



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 8, 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 (at 4:14 p.m.), Doordan (at 1:40 p.m.), Edmunds, Lenvik, Mahan, Manuel, and Ooley

Commissioners absent: Drury

Staff present: Sneddon; Ellen Kokinda; Unzueta, Hernandez, Hamilton, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Susan Chamberlain was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 24, 2021**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 8, 2021**, as reviewed by Commissioners Mahan and Manuel.

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

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

1. Ms. Unzueta announced that she plans to retire at the end of this year. She stated that it has been an honor and pleasure working with the Historic Landmarks Commission. She thanked the Commission for their time ensuring well designed and integrated development within El Pueblo Viejo and other historic districts, as well as historic resources throughout the City.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATIONS

1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

Reference Number: PLN2021-00039

Staff: Nicole Hernandez, Architectural Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of the historic resources per attached Exhibit A.)

Actual time: 1:47 p.m.

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

Public comment opened at 1:50 p.m.,

The following individual(s) spoke:

1. Elizabeth Weems
2. Robert Sporrer
3. Paul Cook
4. Neil Myers

Written correspondence from Peter and Allison Janss was acknowledged.

Public comment closed at 2:00 p.m.

Public comment re-opened at 2:54 p.m.,

The following individual spoke:

1. Paul Cook

Public comment closed at 2:57 p.m.

Discussion held for 15 W. Los Olivos Street.

Straw vote: How many Commissioners can support designating 15 W Los Olivos Street as a Structure of Merit? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 15 W Los Olivos Street on the Historic Resources Inventory? 2/5 Failed.

Discussion held for 229 W Figueroa Street.

Straw vote: How many Commissioners can support designating 229 W Figueroa Street as a Structure of Merit? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 229 W Figueroa Street on the Historic Resources Inventory? 3/4 Failed.

Discussion held for 230 E Figueroa Street.

Straw vote: How many Commissioners can support designating 230 E Figueroa Street as a Structure of Merit? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 230 E Figueroa Street on the Historic Resources Inventory?? 2/5 Failed.

Discussion held for 234 E Figueroa Street.

Straw vote: How many Commissioners can support designating 234 E Figueroa Street as a Structure of Merit? 1/6 Failed.

Straw vote: How many Commissioners can support keeping 234 E Figueroa Street on the Historic Resources Inventory? 3/4 Failed.

Discussion held for 327 W Figueroa Street.

Straw vote: How many Commissioners can support designating 327 W Figueroa Street as a Structure of Merit? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 312 E Pedregosa Street on the Historic Resources Inventory? 4/3 Passed.

Discussion held for 518 E Pedregosa Street.

Straw vote: How many Commissioners can support removing 518 E Pedregosa from the Historic Resources Inventory? 7/0 Passed.

Discussion held for 519 E Pedregosa Street.

Straw vote: How many Commissioners can support designating 519 E Pedregosa Street as a Structure of a Merit? 0/7 Failed

Straw vote: How many Commissioners can support keeping 519 E Pedregosa Street on the Historic Resources Inventory? 4/3 Passed.

Discussion held for 918 Garcia Road.

Straw vote: How many Commissioners can support designating 918 Garcia Road as a Structure of a Merit? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 918 Garcia Road on the Historic Resources Inventory?? 1/6 Failed.

Discussion held for 25 E Mason Street.

Straw vote: How many Commissioners can support designating 25 E Mason Street as a Historic Resources Inventory? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 25 E Mason Street on the Historic Resources Inventory? 1/6 Failed.

Discussion held for 228 W Mission Street.

Straw vote: How many Commissioners can support designating 228 W Mission Street as a Structure of a Merit? 0/7 Failed.

Straw vote: How many Commissioners can support keeping 228 W Mission on the Historic Resources Inventory? 0/7 Failed.

Discussion held for 230 W Mission Street.

Straw vote: How many Commissioners can support keeping 230 W Mission on the Historic Resources Inventory? 2/5 Failed.

Discussion held for 306 W Mission Street.

Straw vote: How many Commissioners can support keeping 306 W Mission on the Historic Resources Inventory? 2/5 Failed.

Discussion held for 315 W Valerio Street.

Straw vote: How many Commissioners can support designating 315 W Valerio Street as a Structure of a Merit with significance report corrected to reflect the style as a Folk Victorian style? 5/2 Passed.

Discussion held for 318 W Valerio Street.

Straw vote: How many Commissioners can support designating 318 W Valerio Street as a Structure of a Merit? 4/3 Passed.

Discussion held for 723 – 725 E Montecito Street.

Straw vote: How many Commissioners can support keeping 723 – 725 E Montecito St on the Historic Resources Inventory? 0/7 Failed.

Motion: Adopt Resolutions to designate as a Structure of Merit 315 W Valerio Street and 318 W Valerio Street, resources discussed by the Commission in the attached Exhibit A; and remove 15 W Los Olivos Street, 229 W Figueroa Street, 230 E Figueroa Street, 234 E Figueroa Street, 518 E Pedregosa Street, 918 Garcia Road, 25 E Mason Street, 228 W Mission Street, 320 W Mission Street, 306 W Mission Street, and 723 – 725 W Montecito Street from the Historic Resources Inventory as they do not qualify as historic resources.

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

Motion: Adopt Resolutions to designate as a Structure of Merit 312 E Pedregosa Street, 400 W Figueroa Street, 401 E Pedregosa Street, 522 W Los Olivos Street, 30 W Valerio Street, 20 W Valerio Street, 32 W Valerio Street, 34 E Mission Street, 203 W Valerio Street, 227 W Valerio Street, and 2019 Plaza Bonita, the resources not discussed by the Commission in the attached Exhibit A.

