



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**JUNE 27, 2018**

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

William La Voie, *Chair*  
Anthony Grumbine, *Vice Chair*  
Michael Drury  
Steve Hausz  
Ed Lenvik  
Bill Mahan  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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**CALL TO ORDER**

The Full Commission meeting was called to order at 1:31 p.m. by Chair La Voie.

**ATTENDANCE**

Commissioners present: La Voie, Grumbine, Drury, Hausz, Lenvik, Mahan, Orías (absent from 3:54 – 5:29), and Veyna

Commissioners absent:

Staff present: 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 **June 13, 2018**, as amended.

Action: Mahan/Drury, 8/0/0. Motion carried.

C. Consent Calendar:

Motion: **Postpone Item F and continue Item D on the Consent Calendar of January 27, 2018.**

Action: Veyna/Hausz, 8/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **June 27, 2018**, as reviewed by Commissioners Mahan and Veyna.

Action: Hausz/Drury, 8/0/0. Motion carried.

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

1. Ms. Plummer announced the following:

- a. There will be a discussion on ADA requirements as it pertains to design review applications at the Full Commission meeting on July 11, 2018.
- b. Item 11, 1001 State Street, should be labeled "Pre-Application Review".
- c. Item 7, 9 E De La Guerra Street, was improperly noted on the agenda and is being postponed two weeks.

**Motion: Item 7 postponed two weeks to July 11, 2018.**

Action: Mahan/Drury, 6/0/0. (La Voie and Grumbine abstained.) Motion carried.

2. Ms. Hernandez announced that there would be a designation subcommittee report on July 11, 2018 at 10:00 a.m. to discuss future Landmark designations.
3. Commissioner La Voie announced that he will be stepping down from Item 7, 9 E De La Guerra Street. He also brought attention to an article provided by Commissioner Orías regarding the 1000 Steps Project to be reviewed at an upcoming meeting.
4. Commissioner Mahan announced that he does not recall approving black and white striped awnings for the project at Hotel Californian, and requested that staff review the minutes to see if the awning colors were approved.

E. Subcommittee Reports:

No subcommittee reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

**(1:50)** (The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 19, 2018 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

Actual time: 1:49 p.m.

Present: Nicole Hernandez, City of Santa Barbara Historian

Staff comments: Ms. Hernandez stated that the Public Hearing date must be announced seventy-five days in advance of the Hearing.

Public comment opened at 1:50 p.m., and as no one wished to speak, it closed.

**Motion: Adopt Resolution of Intention to hold a Public Hearing on September 19, 2018 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.**

Action: Mahan/Drury, 8/0/0. Motion carried.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**(1:55)** Assessor’s Parcel Number: 029-292-031  
Owner: California State Parks

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 25, 2018 to consider a recommendation to City Council for City Landmark designation of the Alhecama Theatre located at 215 A East Canon Perdido Street.)

Actual time: 1:51 p.m.

Present: Nicole Hernandez, City of Santa Barbara Historian

Staff comments: Ms. Hernandez gave a short presentation about the designation of the Alhecama Theatre as a Historic Landmark.

Public comment opened at 1:53 p.m., and as no one wished to speak, it closed.

**Motion: Adopt Resolution of Intention to hold a Public Hearing on July 25, 2018 to consider the recommendations to City Council for City Landmark Designation of the Alhecama Theatre, located on 215 A East Canon Perdido Street.**

Action: Mahan/Orías, 7/0/0. (Grumbine abstained.) Motion carried.

**HISTORIC STRUCTURES REPORT**

**3. 428 CHAPALA ST** M-C Zone

**(2:00)** Assessor’s Parcel Number: 037-211-026  
Application Number: MST2018-00331  
Owner: Casa De Sevilla Partners, LP  
Applicant: Post Hazeltine Associates

(Review of a Phase II Addendum Historic Structures/Sites Report re-evaluating the eligibility of the building at 428 Chapala Street for listing as a significant historic resource.)

**(Review of a Phase II Addendum Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The Addendum to the 2005 Historic Structures/Sites Report found that the 1877 sandstone block wall wing on the south elevation currently retains sufficient historical integrity and visibility to be eligible for listing as a Structure of Merit.)**

Actual time: 1:53 p.m.

