



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
JANUARY 23, 2019

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Wendy Edmunds
Michael Drury
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
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 1:32 p.m. by Vice Chair Hausz

ATTENDANCE

Commissioners present: Grumbine (at 1:33 p.m.), Hausz, Lenvik, Mahan, Nemec, Ooley, and Veyna

Commissioners absent: Edmunds and Drury

Staff present: Ostrenger, 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 **January 9, 2019**, as amended.

Action: Ooley/ Mahan, 6/0/1. (Grumbine abstained. Drury and Edmunds absent.) Motion carried.

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

No announcements.

D. Subcommittee Reports:

Commissioner Hausz reported that the Subcommittee of Plaques did a global search of the text from the El Pueblo Viejo Design Guidelines and identified all listed plaques. Mary Louise Days will create a list for discussion.

DISCUSSION ITEM**1. OLIVE MILL ROUNDABOUT AD HOC SUBCOMMITTEE****(1:50)**

Staff:

Megan Arciniega, Project Planner

(The Olive Mill Roundabout project is a joint-jurisdiction project, split between the City and County of Santa Barbara. An Ad Hoc Subcommittee will be formed comprised of members from each jurisdictions' respective Design Review Boards and Planning Commissions. The purpose of the Subcommittee is to review preliminary designs for the project and provide comments that will aid the project in the application review process.)

Actual time: 1:42 p.m.

Present: Allison DeBusk, Senior Planner, City of Santa Barbara

Discussion held. Commissioner Ooley volunteered to serve on the sub-committee

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**2. 400 STATE STREET****(1:55)**

Assessor's Parcel Number:

037-212-021

Owner:

Safina Abraham Trust

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Woods Garage, a Spanish Colonial Revival style commercial building constructed in 1910/1916 located at 400 State Street.)

Actual time: 1:44 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; and David Watkins, Designer

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

Motion: Adopt Resolution 2019-40 to designate as a Structure of Merit the Woods Garage, a Spanish Colonial Revival style commercial building located at 400 State Street.

Action: Mahan / Hausz, 4/3/0. (Ooley, Veyna, and Lenvik opposed. Drury and Edmunds absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED**3. 331 W PEDREGOSA ST****R-MH Zone**

(2:05) Assessor's Parcel Number: 027-012-002
 Application Number: MST2018-00613
 Owner: Philip Black
 Architect: Natalie Cope Phillips

(Bowman Bungalow is on the City's List of Potential Historic Resources as it is eligible to be designated a Structure of Merit. Proposal to redevelop an existing garage into a 428 square foot two-story accessory dwelling unit. Staff Hearing Officer review is required for Interior Setback Modifications to allow the accessory dwelling unit to be located within the required six foot interior setbacks.)

(Second Concept Review. No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for Interior Setback Modifications to allow the Accessory Dwelling Unit to encroach in the required six-foot interior setbacks. Project was last reviewed on December 12, 2018.)

Actual time: 2:08 p.m.

Present: Natalie Cope Phillips, Architect, CSA Architects; Elsa Reader, CSA Architects; and Philip Black, Owner

Public comment opened at 2:16 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 2:17 p.m.

Motion: Continue indefinitely to the Staff Hearing Officer and return to Consent with comments:

1. The design is aesthetically appropriate, pleasing, and supportable.
2. Study a skirt or a more traditional form at the base of the building for the Craftsman style.
3. Study the window on the front elevation as the vertical window is out of place.
4. The Commission would be supportive of an eave extension.

Action: Ooley / Mahan, 7/0/0. (Drury and Edmunds absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:31 TO 2:42 P.M. ***

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**4. 1111 E CABRILLO BLVD**

(2:45) Assessor's Parcel Number: 017-352-004
 Owner: KHP IV Santa Barbara LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 3, 2019 to consider Structure of Merit designation of the Vista Mar Monte Hotel, a

Mediterranean style hotel constructed in 1927-31 located at 1111 East Cabrillo Blvd. based on the conclusions of the Historic Structures/Sites Report accepted by the HLC on January 9, 2019.)
Actual time: 2:42 p.m.

Present: Steve Fort, Applicant, Suzanne Elledge Planning and Permitting; Joe Andrulaitis, Architect, Andrulaitis + Mixon; Courtney Miller, Landscape Designer, CJM::LA

Public comment opened at 2:42 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 2:44 p.m.

