



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 31, 2018

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
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:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:29 p.m. by Chair La Voie.

ATTENDANCE

Commissioners present: La Voie, Grumbine, Hausz, Orías, and Veyna

Commissioners absent: Lenvik, Mahan, and Drury

Staff present: Hernandez, Ostrenger, 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 **October 17, 2018**, as amended.

Action: Hausz/Orías, 4/0/1. (Veyna abstained. Drury, Lenvik, and Mahan absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 31, 2018**, as reviewed by Commissioners La Voie.

Action: Hausz/Grumbine, 5/0/0. (Drury, Mahan, and Lenvik absent.) Motion carried.

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

and appeals:

- 1. Ms. Hernandez announced the following:
 - a. Commissioners Drury, Mahan, and Lenvik will be absent from today’s meeting.
 - b. The appeal for the project at 428 Chapala Street will be held on November 13, 2018 at City Council. Commissioner Grumbine offered to represent the Historic Landmarks Commission at the hearing.

E. Subcommittee Reports:

No subcommittee reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. 1500 STATE STREET

(1:45) Assessor’s Parcel Number: 029-232-008
 Owner: Trinity Episcopal Church

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on November 28, 2018 to consider a recommendation to City Council for City Landmark designation of the Trinity Episcopal Church located at 1500 State Street.)

Ex parte communication: Chair La Voie disclosed that he had a prior association with the Trinity Episcopal Church as a member of the board and a member of the church. He still has close friends and loose associations with members of the church.

Actual time: 1:44 p.m.

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

Public comment opened at 1:45 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution of Intention 2018-14 to hold a Public Hearing on November 28, 2018 to consider a recommendation to City Council for City Landmark designation of the Trinity Episcopal Church located at 1500 State Street.

Action: Grumbine/Hausz, 5/0/0. (Drury, Mahan, and Lenvik absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 1:46 TO 1:50 P.M. ***

ARCHAEOLOGY REPORT**2. 222 E CANON PERDIDO ST****C-G Zone****(1:55)**

Assessor's Parcel Number: 031-012-025
 Application Number: MST2018-00250
 Owner: 222 East Canon Perdido St LLC
 Applicant: Trish Allen

(Proposal for a new residential project developed under the Average Unit Size Density Incentive Program (AUD) on a parcel with a General Plan land use designation of Commercial/High Residential (28-36 du/ac). The project will include eight new one-bedroom units ranging in size from 955 to 1,162 square feet, with an average of 1,009 square feet. The units will be configured as townhomes, stacked above single-car garages and contained in two buildings. The site is currently developed with a three-story 13,183 square foot commercial building and 40 surface parking spaces. The project proposes to provide a total of 35 spaces, seven single-car and one two-car garage for the townhomes, 17 spaces within a 3-tier puzzle lift to service the commercial building, and nine surface parking spaces.)

(Review of an Extended Phase 1 Archaeological Resources Investigation, prepared by David Stone and Lucas Nichols, Wood Environment & Infrastructure, Inc.)

Actual time: 1:50 p.m.

Present: David Stone, Wood Environmental and Infrastructure Solutions

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

Public comment opened at 2:00 p.m.

Michael Imwalle spoke with concerns due to the proximity of the foundations to residential units.

Public comment closed at 2:03 p.m.

Motion: Accept the report with comments:

1. Update site design on figure 13 to the currently proposed site design.
2. On pages 39, 40, and 41, on table 1, feet should be labeled inches.
3. On page 13, change "military duty" to "responsibility."

Action: Hausz/Veyna, 5/0/0. (Drury, Mahan, and Lenvik absent.) Motion carried.

CONCEPT REVIEW - NEW**3. 222 E CANON PERDIDO ST****C-G Zone****(2:05)**

Assessor's Parcel Number: 031-012-025
 Application Number: MST2018-00250
 Owner: 222 East Canon Perdido St LLC
 Applicant: Trish Allen

(Proposal for a new residential project developed under the Average Unit Size Density Incentive Program (AUD) on a parcel with a General Plan land use designation of Commercial/High Residential (28-36 du/ac). The project will include eight new one-bedroom units ranging in size from 955 to 1,162 square feet, with an average of 1,009 square feet. The units will be configured as townhomes, stacked above single-car garages and contained in two buildings. The site is currently developed with a three-story 13,183 square foot commercial building and 40 surface parking spaces. The project proposes to provide a total of 35 spaces, seven single-car and one two-car garage for the townhomes, 17 spaces within a 3-tier puzzle lift to service the commercial building, and nine surface parking spaces.)

(Concept Review. Comments Only. Planning Commission review is required.)

Actual time: 2:21 p.m.

Present: Trish Allen, Agent, Suzanne Elledge Planning and Permitting; Jeremy Bassan, Applicant; and Christine Pierron, Architect, Cearnal Collective LLP; Nicole Hernandez, Urban Historian, City of Santa Barbara

Staff comments: Ms. Hernandez gave a short presentation regarding the historic context around the site. She later stated that the Commission should request 3D renderings, story poles, or anything else needed for thorough evaluation at this concept review meeting.

Public comment opened at 2:49 p.m.

The following people expressed opposition or concerns:

1. Mary Louise Days asked that the height of the building be listed in the description, and shared concerns about the site's proximity to historic resources as well as the height of the building.
2. Kevin McCarry read a letter from Dylan Minor regarding concerns over the project's proximity to Anacapa School.
3. Anne Petersen shared concerns about archeological resources, proximity to historic resources, size, bulk, and scale, and mountain views. Written correspondence from Ms. Petersen was also acknowledged.
4. Michael Imwalle shared concerns about sufficient setbacks to the archeological resources.

Public comment closed at 2:59 p.m.

Motion: Continue indefinitely with comments:

1. The Commission applauds the concept of the project as it is an innovative way of adding more housing to an underutilized surface level parking lot.
2. In general, the Commission finds the density appropriate.
3. In general, the Commission finds the architectural style appropriate.

4. The Commission has reservations about the size, bulk, and scale as currently presented.
5. The Commission has serious concerns about both visual and physical impacts of being adjacent to the presidio ruins.
6. The Commission has serious concerns about impacts to adjacent historic resources.
7. The Commission requests a Historic Resources Report in the form of a Cultural Landscape Report evaluating both the adjacent resources and potential impacts to the project.
8. The Commission requests 3D modeling of the proposed project on the site and its relationship to adjacent structures.
9. Once the project is more solidified, the Commission requests story poles before the project goes to Planning Commission.

Action: Hausz/Grumbine, 5/0/0. (Drury, Mahan, and Lenvik absent.) Motion carried.

Individual Comments: Commissioner Orías stated that without a study of the livability of the project, she cannot support the current density and would like to see it reduced.

*** MEETING ADJOURNED AT 3:30 P.M. ***