Present: Tim Hazeltine, Post Hazeltine Associates; Pamela Post, Post Hazeltine Associates; and Alexandra Cole, Preservation Planning Associates

Staff comments: Ms. Hernandez provided a brief presentation to orient The Commission with the last actions of City Council on the project prior to its return for HLC review.

Public comment opened at 2:07 p.m., and as no one wished to speak, it closed.

**Motion:**        **Accept the report which identifies the current state of the building.**  
**Action:**        Drury/Grumbine, 8/0/0. Motion carried.

**Motion:**        **Change the Historic Designation from building to wall.**  
**Action:**        Chair La Voie/ -- Motion failed due to lack of second.

**Motion:**        **Retain the Structure of Merit for the entire site, recognizing the information in the reports about integrity and identifying the remaining Italianate sandstone wall as being particularly significant.**  
**Action:**        Drury/Grumbine, 8/0/0. Motion carried.

**\* THE COMMISSION RECESSED FROM 2:41 TO 2:48 P.M. \***

\* Item re-opened at 2:48 p.m. \*

The ten-day appeal period was announced.

#### **MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

##### **4.    428 CHAPALA ST**

**(2:10)**        Assessor's Parcel Number:        037-211-026  
                  Owner:                                    Casa De Sevilla Partners, LP  
 (Public Hearing to consider Structure of Merit designation of the 1877, Italianate, sandstone block wall on the south elevation of the building located at 428 Chapala Street.)

**\* The Item was not heard since the Commission moved to Retain Structure of Merit for entire Site during review of Item 3; Historic Structure Report, 428 Chapala Street \***

#### **HISTORIC STRUCTURES REPORT**

##### **5.    2315 CHAPALA ST**

RS-7.5 Zone

**(2:15)**        Assessor's Parcel Number:        025-113-011  
                  Application Number:                MST2018-00171  
                  Owner:                                    Darren A. Peterson  
                  Designer:                                Brian Miller

(Review of a Phase I Historic Structures/Sites Report.)

**(Review of a Phase I Historic Structures/Sites Report, prepared by Jean-Guy Tanner Dube, Appleton Partners LLP. The report found the building constructed in 1923 does not qualify as a historic resource.)**

Actual time: 2:49 p.m.

Present: Brian Miller, Designer; and Jean Guilledubet, Architectural Historian

Public comment opened at 2:51 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report with comments:**

- 1. Description of the owner should be past tense.

Action: Mahan/Grumbine, 7/1/0. (Drury opposed.) Motion carried.

Individual Comments: Commissioner Drury stated that he disagrees with the conclusions of the report and still thinks the building is historically significant despite the replacement of the arch windows by a French door.

**CONCEPT REVIEW - NEW**

**6. CITYWIDE**

ROW Zone

**(2:25)**

Assessor’s Parcel Number:	000-000-0RW
Application Number:	SGN2018-00065
Owner:	City of Santa Barbara
Applicant:	Nina Johnson

(Proposal to add new regulatory signage on sidewalks in commercial areas and public parking lots and structures to educate the public and enforce the City’s Outdoor Smoking Ordinance.)

**(Comments Only.)**

Actual time: 3:06 p.m.

Present: Nina Johnson, Senior Assistant to the City Administrator, Alison Grube, Graphic Designer, and Victor Garza, Downtown Parking, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project was reviewed by Sign Committee on June 19, 2018, and Commissioner comments will be provided to Sign Committee for their consideration.

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

- 1. Restudy the El Pueblo Viejo Design Guidelines for architecture and signage in terms of shape, font, size, mounting, and color.
- 2. Include an option for vertical signage.

Action: Drury/Hausz, 8/0/0. Motion carried.

**FINAL REVIEW****7. 9 E DE LA GUERRA ST** C-G Zone

**(3:05)** Assessor's Parcel Number: 037-052-027  
 Application Number: MST2018-00142  
 Owner: Santa Barbara Trust for Historic Preservation  
 Applicant: Michael Imwalle  
 Designer: Trevor Zellet

(Parcel contains a designated City Landmark: De La Guerra Adobe. Proposal for a temporary privacy screen for the Casa De La Guerra courtyard, consisting of a black iron frame and fabric. The screen is proposed to be installed and removed before and after events.)

