



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**AUGUST 8, 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 1:33 p.m. by Vice Chair Grumbine.

**ATTENDANCE**

Commissioners present: La Voie (at 1:34 p.m.), Grumbine, Drury, Hausz (absent from 3:19 – 4:22 p.m.), Lenvik, Mahan, Orías, and Veyna

Commissioners absent: None

Staff present: Plummer and Krystal Vaughn, Acting Senior Commission Secretary

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **July 25, 2018**, as amended.

Action: Mahan/Hausz, 7/0/1. (Drury abstained; Orías abstained from Item 9) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 25, 2018**, as reviewed by Commissioners Mahan, Veyna, and Grumbine.

Action: Lenvik/Drury, 7/0/0. (Hausz abstained from Item C) Motion carried.

Motion: Postpone Item H on the **August 8, 2018** Consent Calendar.  
 Action: Hausz/Mahan, 8/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **August 8, 2018**, as reviewed by Commissioner Mahan.  
 Action: Drury/Hausz, 8/0/0. (Hausz abstained from Items C, D, and E.) Motion carried.

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

1. Ms. Plummer announced the following:
  - a. Nicole Hernandez will be absent from today's hearing.
  - b. The project at 501 East Micheltorena Street was approved by the Architectural Board of Review and was appealed. The project will be going before City Council on Tuesday, August 21, 2018.
  - c. The project at 103 Calle Cesar Chavez will return to the Architectural Board of Review on Monday, August 13, 2018.
2. Commissioner La Voie expressed interest in the history of a toxic plume that appeared near 800 Santa Barbara Street during construction; he requested the location of the original document explaining the issue.
3. Commissioner Drury announced he will be leaving at 5:00 p.m.
4. Commissioner Hausz announced he will step down from Item 5, 1221, 1223, 1227, 1231, 1233, 1235 State St, 9, 11 W Victoria St.

E. Subcommittee Reports:

No subcommittee reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**1. 1440 SANTA ROSA AVENUE**

**(1:45)**

Assessor's Parcel Number: 045-132-019

Owner: Donna and Robert Bernard

(This project was reviewed on Consent Agenda. Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the Spanish Colonial Revival style house constructed in 1921 located at 1440 Santa Rosa Avenue.)

**(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on September 5, 2018 to consider Structure of Merit designation of the house located at 1440 Santa Rosa Avenue.)**

Actual time: 1:54 p.m.

Staff comments: Ms. Plummer clarified that a motion is needed to adopt the intention to hold a public hearing and is not for the review of the designation.

Public comment opened at 1:55 p.m., and as no one wished to speak, it closed.

**Motion:** To adopt Resolution of Intention 2018-13 to hold a Public Hearing on September 5, 2018 to consider Structure of Merit designation of the 1921 Spanish Colonial Revival style residence located at 1440 Santa Rosa Avenue.

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

## FINAL REVIEW

### **2. 1703 CHAPALA ST**

**R-MH Zone**

**(1:50)**

Assessor's Parcel Number: 027-092-014  
 Application Number: MST2016-00274  
 Owner: Elihu and Jenn Bogan  
 Architect: Bryan Murphy

(This is a revised scope of work. The Queen Anne Free Classic residence constructed in 1903 is listed on the Potential Historic Resources List and is eligible for designation as a City Landmark. Proposal to lift the existing two-story building 24" and rework the basement level to provide for two new residential units. The project includes a new covered porch at the rear of the residence facing Valerio Street, enlarging the existing garage, and new hardscape and landscape. The Staff Hearing officer granted zoning modifications for the garage addition and garage sloped roof to encroach into the required rear and interior setback.)

**(Final Approval is requested. Project was last reviewed on July 25, 2018.)**

Actual time: 1:57 p.m.

Present: Bryan Murphy, Architect; and Elihu Bogan, Owner

Public comment opened at 2:05 p.m.

Kellam de Forest asked if raising a historic structure by 2 feet ties in with the Secretary of Interior's standards of adaptive reuse of a historic structure. Chari La Voie confirmed that the Historic Structures/Sites Report concerning those findings has been reviewed and accepted.

Public comment closed at 2:07 p.m.

**Motion:** Final Approval with the following conditions:

1. The landscape plan is to have additional information and include sizes and quantity of material.
2. Provide the specifications for the stabilization of the decomposed granite (DG).
3. Indicate irrigation plan with a note to provide irrigation for a 3 to 5 year period.
4. The Commission expressed its appreciation of the effort to restore the building without significantly changing it.

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

**\* THE COMMISSION RECESSED FROM 2:11 TO 2:15 P.M. \***

**FINAL REVIEW**

**3. 1001 STATE ST C-G Zone**

**(2:15)** Assessor’s Parcel Number: 039-281-024  
 Application Number: MST2018-00308  
 Owner: 1001 State Street Partners, LLC  
 Architect: Cearnal Collective LLP

(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.)