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

(2:50PM) MISCELLANEOUS ACTION ITEM: REMOVAL OF PROPERTY FROM POTENTIAL HISTORIC DISTRICT

2. 621 E SOLA ST

Assessor's Parcel Number: 029-033-016

Zone: R-2

Reference Number: PLN2021-00039

Owner: John and Karen Abraham

Staff: Nicole Hernandez, Architectural Historian

(Review of [Significance Report](#) and request by property owner to remove the property at 621 East Sola Street from the Historic Resources Inventory and the proposed boundaries of the proposed Bungalow Haven Historic District based on lack of historic significance. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Actual time: 3:41 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and John and Karen Abraham, Owners

Public comment opened at 3:54 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Dowty was acknowledged.

Motion: Remove the property located at 621 East Sola Street from the Historic Resources Inventory as a non-contributing historic resource and keep the property within the proposed boundaries of the proposed Bungalow Haven Historic District.

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

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:15 TO 4:26 P.M. ***

(3:10PM) MISCELLANEOUS ACTION ITEM: HISTORIC RESOURCE PLAQUE

3. HISTORIC RESOURCE IDENTIFICATION PLAQUE

Reference Number: PLN2021-00039

Staff: Nicole Hernandez, Architectural Historian

(Review of [Standardized Plaque](#) to mark historic resources as recommended by the Historic Resource Plaque subcommittee. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

Actual time: 4:26 p.m.

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

Public comment opened at 4:32 p.m., and as no one wished to speak, it closed.

Written correspondence from Anne Petersen was acknowledged.

Motion: Continued indefinitely with comments:

1. Change the designation date to the same font as the rest of the plaque.
2. The large caps shall be the same stroke weight as the smaller caps.
3. A written specification on the material, thickness, and construction of the plaque should be included.

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

(3:30PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 920 SUMMIT RD (MONTECITO COUNTRY CLUB)**

Assessor's Parcel Number: 015-300-001
Zone: A-2/SD-3
Application Number: PLN2020-00472
Owner: Montecito Country Club LLC, C/O Joseph Hicks
Applicant: Steve Welton, SEPPS Inc.
Landscape Designer: Sam Maphis

(The Montecito Country Club is designated a Structure of Merit designed in 1918 by nationally noted architect Bertram Goodhue and remodeled in the 1920s by noted architect George Washington Smith. Proposal to relocate the batting cage from the as-built sports court at the event lawn to the area between the golf cart building and tennis courts. No changes are proposed to the previously approved 1,110 square foot Golf Simulator Facility located adjacent to the existing tennis courts, tennis building, cart storage building, and clubhouse. Final Approval for the Golf Simulator Facility was granted on February 3, 2021. Planning Commission approved a Conditional Use Permit Amendment on November 18, 2021.)

Revised Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations findings are required. Project was last reviewed October 27, 2021.

Actual time: 4:48 p.m.

Present: Steve Welton, Applicant, SEPPS; Sam Maphis, Landscape Architect; and Pilar Plummer, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that Planning Commission approved a Conditional Use Permit Amendment on November 18, 2021 for the golf simulator facility, relocated batting cage, and other site improvements. There were no specific conditions for the golf simulator facility and batting cage. The project is requesting a revised Project Design Approval for the relocation of the batting cage and associated trellis structure. There are no changes to the previously approved golf simulator facility.

Public comment opened at 4:59 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. 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.
2. 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 appropriate for its location and neighborhood.
 - 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.
3. The plans are substantially consistent with the original plans that received Project Design Approval.

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

The ten-day appeal period was announced.

(4:15PM) NEW ITEM: PROJECT DESIGN APPROVAL

5. 256 EUCALYPTUS HILL DR

Assessor's Parcel Number: 015-050-026
Zone: RS-25
Application Number: PLN2021-00494
Owner: Okeanos SB LLC, C/O Dana Treister
Applicant: Haley Kolosieke, SEPPS Inc.

(The Solana Estate, a Stripped Classicism style estate designed and constructed by Frances Underhill 1913, is a Structure of Merit. The proposed project consists of exterior alterations to the main residence, new trellises, an elevator to the roof deck, new landscaping, conversion of the existing lily pond back to the original pool, and new exterior stairs and site walls. All reports and memos can be viewed at SantaBarbaraCA.gov/HLC.)

A. Requesting acceptance of the Phase 2 Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project meets the Secretary of Interior's Standards for Rehabilitation, and would have a less than significant (Class III) impact on designated historic resources on the parcel.

Actual time: 5:03 p.m.

Present: Pamela Post and Tim Hazeltine, Post/Hazeltine Associates; Don Nulty, Architect; Haley Kolosieke, Applicant, SEPPS, Inc.; Sean Lair, Landscape Architect; and Trish Allen, SEPPS, Inc.

Public comment opened at 5:22 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: 5:03 p.m.

Present: Pamela Post and Tim Hazeltine, Post/Hazeltine Associates; Don Nulty, Architect; Haley Kolosieke, Applicant, SEPPS, Inc.; Sean Lair, Landscape Architect; and Trish Allen, SEPPS, Inc.

Public comment opened at 5:39 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The Commission compliments the Owners for bringing this beautiful architecture back into standard. The project is a great asset to Santa Barbara and Montecito.
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.
3. 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 appropriate for its location and neighborhood.
 - 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.
4. The Commission makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

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

Motion: Accept the report as submitted.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:04 P.M. ***