**(Final Approval is requested. The project was last reviewed on May 2, 2018.)**

**\* Item postponed two weeks.\***

**\* THE COMMISSION RECESSED FROM 3:48 TO 3:54 P.M. \***

**CONCEPT REVIEW - CONTINUED****8. 226 E ANAPAMU ST** O-R Zone

**(3:25)** Assessor's Parcel Number: 029-162-006  
 Application Number: MST2017-00092  
 Owner: Barranca Enterprises, Inc.  
 Architect: DesignArc

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated office/High Density within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires concept review by Planning Commission.)

**(Fifth Concept Review. Comments Only. Project requires review by Planning Commission. Project design was last reviewed on May 16, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Orias recused herself from hearing this item.

Actual time: 3:54 p.m.

Present: Greg Reitz, Project Applicant; Melissa Turner, Senior Project Manager, DesignArc; Mark Shields, Project Designer; and Philip Suding, Landscape Architecture

Staff comments: Ms. Hernandez stated that the ordinance 22.22.104 reads that any new construction in El Pueblo Viejo must be compatible with Spanish Colonial Revival or Mediterranean in style, the building proposed at the end of the bungalow court is in the Craftsman style and only the Planning Commission can grant a variance to the ordinance, staff or HLC cannot grant a variance. The Craftsman and Spanish Colonial Revival style buildings were often constructed side by side in Santa Barbara in the 1930s as seen throughout the Bungalow Haven neighborhood.

Ms. Plummer stated that as per the City of Santa Barbara On-Site Noticing Requirements that AUD projects require signage in front of the development with a picture of the development. Signage must be posted 10 days prior to the next hearing with the Historic Landmarks Commission review.

Public comment opened at 4:32 p.m.

The following people expressed opposition or concerns:

1. Steve Hoegerman spoke in opposition to the size, bulk, and scale of the project. Mr. Hoegerman suggested a lot split and requested additional signage to inform the neighborhood of the project.
2. Josephine Deloreto expressed her opinion that the building is out of place and would like the motor court to be preserved.
3. Alison Galindo expressed excitement about the new Queen Annes but suggests a two story building rather than three. Ms. Galindo shared concerns about parking, privacy, traffic, security, and litter.
4. Sasna Kapernekas spoke in opposition to the size due to the motor court and traffic, the deterioration of privacy, and parking issues.
5. Christine Neuhauser spoke in opposition to the scale and height of the building due to incompatibility with the rest of the neighborhood. Correspondence from Ms. Neuhauser was also acknowledged.
6. Correspondence in opposition or with concerns from Paul Kontos and Mark Ehlen was read into the record.

Public comment closed at 4:46 p.m.

Straw vote: How many Commissioners find that the size, bulk, and scale are acceptable? 2/5 Failed

Straw vote: How many Commissioners find that the architecture is generally acceptable? 4/3 Passed

Straw vote: How many Commissioners find that the setbacks from Anapamu Street and Garden Street are acceptable? 4/3 Passed

Straw vote: How many Commissioners find that the interior allocation of open space is adequate? 2/5 Failed

Straw vote: How many Commissioners find that the amount of landscaping is adequate? 0/7 Failed

Straw vote: How many Commissioners find that the width of the paseos is adequate for the scale of building? 3/4 Failed

Straw vote: How many Commissioners can support the use of the craftsman style adjacent to the bungalow court and a variation from the ordinance? 6/1 Passed

Straw vote: How many Commissioners find that the in earth open space adequate? 2/5 Failed

**Motion: Continue to the Planning Commission with comments:**

1. The Commission finds the Compatibility Analysis Criteria (per SBMC 22.22.145.B.) as follows:
  - a. The Commission finds that the size, bulk, and scale is incompatible with the neighborhood.
  - b. The architecture is generally acceptable.
  - c. The amount of open space provided is inadequate for the size and scale of the building and the neighborhood.
  - d. The public views are not affected.
  - e. It is compatible with AUD guidelines.
2. The Commission has heard considerable concern from the neighborhood about the adequacy of parking, and residential character and density.
3. The majority of the Commission supports the use of craftsman style architecture immediately adjacent to the bungalows as being an appropriate response to a historic resource.

