



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 30, 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 1:33 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Butler, Doordan, Drury (at 1:53 p.m.), Lenvik, Manuel (until 4:16 p.m.), and Ooley (at 1:35 p.m.)

Commissioners absent: Hausz

Staff present: Kokinda, Burkhart, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Paulina Conn, Pamela Jameson Boehr, Richard Closson, and Heidi Ferguson was acknowledged.

B. Approval of Minutes:

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

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

C. Approval of the Consent Calendar:

- Motion: Ratify the Consent Calendar of **March 30, 2022**, as reviewed by Commissioners Ooley and Manuel.
- Action: Ooley/Manuel, 6/0/0. (Hausz and Drury absent.) Motion carried.

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

1. Commissioner Grumbine announced the following:
 - a. The Santa Barbara Historic Trust for Preservation held an award ceremony this past weekend and the Cabrillo Pavilion received an award.
 - b. The next HLC meeting tentatively scheduled for April 13, 2022 will be held in-person in the David Gebhard Public Meeting Room.

E. Subcommittee Reports:

No subcommittee reports.

(1:45PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

1. [931 ANACAPA ST](#)
Assessor's Parcel Number: 039-322-047
Zone: C-G
Application Number: PLN2021-00460
Owner: Kenneth Huang, MFUG Union Bank
Applicant: Yamel Grijalva, Ware Malcomb

(Project is located in El Pueblo Viejo Landmark District and is adjacent to El Castillo Building that was constructed in 1926 and is listed as on the Historic Resources Inventory and contributes to the historic significance of the district. The project proposes demolition of an existing stone wall and construction of a new CMU wall, finished with a stone veneer to facilitate the widening of an ADA ramp to meet current accessibility standards. Project includes the installation of new permeable pavers and the removal of a curb in the parking lot.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed on Consent and continued to the Full Commission on [March 16, 2022](#).

Actual time: 1:51 p.m.

Present: Joshua Thompson, Applicant, Ware Malcomb

Public comment opened at 2:08 p.m., and as no one wished to speak it, it closed.

Written correspondence from Paulina Conn and Mary Louise Days was acknowledged.

Motion: Continue two weeks with comments:

1. The Commission is questioning the need for using pavers. If pavers are needed for Storm Water Management requirements, the Commission is questioning the amount they can be limited to, or the areas they can be limited to. One suggestion is limiting the pavers to the parking stalls or the apron if necessary, but the preference is for pavers not to be used as they add additional material and visually break up the parking lot even more.
2. The plantings as proposed are not acceptable. A suggestion is to look at the approved HLC plants and choose from that list so they fit within the El Pueblo Viejo District.
3. The names, sizes, quantities, and location should be called out for plantings on the drawings.
4. On Sheet C1, there needs to be a sandstone curb on the detail showing the sandstone walls, finish, and wrought iron. All sandstone is to match existing, and the recommendation is to reuse existing and reform it. It needs to look like authentic stone construction and match the existing authentic stone construction look. The curb below the wrought iron shall rise above the tile on the ramp adjacent to it by at least 3 inches. The detailing of the stone needs to be shown to show how it will look authentic, depending on wherever the condition of stone is changed or new.
5. The wrought iron railing elevation needs to coincide with the floorplan. The wrought iron design, especially the ending of it, needs to be both code and proper El Pueblo Viejo District compliant, with the suggestion to look at standard City wrought iron detail. Additional detailing for wrought iron such as pickets and supports need to be shown and called out.
6. An elevation of the window needs to be called out showing its location on Sheet C13.2

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

(2:20PM) PROJECT DESIGN APPROVAL AND 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 Architecture & Planning

(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.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Project was last reviewed on Consent and continued to the Full Commission on March 16, 2022.

Actual time: 2:54 p.m.

