



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

SEPTEMBER 30, 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, Urban Historian
Pilar Plummer, Assistant Planner
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:32 p.m. by Chair Grumbine.

ATTENDANCE

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

Commissioners absent: 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 16, 2020**, as submitted.

Action: Ooley/Hausz, 6/0/0. (Mahan absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 30, 2020**, as reviewed by Commissioner Mahan.

Action: Ooley/Hausz, 6/0/0. (Mahan absent.) Motion carried.

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

1. Ms. Hernandez announced the following:
 - a. The Historic Resources Ordinance will move on to Planning Commission and City Council, but if enough significant changes are made, the ordinance will return to the HLC.
 - b. In response to inquiries from the Commission at the previous meeting, staff researched the building at 21 E Canon Perdido Street and discovered that the entire building is part of the original design.
2. Vice Chair Hausz requested a follow-up from staff on the string lights installed on State Street and on the Historic Resources Ordinance. Ms. Plummer stated that the string lights are permitted under the temporary rules and regulations for outdoor dining during quarantine.
3. Commissioner Edmunds announced that she will leave the meeting at 5:00 p.m.
4. Commissioner Drury announced that he will leave the meeting by 5:45 p.m.
5. Chair Grumbine gave an update on the AIA Charrette design review teams.

E. Subcommittee Reports:

Vice Chair Hausz reported on the Plaza De La Guerra Subcommittee.

(1:50PM) HISTORIC STRUCTURES REPORT

1. 223 & 227 E COTA ST

Assessor's Parcel Number: 031-152-008, 031-152-007

Zone: M-C

Application Number: PLN2020-00018

Owner: City of Santa Barbara

(The Commission is requested to review edits prepared by Hattie M. Beresford to the Historic Structures/Sites Report for 223 & 227 E Cota Street, dated September 18, 2002, prepared by Fermina B. Murray.)

Actual time: 1:46 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; and Hattie M. Beresford, Historian

Public comment opened at 1:49 p.m., and as no one wished to speak, it closed.

Motion: Accept the edits as an addendum to the report as submitted.

Action: Lenvik/Hausz, 6/0/0. (Mahan absent.) Motion carried.

(2:05PM) IN-PROGRESS REVIEW

2. **524 STATE ST**
Assessor's Parcel Number: 037-173-039
Zone: M-C
Application Number: PLN2020-00107
Owner: Jason Jaeger & Sep Wolf
Applicant: Jessi Finnicum-Schwartz, Anacapa Architecture

(The Mediterranean style building, remodeled after the earthquake in 1925 by Soule Murphy and Hastings, is eligible for designation as a Structure of Merit. Proposal to convert the existing commercial building from church and office to a 47-room hotel. The project includes a 401 square foot ground floor addition, 446 square foot second floor addition, and 1,557 square foot third floor addition. The proposal includes a new elevator shaft and stairs at the rear of the building, and removal of a Cork Oak and Palm Tree at the rear of the property. Development Plan Approval findings are required for the construction of new commercial floor area.)

In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed and granted Project Design Approval, on September 2, 2020.

Actual time: 1:55 p.m.

Present: Jason Jaeger, Owner, Jaeger Partners; Dan Weber, Principal Architect, Anacapa Architecture; Robert Dostalek, Associate Planner, City of Santa Barbara; and Jessi Finnicum-Schwartz, Applicant, Anacapa Architecture

Staff comments: Ms. Plummer stated that the Commission cannot take formal action on this item but the project will be eligible for Final Approval at the next hearing, as the applicant completed Tier 3 Stormwater Compliance.

Public comment opened at 2:16 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks to Consent with comments:

1. The Commission finds this project has developed well and is ready for Final Approval.
2. Specify the tile as two piece barrel to match existing with appropriate specifications called out.
3. Show profiles and details for the windows on the south elevation and match the existing windows as much as possible.
4. The color of the windows and tile is acceptable as proposed.
5. The Commission appreciates the reworking of the design of the back elevation, including the belly band, cornice, doors, and windows.
6. Lighting is acceptable as proposed with a 2700k LED lamps and seeded glass.
7. The Commission requests that Parks and Recreation ensure a sycamore tree is planted in the front planter.
8. Show how the downspouts come out of the wall.
9. Draw the wrought iron brackets supporting the balconies per existing fishtail detailing.

Action: Hausz/Ooley, 6/0/0. (Mahan absent.) Motion carried.

(2:55PM) REVIEW AFTER FINAL APPROVAL**3. 519 & 521 W JUNIPERO ST**

Assessor's Parcel Number: 025-090-046, 025-090-048
Zone: O-M
Application Number: PLN2016-00087
Owner: Cancer Center of Santa Barbara
Applicant: Kenneth Marshall
Architect: The Cearnal Collective, LLP

(Proposal to convert two existing single-family residences at 519 and 525 W. Junipero Street that are listed on the Potential Historic Resources List into duplexes. At 519 W. Junipero Street, a total of 265 square feet of first floor and 514 square feet of second floor additions are proposed to the rear of the 1,093 square foot residence. Additional exterior changes to the residence include a new roof, restoration of windows and siding, and a remodel of the front porch. At 525 W. Junipero Street, 237 square feet will be demolished on the first floor and 48 square feet will be demolished on the second floor. Additional exterior changes include a new roof and restoration of windows and siding. Site work is reviewed under the Cancer Center of Santa Barbara project (PLN2007-00092)

A. Review After Final is requested. The exterior changes involve eliminating the approved duplex at 521 West Junipero Street, relocating the approved duplex at 519 West Junipero Street to the 521 West Junipero Street site, and providing seven surface residential parking spaces at the 519 West Junipero Street site to serve the four residential units on the Cancer Center Campus. All Oak Trees at 519 and 521 West Junipero Street are still proposed to be preserved. The proposed changes must be found by the Community Development Director to be in Substantial Conformance with the approved Development Plan. Project was last reviewed and granted Final Approval on July 13, 2016.

Actual time: 2:53 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective, LLP; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that Kathleen Kennedy, Project Planner, is available to answer questions.

Public comment opened at 3:02 p.m., and as no one wished to speak, it closed.

Item 3.A re-opened at 3:08 p.m.

Motion: Continue two weeks to Consent for review of the landscape plan with the comment that the Commission finds the project acceptable as presented.

Action: Hausz/Drury, 6/0/0. (Mahan absent.) Motion carried.

B. Requesting acceptance of a revised Phase I and II Historic Structures Report, prepared by Post/Hazeltine Associates. The report concluded that after the implementation of the revised project the houses at 519 West Junipero Street and 525 West Junipero Street would maintain their status as historic resources on the City's List of Potential Historic Resources. Therefore, implementation of the revision to the approved project would result in a Less Than Significant (Class III) impact to significant historic resources.

Actual time: 3:03 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates

Public comment opened at 3:04 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Hausz, 6/0/0. (Mahan absent.) Motion carried.

*** MEETING ADJOURNED AT 3:15 P.M. ***