Action: Drury/Grumbine, 7/0/0. (Orías absent.) Motion carried.

## **FINAL REVIEW**

### **9. 29 E CABRILLO BLVD**

HRC-2/SD-3 Zone

**(4:15)**

Assessor's Parcel Number: 033-112-006  
 Application Number: MST2017-00543  
 Owner: Hannah Beachfront, LLC  
 Architect: Henry Lenny

(Proposal for tenant improvements for a new café consisting of exterior and interior alterations to an existing commercial building located in the Appealable Jurisdiction of the Coastal Zone. The project proposes a remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It proposes a new attached trash enclosure at the west elevation off Helena Street and the creation of an outdoor dining area facing Cabrillo Boulevard, including landscaping.)

**(Final Approval is requested. Project was last reviewed on June 13, 2018.)**

Actual time: 5:29 p.m.

Present: Henry Lenny, Henry Lenny Design Studio; Tina Takia, Owner and Operator; Maria Martinez, Project Manager, DMHA, and Ted Ellis, Owner and Operator

Public comment opened at 5:35 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with comment to use galvanized half inch chain for the fencing.**

Action: Mahan/Drury, 8/0/0. Motion carried.



The ten-day appeal period was announced.

### **CONCEPT REVIEW – CONTINUED**

#### **10. 809 DE LA VINA ST**

C-G Zone

**(4:45)**

Assessor's Parcel Number: 037-041-009  
 Application Number: MST2017-00017  
 Owner: 815 De La Vina, LLC  
 Agent: SEPPS  
 Architect: Cearnal Collective, LLP

(This is a revised project description. The project site contains a Queen Anne historic building, Ott House, listed on the City's List of Potential Historic Resources. Proposal for a new residential project using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of three parcels (APNs 037-041-008, 037-041-009, 037-041-010), the demolition of 2 one-story buildings and 2 two-story buildings, and the construction of 2 new three-story residential buildings, with the Ott House proposed to be relocated to the corner at De la Vina and De la Guerra Streets (addressed as 208 W. De la Guerra). The unit mix will be 22 studio apartments, 11 one-bedroom apartments, and 5 two-bedroom apartments ranging from 540 square feet to 1,687 square feet with an average unit size of 844 square feet. The proposed density on this 29,548 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 39 parking spaces to be housed in two first-floor parking garages and 39 bike parking spaces.)

**(Sixth Concept Review. Comments Only. Planning Commission review is required. Project was last reviewed on May 2, 2018.)**

Actual time: 5:40 p.m.

Present: Brian Cearnal, Cearnal Collective, LLP; Trish Allan, SEPPS; and Jeremy Vassan, Owner.

Public comment opened at 5:52 p.m.

#### **The following people expressed support:**

1. Correspondence in support from Marcus Abundis, Justin Sparks, and Lauri Bolt were read into the record.

#### **The following people expressed opposition or concerns:**

1. Matt Williams expressed concerns with the mass and height of the building, and believes it will create wind block and disrupt natural airflow. He also suggested that the mechanical lifts are not designed for full size SUV's and trucks, and that the height map only addresses the owner's building and is not accurate.
2. Don Elconin stated that he can support the movement of the Ott house, but believes the project detracts from the current historic impact.
3. Don Sharp echoed concerns about the size of cars relative to parking.
4. Jackie Eillis shared concerns about parking as the streets are already impacted, and also objected to the size and mass of the building.
5. Anne Marie Gott echoed concerns about parking, stating that there are not enough spaces. Ms. Gott suggested adequate parking for every unit and a different location. Ms. Gott also objected to the height, mass, and scale.

Public comment closed at 6:08 p.m.

