



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 9, 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, 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, Mahan, and Ooley

Commissioners absent: Edmunds

Staff present: Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Unzueta; Hernandez; Plummer; and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Richard Closson

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 25, 2020**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 9, 2020**, as reviewed by Commissioner Mahan.

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

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

1. Ms. Plummer announced the following:
 - a. Commissioner Edmunds is absent from today's meeting.
 - b. Item 2, 410 State St, 27 E. Gutierrez St, 409 Anacapa St, is postponed indefinitely.
 - c. A discussion item on the State Street parklets and proposed improvements is tentatively scheduled for January 20, 2020.
 - d. City Council appointed two new Commissioners to the HLC: Dennis Doordan and Justin Manuel, who will replace Julio Veyna as the landscape professional.
2. Ms. Hernandez announced that the amendments to the Historic Resources Ordinance appeared before the Planning Commission on December 3, 2020 and were continued to December 17, 2020. Chair Grumbine agreed to attend the next hearing to represent the HLC.
3. Ms. Unzueta announced that in early 2021, the Commission will have a discussion item about staff memos; the Commission should consider when they feel memos would be appropriate and what kind of information they would like included.
4. Vice Chair Hausz gave a brief report on the December 3, 2020 Planning Commission hearing on the draft amendments to the Historic Resources Ordinance.

E. Subcommittee Reports:

1. Commissioner Hausz reported on the Plaza De La Guerra Subcommittee.
2. Chair Grumbine reported on the State Street Subcommittee.

(1:50PM) ARCHAEOLOGY REPORT

1. **825 DE LA VINA**
Assessor's Parcel Number: 037-041-024
Zone: C-G
Application Number: PLN2020-00108
Owner: JV De La Vina, LLC
Applicant: Edward DeVicente, DMHA

(Proposal for a four-story mixed-use project on a site currently developed with a private surface level parking lot using the Average Unit-Size Density (AUD) program. Project entails construction of a 19,767 square foot, 21 unit rental complex, with 380 square feet dedicated to commercial floor area. Unit mix includes five, 2-bedroom, ten, 1-bedroom, and six studio units ranging in size from 479 to 1,421 square feet with an average unit size of 777 square feet. Two of the units will be designated for inclusionary housing. The proposed density on this 14,625 square foot lot is 62 dwelling units per acre on a site within the Priority Housing Overlay which allows between 37-63 dwelling units per acre. Proposal also includes 23 parking spaces, and 40 bike parking spaces.)

Requesting acceptance of an addendum to a Phase I Archaeological Resources Report, prepared by David Stone, Stone Archaeological Consulting.

Actual time: 2:07 p.m.

Staff comments: Ms. Plummer stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:09 p.m., and as no one wished to speak, it closed.

Motion: Accept the addendum to the report as submitted.

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

(2:00PM) ARCHAEOLOGY REPORT

2. 410 STATE ST, 27 E. GUTIERREZ ST, 409 ANACAPA ST

Assessor's Parcel Number: 037-212-022, 037-212-035, 037-212-030

Zone: M-C

Application Number: PLN2020-00220

Owner: Series C of Old Town Properties SB, LLC

Applicant: The Cearnal Collective LLP (Architect)

(Proposal to merge three parcels located at 410 State Street, 27 E. Gutierrez Street, and 409 Anacapa Street, to create a 59,010 square foot lot. The proposed development involves construction of 81 rental units (43 studios, 20 one-bedrooms, and 18 two-bedrooms) averaging 695 square feet per unit, in a new four-story building on the existing parking lot located at 27 E. Gutierrez Street, using the City's Average Unit-Size Density Incentive Program. The building would be approximately 90,930 square feet, including a 19,710 square foot ground floor consisting of a parking garage, residential lobby, trash enclosure, transformer, and bicycle parking. The proposal includes 89 parking spaces in a combination of surface parking spaces and parking lifts. Planning Commission granted the Community Benefit Project exceptions to height limitations.)

Requesting acceptance of a Phase I Archeological Resources Report, prepared by Heather Macfarlane and Michael H. Imwalle, Macfarlane Archaeological Consultants.

Item postponed indefinitely.

(2:05PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 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: Steve Welton, 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.)

Project Design Approval and Final Approval are requested. Projects requires consistency with the Project Compatibility Criteria, and Structure of Merit findings. Project was last reviewed on October 14, 2020.

Actual time: 2:13 p.m.

Present: Steve Welton, Applicant, SEPPS, INC.; Henry Lenny, Architect, Henry Lenny Design Studio Inc.; and Sam Maphis, Landscape Architect, ASLA

Public comment opened at 2:24 p.m.

The following individual spoke:

1. Kellam de Forest

Public comment closed at 2:26 p.m.

- Motion: Project Design Approval and continue indefinitely to Consent with comments:**
1. The weep screed is not acceptable as currently presented and the plaster needs to go down to the ground and all the way around the building.
 2. Study adjusting the window on the west elevation to be smaller or the head to be lower as it currently appears to be too high.
 3. Extend the face of the entry gable to reach the face of the pilaster shaft.
 4. The doors and windows should have historic precedence or be more horizontal as is typical of Spanish Colonial Revival style.
 5. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. 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.
 6. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.

Action: Hausz/Ooley, 4/1/1. (Lenvik opposed. Mahan abstained. Edmunds absent.) Motion carried.

Individual Comments:

1. Commissioner Lenvik opposed because he does not believe the structure is sensitive to adjacent landmarks.
2. Commissioner Mahan abstained because he did not review the recording of the last meeting.

The ten-day appeal period was announced.

(2:50PM) NEW ITEM: CONCEPT REVIEW

4. 925 JIMENO RD

Assessor's Parcel Number: 029-051-010
Zone: RS-15
Application Number: PLN2020-00566
Owner: Larry Ameen & Cindy Antonucci-Ameen
Applicant: Lauren Anderson, A34 Studio

(The California Ranch style residence designed in 1947 by the architectural firm of Soule & Murphy is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a 2,087 square foot addition to the main floor and basement of the existing 2,654 square foot two-story single family residence. Project includes the removal of an existing 639 square foot exterior deck to be replaced with a new 1,480 square foot deck. The proposed total of 4,476 square feet on a 23,958 square foot lot is 95% of the maximum guideline floor-to-lot area ratio. The applicant is requesting a 50% reduction from the floor-to-lot area ratio for the basement. Staff Hearing Officer review is required for a portion of the proposed addition and exterior deck and stairs to encroach in the required 30'-0" secondary front setback.)

A. Requesting acceptance of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the house at 925 Jimeno Road maintains its eligibility for listing as a City of Santa Barbara Structure of Merit and its placement on the City of Santa Barbara Potential Historic Resources List. Therefore, a Phase II Historic Structures/Sites Report is recommended to evaluate proposed alterations to the house.

Actual time: 3:04 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the building meets the criteria to be eligible for designation as a Structure of Merit..

Public comment opened at 3:10 p.m., and as no one wished to speak, it closed.

The following individual spoke:

1. Kellam de Forest

Public comment closed at 3:12 p.m.

Motion: Deny the report and remove the property from the City's List of Potential Historic Resources with comments:

1. The context and historic integrity of the building is lacking.
2. The Commission does not feel that the building is a good representation of the work completed by architects Soule and Murphy.

Action: Ooley/Lenvik, 5/1/0. (Hausz opposed. Edmunds absent.) Motion carried.

Individual Comments: Vice Chair Hausz opposed because he does agree with the findings of the report.

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

Item not heard.

*** MEETING ADJOURNED AT 4:07 P.M. ***