



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 14, 2020

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Architectural Historian
Pilar Plummer, Assistant Planner
Heidi Reidel, Planning Technician I

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Lenvik, and Ooley

Commissioners absent: Edmunds and Mahan

Staff present: Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez, Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 30, 2020**, as submitted.

Action: Ooley/Hausz, 5/0/0. (Edmunds and Mahan absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 14, 2020**, as reviewed by Vice Chair Hausz.

Action: Ooley/Hausz, 5/0/0. (Edmunds and Mahan absent.) Motion carried.

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

1. Ms. Plummer announced that Commissioners Mahan and Edmunds are absent from today's meeting.

E. Subcommittee Reports:

Commissioner Hausz reported on the Plaza De La Guerra Subcommittee.

(1:50PM) STRUCTURE OF MERIT DESIGNATION

1. 1512 CASTILLO ST

Assessor's Parcel Number: 027-212-021

Zone: R-MH

Reference Number: PLN2020-00018

Owner: Cota Family Trust
Judy Cota, Trustee

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Queen Anne style house constructed in c. 1895.)

Actual time: 1:40 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara

Public comment opened at 1:45 p.m.

The following individual spoke:

1. Richard Closson

Public comment closed at 1:47 p.m.

Motion: Adopt Resolution 2020-35 to designate as a Structure of Merit the Queen Anne style house located at 1512 Castillo Street.

Action: Ooley/Hausz, 5/0/0. (Edmunds and Mahan absent.) Motion carried.

(2:00PM) DISCUSSION ITEM

2. VISIONING THE FUTURE OF DOWNTOWN STATE STREET

Reference Number: PLN2020-00068

Staff: Jason Harris, Economic Development Manager
Robert J. Dayton, Transportation Planning and Parking Manager

(The Historic Landmarks Commission is requested to discuss and provide input to the State Street Subcommittee on the future contributions and community outcomes of a redesigned State Street.)

Actual time: 1:51 p.m.

*** THE COMMISSION RECESSED FROM 1:52 TO 2:01 P.M. ***

Present: Rob Dayton, Transportation Planning and Parking Manager, City of Santa Barbara; and
Jason Harris, Economic Development Manager, City of Santa Barbara

Public comment opened at 2:26 p.m.

The following individuals spoke:

1. Fred Sweeney
2. Richard Closson

Written correspondence from Francesca Galt and Pamela Boehr was acknowledged.

Public comment closed at 2:32 p.m.

Discussion held.

Commission comments:

1. Vice Chair Hausz views the current closure of State Street as an experimental stage. Would like to know how customers feel about bikes on State Street. Would like bike speed limits on State Street to be enforced.
2. Commissioner Lenvik supports a plaza on State Street. Concerned about bike speed on State Street. Suggests adding a landscape designer to the team. Suggests a material other than raw wood be presented to the public.
3. Commissioner Ooley believes it is a good time to discuss redesigning State Street. State Street is the spine of the City. Noted that Native Americans formed State Street. State Street needs to have diversity and accommodate all people. Suggests adding features that encourage use during different times of the day/night. Does not think enforcing bike speed limits is realistic.
4. Commissioner Drury believes considering return visits over tourist dollars is important. Restaurants contribute more to the environment of State Street than retail. Concerned about bikes on State Street. In favor of closing State Street and codifying it as a proper design element.
5. Chair Grumbine thinks that closing State Street during the pandemic was the right response. Suggests including members of the HLC in aesthetic decision making. Believes a holistic approach is needed. Consider a long term plan for Santa Barbara, including factors like housing and transportation.

(2:45PM) PRE-APPLICATION REVIEW

3. [328 W MONTECITO ST](#)
Assessor's Parcel Number: 037-232-012
Zone: C-G
Application Number: PLN2020-00446
Owner: Edward St. George
Applicant: Shelby Messner, ON Design Architects

(This is a One-Time Pre-Application Consultation for a new nine-unit hotel located on a vacant parcel in El Pueblo Viejo Landmark District. The hotel will be comprised of two, 2-story buildings, with nine at-grade parking spaces. Planning Commission is required for Development Plan Approval for the construction of 7,668 square feet of new non-residential floor area and a Transfer of Existing Development Rights. The hotel is proposed as an annex to the approved hotel at 302 & 308 W Montecito Street (PLN2016-00426).)