Motion: To adopt Resolution of Intention 2019-3 to hold a Public Hearing on April 3, 2019 to consider Structure of Merit designation of the Vista Mar Monte Hotel, a Mediterranean style building located at 1111 East Cabrillo Blvd.

Action: Lenvik / Hausz, 6/1/0. (Ooley opposed. Drury and Edmunds absent.) Motion carried.

Individual comment: Commissioner Ooley opposed because he disagrees with the conclusions of the Historic Structures/Sites Report and does not believe the structure rises to the level of designation.

CONCEPT REVIEW - NEW

5. 1111 E CABRILLO BLVD

HRC-1/SD-3 Zone

(2:50)

Assessor's Parcel Number:	017-352-004
Application Number:	MST2018-00634
Owner:	KHP IV Santa Barbara LLC
Applicant:	Steve Fort
Architect:	Andrulaitis + Mixon

(The original hotel building is on the City's List of Potential Historic Resources as it is eligible for designation as a City Structure of Merit. Proposal involves reconfiguration of the existing parking to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz building, and an outdoor space and wood trellis at the Santa Clara building lobby. Improvements to the Santa Clara building include removing a portion of the colonnade to reveal the original hotel entry, removal of the stair enclosure at the east end of the parcel to be replaced with a curving exterior stair and deck, outdoor patio areas, and renovations to the pool area with replacement of the existing fencing and relocation of the pool entry.)

(Concept Review. No final appealable decision will be made at this hearing. Environmental assessment is required.)

Actual time: 2:46 p.m.

Present: Steve Fort, Applicant, Suzanne Elledge Planning and Permitting; Joe Andrulaitis, Architect, Andrulaitis + Mixon; Courtney Miller, Landscape Designer, CJM::LA

Public comment opened at 3:12 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support different, enhanced landscaping between the two public walks? 7/0 Passed

Motion: Continue indefinitely with comments:

1. Study the east stairs.
2. Study the circulation along the linear site.
3. Develop a breakup of the exterior circulation from the lobby to the restaurant with trellises or other elements.
4. The Commission recommends changing the texture of some of the stucco, as part of proposed improvements.
5. See if it is possible to add enhanced landscaping in the public space between the two parallel sidewalks at the street frontage.
6. The Commission commends the implementation of the garden area at the former west parking area.

Action: Mahan / Ooley, 7/0/0. (Drury and Edmunds absent.) Motion carried.

PROJECT DESIGN REVIEW AND FINAL REVIEW

6. 5 ROSEMARY LN

RS-15 Zone

(3:35) Assessor's Parcel Number: 015-091-019
 Application Number: MST2018-00603
 Owner: Nancy Hassett
 Architect: Sophie Calvin

(The English Cottage style residence, constructed in 1940 and designed by Harriet Moody is a designated Structure of Merit. Proposal to construct a six foot high wood fence along the north property line, and welded wire fencing concealed within existing hedges along the street facing side of the property. Project will address violations listed in ENF2018-00716 by permitting a wood gate and arbor.)

(A. Review of a Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the house, which was designed by Harriet Moody, is eligible for designation as a City of Santa Barbara Landmark. This Historic Structures/Sites Report prepared by Post/Hazeltine Associates concluded that the proposed project's impacts are Less than Significant (Class III).)

Actual time: 3:39 p.m.

Present: Tim Hazeltine, Post Hazeltine Associates; Pamela Post, Post Hazeltine Associates; Nancy Hassett, Owner; and Sophie Calvin, Architect

Staff comments: Ms. Hernandez stated that the building is a designated Structure of Merit and the report concludes that the structure is eligible as a Historic Landmark. Ms. Hernandez reminded the Commission that when a report is accepted, it is a document used to guide not

only this project but future projects reviewed by future Commissioners so the Commission should not accept it unless they agree with the conclusions.

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

Motion: Accept the report with comments:

1. Correct the north arrow site orientation on all plans.
2. The report states that the building is eligible for designation as a Historic Landmark but the Commission is not making that determination at this time.

Action: Mahan/Ooley, 6/1/0. (Hausz opposed. Drury and Edmunds absent.) Motion carried.

(B. Project Design Approval and Final Approval are requested. Structure of Merit, Neighborhood Preservation Ordinance, and Hillside Design District findings are required. Project was last reviewed at Consent on December 12, 2018.)

Actual time: 3:45 p.m.

Present: Tim Hazeltine, Post Hazeltine Associates; Pamela Post, Post Hazeltine Associates; Nancy Hassett, Owner; and Sophie Calvin, Architect

Public comment opened at 3:56 p.m.