**(Final Approval is requested. Project was last reviewed on July 25, 2018.)**

Actual time: 2:15 p.m.

Present: Brian Cearnal, Architect; and Rogelio Solis, Cearnal Collective LLP

Public comment opened at 2:20 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with the comment that: the Commission suggests the owner work with the City to trim the trees.**

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

The ten-day appeal period was announced.

**\* THE COMMISSION RECESSED FROM 2:28 TO 2:31 P.M. \***

**REVIEW AFTER FINAL**

**4. 1601 STATE ST C-G Zone**

**(2:45)** Assessor’s Parcel Number: 027-181-009  
 Application Number: MST2015-00524  
 Owner: 1601 State Street Hotel Investors  
 Agent: Suzanne Elledge Planning & Permitting  
 Architect: The Cearnal Collective, LLP

(The El Prado Inn main building, constructed in 1959, is a designated Structure of Merit as a Mid-Century Modern Motor Inn. The proposal consists of additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites, which is a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). There is an adjacent annex property (Parcel 2) that is developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces. The project involves the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces and a 39,459 square foot, three-story addition to the existing hotel. The additions consist of a new sub-grade parking lot with 62 parking spaces and the ground floor will have 28 new covered parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and 6 hotel rooms. The second floor would have 32 rooms, and the third floor would have 28 rooms with a third-story deck and a roof top deck both facing State Street. The project will result in a

combined 63,110 square foot, three-story hotel with 122 hotel rooms and 123 parking spaces. The project will require a voluntary lot merger of two legal lots (APNs 027-181-008 & 009) located in the El Pueblo Viejo District, with C-G, Commercial General Zone, and a General Plan Land Use Designation of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions are proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.)

**(Review After Final is requested for final design details. Final Approval was granted on November 29, 2017.)**

Actual time: 2:31 p.m.

Present: Robert Richards, Landscape Architect; Brian Cearnal, Architect; and Sean Rydner

Public comment opened at 2:50 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final with conditions regarding the light fixtures to indefinitely return to consent:**

1. The Commission is satisfied with all of the information presented as being consistent with the prior approval.
2. The exterior light fixture to be restudied and that at least the primary ones be more like the existing ones on the building which splay light across the wall surface.
3. The drawing of the screen block to be fine-tuned to show all of the surface break lines.
4. The landscape as presented is consistent with the request and appropriate to the prime interpretive period of the building in both design and selection of species as well as appropriate to the City's drought condition requirements.
5. The stair wall to the roof on the Arrellaga Street elevation to be squared instead of sloped.

Action: Drury/Hausz, 8/0/0. (Lenvik abstained) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:05 TO 3:19 P.M. \***

**CONCEPT REVIEW - NEW**

**5. 1221, 1223, 1227, 1231, 1233, 1235 STATE ST, 9, 11 W VICTORIA ST C-G Zone**

**(3:25)** Assessor's Parcel Number: 039-182-001, 002, 003, 004, and 005  
 Application Number: MST2018-00417  
 Owner: Sima Corporation  
 Architect: Jeff Gorrell

(The structure at 1227 State Street is a designated Structure of Merit. Proposal for site improvements to Victoria Court including a new paint color scheme, awnings, lighting, landscaping, skylights, and miscellaneous decorative additions.)

**(Action may be taken if sufficient information is provided.)**

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

Actual time: 3:19 p.m.

Present: Jeff Gorrell, Architect, LMA Architects; and Derrick Eichelberger, Landscape Architect, Arcadia Studios

Public comment opened at 3:44 p.m.

Kellam de Forest asked if mud bands are permitted in the El Pueblo Viejo guidelines and expressed the opinion that the umbrellas in the courtyard of the Begonia restaurant look tacky and suggested providing other shade material.

Public comment closed at 3:46 p.m.

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

1. The Commission supported the project and the effort to lighten the building and make it more inviting, and to improve it as an economic viability and a place in the city.
2. The Commission approved the direction to lighten the colors, to add light fixtures that provide more ceiling light, to open up the roof where possible and roof elements providing natural daylight into the spaces, and to improve the landscaping experience.
3. The Commission is concerned with the use of dark base colors.
4. The Commission is concerned with the variety of colors and requests a color pallet that is to be more sympathetic to the Victorian time period.
5. The Commission encouraged the use of colors appropriate to the Victorian period.
6. The wood staircase should remain wood and the wrought iron should not be black. The iron should be Malaga green or blue.
7. Visually show the colors on the building.

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

**\* MEETING ADJOURNED AT 4:22 P.M. \***