noted that there may be some quieter and less joggy solutions to look at on the west elevation and Castillo Street elevation.
- In terms of general comments regarding the site plan, the site plan is appropriately sensitive to the neighborhood. The massing is also sensitive. The general relationship to the site is found to be supportable. The architectural and landscaping language in general is supportable.
- The courtyard in general is supportable, and a majority of Commissioner feel that this element can be appropriate for this building.
- The setbacks in general are appropriate in terms of the way the building steps back from street.

(3:00PM) POSTPONED ITEM: NEW ITEM: CONCEPT REVIEW

4. [801 ALSTON RD \(Formerly 2190 ALSTON RD\)](#)

Assessor's Parcel Number: 015-174-019
Zone: RS-25
Application Number: PLN2022-00079
Owner: Ok Wave, LLC
Applicant: Haley Kolosieke, SEPPS Inc.

(The site contains a City Structure of Merit, the Grahlm Estate, and is adjacent to a site containing a Structure of Merit. Proposal to construct a 2,466 square foot detached accessory structure classified as a 6-car garage (the lower level will serve as a workshop space), replacement of approximately 5,400 square feet of existing impermeable pavers with new impermeable pavers, 924 square feet of landscaping, and grading approximately 670 cubic yards of cut and 35 cubic yards of fill. The project also proposes removal of a portion of a low site wall, and construction of new site walls at the lower-level man door, to accommodate construction of the garage. The site is developed with a 19,611 square foot residence.)

No final appealable action will take place at this hearing. Project will require Project Compatibility Findings and Hillside Design District and Sloped Lot Findings for Project Design Approval.

PLEASE NOTE: Item 4 has been postponed to June 22, 2022 at the applicant's request.

*** MEETING ADJOURNED AT 4:24 P.M. ***