The following individuals spoke:

1. Carolyn Towne
2. Lyn Krieger

Correspondence from Paul and Christine Hoehner, Charles Metrebian, Paul and Lyn Krieger, Donna and Larry Mason, and Warren and Margaret Evans was acknowledged.

Public comment closed at 4:05 p.m.

Motion: Project Design Approval for the arbor with the slatted door and with the 6 foot grape stake fence as proposed and for the applicant to return to Consent with a landscape plan with the following findings:

1. The Commission has reviewed the proposed project and found that the project is consistent with the required Hillside Design District and Sloped Lot findings (per SBMC 22.69.050) as follows:
 - a. The development, including the proposed structures and grading, is appropriate to the site, is design to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
 - b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

2. The Commission has reviewed the proposed project and found that the project is consistent with the required Structure of Merit findings (per SBMC 22.22.090) as follows:
 - a. 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.
 - b. The Commission has determined that the proposed changes to the Structure of Merit do not constitute a demolition as defined by this Chapter and constitute alterations which are not incompatible with the goal of long-term preservation or enhancement of the Structure as a City Historic Resource.
3. The Commission has reviewed the proposed project and found that the project is consistent with the required Neighborhood Preservation Ordinance findings (per SBMC 22.69.050) as follows:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
 - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
 - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
 - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Action: Mahan/Ooley, 0/0/0. (Drury and Edmunds absent.) Motion substituted.

The motion was substituted as follows:

Motion: Project Design Approval and Final Approval as submitted with the following findings:

1. The Commission has reviewed the proposed project and found that the project is consistent with the required Hillside Design District and Sloped Lot findings (per SBMC 22.69.050) as follows:
 - a. The development, including the proposed structures and grading, is appropriate to the site, is design to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
 - b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

2. The Commission has reviewed the proposed project and found that the project is consistent with the required Structure of Merit findings (per SBMC 22.22.090) as follows:
 - a. 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.
 - b. The Commission has determined that the proposed changes to the Structure of Merit do not constitute a demolition as defined by this Chapter and constitute alterations which are not incompatible with the goal of long-term preservation or enhancement of the Structure as a City Historic Resource.
3. The Commission has reviewed the proposed project and found that the project is consistent with the required Neighborhood Preservation Ordinance findings (per SBMC 22.69.050) as follows:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
 - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
 - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
 - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Action: Lenvik/Ooley, 5/2/0. (Hausz and Mahan opposed. Drury and Edmunds absent.)
Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW AND FINAL REVIEW**7. 3 ROSEMARY LN****RS-15 Zone**

(4:15) Assessor's Parcel Number: 015-093-019
 Application Number: MST2018-00332
 Owner: Kurt G. Harris

(This is a revised project description. The English Cottage style residence designed by Harriett Moody in 1940 is a designated Structure of Merit. Proposal to demolish the attached garage and flower room for a new 585 square foot two-car garage and 450 square feet of additions to the first floor living space. A dormer on the rear of the house will be enlarged to create a legal third bedroom adding 77 square feet to the second floor. Exterior improvements to the residence include replacement of the entry and east side doors and abatement of violations listed in ENF2017-00723 by restoring the one set of diamond pane casements on the front elevation to match original. The project also involves demolition of a non-conforming shed, and replacement and extension of a six foot high wooden fence on the south lot line. The proposed total of 2,714 square feet on a 12,289 square foot lot is 68% of the maximum required floor-to-lot area ratio.)

(A. Review of a Phase I & II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the house designed by Harriet Moody maintains its status as a designated City of Santa Barbara Structure of Merit. This Phase 1-2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates concluded that the proposed project's impacts are Less than Significant (Class III).)

Actual time: 4:43 p.m.

Present: Tim Hazeltine, Post Hazeltine Associates; Pamela Post, Post Hazeltine Associates; and Kurt Harris, Owner

Public comment opened at 4:48 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley / Veyna, 7/0/0. (Drury and Edmunds absent.) Motion carried.

(B. Project Design Approval and Final Approval are requested. Structure of Merit, Neighborhood Preservation Ordinance, and Hillside Design District findings are required. Project was last reviewed on December 12, 2018.)

Actual time: 4:48 p.m.

Present: Tim Hazeltine, Post Hazeltine Associates; Pamela Post, Post Hazeltine Associates; and Kurt Harris, Owner

Public comment opened at 4:59 p.m.

Correspondence from Warren and Margaret Evans and Paul and Lyn Krieger was acknowledged.