Present: Jan Hochhauser, Applicant, Hochhauser Blatter Architecture & Planning; Sam Maphis, Landscape Architect; Paul Harrison, Architect; George Levinthal, Senior Engineer; and Ron Zonen, Jewish Federation of Greater Santa Barbara

Public comment opened at 3:14 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks to Full Commission with comments:

1. In general, the landscaping plan is supportable and a huge improvement, and the Commission appreciates the idea of creating a plaza forecourt for a semipublic space.
2. The Commission would like to see renderings updated with the landscape plan fully expressed. The pots need to be substantial and the plants in general need to be substantial as well but the Commission needs to see renderings and elevations to see how they will play out.
3. Provide differentiation of the pedestrian path up the middle and the parking lot.
4. Provide differentiation of the entry and the hardscape of the entry, with the suggestion to make it similar to kitchen door entry.
5. Provide a lighting design plan and core specifications for lighting.
6. The Commission suggests for the markers to divide the parking spaces. Consider using brass markers or something similar which has potential for donor appreciation.
7. Applicant shall look at the potential articulation or added detail for the kitchen wall.
8. Restudy and perhaps minimize the current design of the kitchen entry. Make sure to consider the expansive wall that is there as a part of the design. Make the proportions of the opening more appropriate to the El Pueblo Viejo Design District (EPV). The tile shall be proper to EPV.
9. The main entry design's canopy is problematic. Either lose it altogether, or redesign in a way that works with both the traditional architecture and the columns, as well as metalwork that is traditional. One point in particular is the single chain or single support for the canopy does not look structurally proper as a traditional detail.
10. The classical detailing of the columns and the moldings need to be studied with historical examples shown, with section and details worked out so that they relate properly.
11. The mission gable parapet wall above the entry needs additional study. Perhaps study molding proportions, sizes, and shapes, as well as other adjustments such as height and/or thickness of walls and profiles.
12. The glass doors and windows should have additional muntins or divisions in a more EPV divided way.
13. Some Commissioners are against the strong blank wall and want to see a breakup of the wall plane slightly so it is articulated and not a single plane, with the potential for pilasters or other ways to break up the wall plane.

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

*** THE COMMISSION RECESSED FROM 4:06 TO 4:16 P.M. ***

3. 1100 E CABRILLO BLVD & 1414 PARK PLACE

Assessor's Parcel Number: 017-382-001, 017-383-001, 017-381-001
Zone: P-R/S-D-3
Application Number: PLN2019-00535
Owner: City of Santa Barbara
Applicant: George Johnson, Parks and Recreation

(The Andree Clark Bird Refuge (part of the California State East Cabrillo Boulevard Parkway Historic District, designed by the Olmsted Brothers) located at 1100 E Cabrillo, and the Municipal Tennis Center property located at 1414 Park Place, are listed on the Historic Resources Inventory as they are eligible for designation as historic resources. The project proposes to improve water quality and restore habitat for aquatic and avian wildlife with the replacement of the Andree Clark Bird Refuge Lagoon weir and weir gate, removal of approximately 18 non-native trees, recontouring portions of the lagoon shoreline, recontouring the mouth of the lagoon on the beach side (adjacent to the volleyball courts), seasonal lowering of the sand berm at the mouth of the lagoon on the beach side, and installation of native plants and rock clusters along the margin of the lake, islands and mouth of the lagoon. Construction of a bio-retention basin will also occur at the municipal Tennis Center property, located at 1414 Park Place. New proposed interpretive signs around the lagoon will be reviewed separately by Sign Committee. The project contains components within the City's and the California Coastal Commission's permit jurisdictions. On December 17, 2020, the Planning Commission approved the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit; which was approved on August 5, 2021.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Major Alterations Findings are required. Project was last reviewed on [February 5, 2020](#).

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: 4:16 p.m.

Present: George Johnson, Creeks Supervisor, City of Santa Barbara; Erin Markey, Associate Planner, City of Santa Barbara; and Megan Arciniega, Project Planner, City of Santa Barbara

Public comment opened at 4:41 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn was acknowledged.

Motion: Project Design Approval and Final Approval 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 not applicable.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources. The Bird Refuge is a landmark and the project is sensitive to the status of the existing landmark.
 - 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.
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.

Action: Lenvik/Drury, 5/1/0. (Grumbine opposed. Hausz and Manuel absent.) Motion carried.

Individual comments: Chair Grumbine stated that he is opposed to the motion because he does not find the cable railing is appropriate. A thin 42" high wrought iron picket would be enough and visually less apparent.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 5:07 P.M. ***