This is a One-Time Pre-Application Consultation. No final appealable decision will be made at this hearing.

Actual time: 3:13 p.m.

Present: Shelby Messner, Applicant, ON Design Architects; and Noah Greer, Architect

Staff comments: Ms. Plummer stated that the project is before the Commission for a one-time pre-application consultation review.

Public comment opened at 3:31 p.m.

The following individuals spoke:

1. Karen Ramsdell
2. Richard Closson

Written correspondence from Bonnie Donovan, Christine Neuhauser, and Marie Sue Parsons was acknowledged.

Public comment closed at 3:37 p.m.

Commission comments:

1. Some Commissioners believe the design looks too whimsical and should be more serious.
2. Overall, the massing appears to be acceptable, but the Commission needs to see neighboring properties represented on the plans.
3. The scale seems appropriate and acceptable.
4. The Montecito Street elevation should be more street friendly and treated as a residential structure.
5. Push the entry to the parking garage back on the Montecito Street elevation.
6. Some Commissioners feel that the tower overhang is excessive.
7. Clearance for how the garage gate opens needs to be resolved.
8. Increase the depth of all exterior walls to show a deeper recess in the windows and doors.
9. The west elevation pop-out is excessive.
10. The staircase leading to the second floor needs to be more serious and resolved.
11. The Commission is concerned by the design for the noise reduction wall on the elevations.
12. The Mirador balcony element on the north elevation is not resolved well and needs to be redesigned.
13. Show the wrought iron balcony and make more traditional to El Pueblo Viejo.
14. Show precedent or inspiration for details throughout.
15. The spacing between the windows is too thin; thicken with more plaster.
16. Return with 3D models for neighborhood context and scale.

(3:35PM) NEW ITEM: CONCEPT REVIEW**4. 920 SUMMIT RD**

Assessor's Parcel Number: 015-300-001
Zone: A-2/SD-3
Application Number: PLN2020-00472
Owner: Montecito Country Club, LLC
Applicant: SEPPS, Inc.
Engineer: Jeremy Salts, Stantec
Landscape Designer: Sam Maphis, Earthform Design

(The Montecito Country Club, constructed in 1916-1918 by Bertram Goodhue, and altered in 1921 by George Washington Smith was designated a Structure of Merit on October 16, 2019 . Proposal for a new 1,110 square foot Golf Simulator Facility that will be located adjacent to the existing tennis courts, tennis building, cart storage building, and clubhouse. The new building consists of two golf simulation hitting bays, and includes all related mechanical, electrical, and associated sitework to accommodate the new facility. Development Plan Approval is required for the construction of new non-residential floor area. The project must be found by the Community Development Director to be in Substantial Conformance with the original project approval under PLN2005-00831.)

A. Concept Review. No final appealable decision will be made at this hearing.

Actual time: 4:18 p.m.

Present: Steve Welton, Applicant, SEPPS; Henry Lenny, Architect, Montecito Club; and Sam Maphis, Landscape Designer, ASLA

Public comment opened at 4:30 p.m. and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. In general, the massing of the design is appropriate and works well with the historic resource.
2. Study the main entrance gable and chamfer of the pilasters above the capital.
3. The depth of the wall needs to be appropriately deep as shown on elevations and not on the plan.
4. Resolve the termination of the wall at the ground where the weep screed is.
5. If the gable roof on the west elevation is kept, extend the whole wall forward at least four inches to break the plane of the west wall.
6. Study taller windows on the west elevation.
7. The Commission is generally in favor of the project.
8. The project is ready for Project Design Approval.
9. The landscaping is acceptable as proposed.

Action: Hausz/Drury, 5/0/0. (Edmunds and Mahan absent.) Motion carried.

B. Requesting acceptance of a Historic Structures/Sites Letter, prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the proposed project would have a less than significant impact on designated significant historic resources at 920 Summit Road. After implementation of the proposed project, the club house building would maintain its status as a City of Santa Barbara Structure of Merit.

Actual time: 4:35 p.m.

Present: Steve Welton, Applicant, SEPPS; Henry Lenny, Architect, Montecito Cub; and Sam Maphis, Landscape Designer, ASLA

Public comment opened at 4:40 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Hausz, 5/0/0. (Edmunds and Mahan absent.) Motion carried.

*** MEETING ADJOURNED AT 4:58 P.M. ***