Public comment closed at 5:01 p.m.

Motion: Project Design Approval and continued to Consent with comments:

1. Provide working drawings of the garage doors, gutters, and eave details.
2. The Commission has reviewed the proposed project and found that the project is consistent with the required Structure of Merit findings (per SBMC 22.22.090) as follows:
 - a. 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.
 - b. The Commission has determined that the proposed changes to the Structure of Merit do not constitute a demolition as defined by this Chapter and constitute alterations which are not incompatible with the goal of long-term preservation or enhancement of the Structure as a City Historic Resource.
3. The Commission has reviewed the proposed project and found that the project is consistent with the required Neighborhood Preservation Ordinance findings (per SBMC 22.69.050) as follows:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
 - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
 - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
 - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
4. The Commission has reviewed the proposed project and found that the project is consistent with the required Hillside Design District and Sloped Lot findings (per SBMC 22.69.050) as follows:
 - a. The development, including the proposed structures and grading, is appropriate to the site, is design to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
 - b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

Action: Mahan / Hausz, 4/0/3. (Ooley, Nemeč, and Lenvik abstained. Drury and Edmunds absent.) Motion carried.

The ten-day appeal period was announced.

* THE COMMISSION RECESSED FROM 5:10 TO 5:20 P.M. *

PROJECT DESIGN REVIEW

8. 809 DE LA VINA ST

C-G Zone

(5:30) Assessor's Parcel Number: 037-041-008, -009, -010
Application Number: MST2017-00017
Owner: 815 De La Vina LLC
Applicant: Trish Allen, SEPPS
Architect: Cearnal Collective LLP

(This is a revised project description. The project site contains a Structure of Merit: Ott House, constructed 1888 in the Queen Anne style. Proposal for a new 38-unit 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 one new three-story residential building, 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 overall unit mix will be 14 studio apartments, 23 one-bedroom apartments, and 1 two-bedroom apartment ranging from 291 square feet to 901 square feet with an average unit size of 567 square feet. The proposed density on this 29,275 square foot parcel is 57 units per acre on a parcel within the Priority Housing Overlay (37-63 du/ac). Also proposed are 41 vehicle parking spaces and 40 bicycle parking spaces.)

(Project Design Approval is requested. Structure of Merit findings and an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan) are required. Project was last reviewed on August 22, 2018.)

Actual time: 5:20 p.m.

Present: Brian Cearnal, Architect Cearnal Collective LLP; Trish Allen, Applicant, SEPPS; Sam Maphis, Earthform Design; Jeremy Bassan, Owner; Tim Hazeltine, Post Hazeltine Associates; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Public comment opened at 5:40 p.m.

The following individuals spoke:

1. Gary McDermott
2. Matt Williams
3. Anna Marie Gott

Public comment closed at 5:47 p.m.

Motion: Project Design Approval and continued to the Full Commission for In-Progress review with comments:

1. The Commission reviewed the proposed project and found that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:

- a. The project 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. The project has a residential feel appropriate to the neighborhood.
 - 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. The historic Ott House has been situated in a way that enhances the resource in its public perception.
 - e. The design of the project responds appropriately to established scenic public vistas. To the maximum amount feasible scenic public vistas have been retained.
 - f. The project includes an appropriate amount of open space and landscaping, particularly in the relocation of the Ott House.
2. The Commission has reviewed the proposed project and found that the project is consistent with the required Structure of Merit findings (per SBMC 22.22.090) as follows:
 - a. The relocation of the Structure of Merit will substantially aid in its long-term preservation or enhancement as a Historic Resource.
 3. The Commission makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
 4. Remove the hedge from the De La Vina elevation beginning at the break in the hedge at the entrance walk of the Ott House and returning on De La Guerra roughly symmetrically.
 5. Consider the decoration on the wall surface underneath the bathroom window on the second floor projecting element of the Ott House.
 6. Provide a color board with Victorian colors for the Ott House.
 7. Restudy the windows at the bike storage on the second floor with the intent to be more in keeping with the fenestration on the rest of the building; the first floor should look less like a commercial storefront and the second floor should appropriately express a north facing artist loft window.
 8. Add more of the hymenoporum trees on the north elevation.
 9. Return with proposed details for the ventilation openings in the garage.
 10. Return with cut sheets on the proposed roofing material.
 11. The Commission accepts the Conditions of Approval.

Action: Hausz / Mahan, 5/0/2. (Nemec and Ooley abstained. Drury and Edmunds absent.)
Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:29 P.M. ***