**Motion: Continue to the Planning Commission with comments:**

1. The Commission does not support the massing at the rear of the building and would suggest a partial or major reduction of the third floor in the back of the building and modulation of the building mass in a significant way to provide substantial landscaping in the form of colander trees.
2. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
  - a. The project is compatible with the City Charter and Municipal Code requirements in that it is providing the housing as requested under the AUD program.
  - b. It will be compatible with the architectural character of the city.
  - c. The Commission feels that it is not compatible in size, bulk, and scale with the neighborhood, with the exception of the De La Vina elevation which is compatible with the neighborhood in both setback, massing, and scale.
  - d. The Commission is concerned about the habitability of the units, particularly in respect to any future development and the impact upon any future development, and has requested modulation of the mass to that end.
  - e. Sensitive to adjacent landmarks.
  - f. The Commission unanimously supports the restoration and relocation of the Ott house and providing an appropriate setting by the relocation and emphasizing its relationship to the neighborhood
  - g. Public views and views of the ocean and mountains are not negatively affected.
  - h. Adequate open space is provided but additional landscaping to mitigate the mass of the building has been requested.
  - i. The Commission appreciates the effort to provide adequately sized parking spaces, however neighbors have expressed concerns over the impact of parking in the neighborhood. The Commission recognizes that parking is not in their purview and made no comments.

Action: Mahan/Drury, 8/0/0. Motion carried.

**REVIEW AFTER FINAL**

**11. 1001 STATE STREET**

C-G Zone

**(5:30)**

Assessor's Parcel Number: 039-281-024  
 Application Number: MST2018-00308  
 Owner: Anatega Partners LLC  
 Applicant: The Cearnal Collective, LLP

(One-Time Pre-Application Consultation Review. Proposal to remove existing openings at the second floor of an existing commercial building and install new clerestory windows at the perimeter of the building except along the wall that is adjacent to the neighboring building. The project includes reconfiguration of plastered entries to the building, and replacement of plaster eave with wood decking.)

**(Pre-Application Consultation. Comments Only.)**

Actual time: 6:38 p.m.

Present: Brian Cearnal, The Cearnal Collective, LLP

Public comment opened at 6:43 p.m., and as no one wished to speak, it closed.

Commission comments:

1. The Commission is supportive of the concept of adding a considerable amount of windows to the second floor.
2. The Commission supports the concept of maintaining public access and interface with commercial aspects along the State Street frontage.
3. The Commission desires that the solution be compatible with the El Pueblo Viejo guidelines and principles of Spanish colonial revival architecture.
4. The Commission is welcome to the adaptive reuse of the building.

**\* MEETING ADJOURNED AT 7:00 P.M. \***

# EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
019-201-011	1334		Alameda Padre Serra
029-150-038	1226		Alta Vista Rd.
033-082-010	127-131		Anacapa St.
027-041-018	1830		Anacapa St.
025-251-009	2120		Anacapa St.
025-192-005	2233		Anacapa St.
025-032-003	2535		Anacapa St.
029-060-002	856		Arguello Rd.
027-252-005	434	E.	Arrellaga St.
031-190-008	1202		Diana Road
027-153-047	1630		Grand Ave.
027-153-043	1640		Grand Ave.
027-153-038	1746		Grand Ave.
027-141-010	1747		Grand Ave.
025-346-015	2010		Grand Ave.
031-201-014	133	E.	Haley St.
031-303-001	802	E.	Haley St.
037-211-003; 037-211-002	17-23	W.	Haley St.
037-211-028	35	W.	Haley St.
037-161-017	222	W.	Haley St.
027-032-010	35	E.	Islay St.
027-041-012	115	E.	Islay St.
027-111-002	118	E.	Islay St.
027-112-003	224	E.	Islay St.
027-121-001	300	E.	Islay St.
027-051-012	321	E.	Islay St.
027-101-007	11	W.	Islay St.
027-101-006	15	W.	Islay St.
027-101-005	21	W.	Islay St.
027-101-004	23	W.	Islay St.
027-101-003	25	W.	Islay St.
027-101-002	29	W.	Islay St.
027-101-001	33	W.	Islay St.
015-093-005	1		Rosemary Ln.
015-093-018	2		Rosemary Ln.
015-093-019	3		Rosemary Ln.
015-093-002	4		Rosemary Ln.
015-091-019	5		Rosemary Ln.
015-091-010	26		Rosemary Ln.
053-231-011	3626		San Remo Dr.
025-131-007	2311		Santa Barbara St.

total adopted 41

May 16, 2018