



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
FEBRUARY 6, 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 1:33 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury (until 4:39 p.m.), Lenvik, Mahan (until 3:55 p.m.), Nemec, Ooley (at 4:05 p.m.), Veyna, and Edmunds

Commissioners absent: None

Staff present: Ostrenger, Hernandez (absent 2:33-3:18 p.m., until 3:55 p.m.), Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

Kellam De Forest
Anna Marie Gott

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **January 23, 2019**, as amended.

Action: Drury/Hausz, 6/0/2. (Drury and Edmunds abstained. Ooley absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 6, 2019**, as reviewed by Commissioners Grumbine (Items D-H), Mahan (Items A-H), and Veyna.

Action: Mahan / Drury, 7/1/0. (Lenvik opposed. Ooley absent.) Motion carried.

Individual Comment: Commissioner Lenvik opposed Item B and the subsequent changes that were approved.

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

1. Ms. Plummer announced the following:

- a. There is a staff presentation for Item 1 discussing Historic Structures/Sites Reports review and process, however the discussion will be limited to HSSRs. Archeological Reports will be slated for a future agenda. (Note: the presentation for Santa Barbara Landmark districts will also be slated for a future agenda.)
- b. City Council interviewed applicants for the District 6 vacancy on February 5, 2019, and will officially appoint someone at the next City Council meeting on Tuesday, February 12, 2019.
- c. Ms. Plummer presented photographs of a felled oak tree at the Santa Barbara Museum of Natural History that has since been removed. Plans are in place to replant a tree at the same location.
- d. Sara Iza, Senior Planner, Public Works; and Phil Davis, Engineering Technician, Public Works, informed the Commission that City Council formally established a subcommittee to participate in the concept development for the De La Guerra Plaza Revitalization Project. The subcommittee will consist of two members of City Council, two members of the HLC, two members of the Planning Commission, and two members of the Parks and Recreation Commission. Commissioners Veyna and Drury volunteered for the subcommittee.
- e. The Planning and Building Divisions do not currently accept electronic application submittal. All submittals are taken in physically at the Planning Counter.
- f. Commissioner Ooley will be late to today's meeting.

2. Ms. Hernandez announced that Trinity Episcopal Church was designated a Historic Landmark by City Council.

3. Commissioner Mahan announced that he will leave at 4:00 p.m.

4. Commissioner Drury shared concerns about a sinkhole on Alameda Padre Serra and its potential effects on a historic sandstone wall and fountain.

5. Commissioner Lenvik indicated an error with Commissioner names on the agenda.

6. Commissioner Veyna inquired about the status of the correction to the concrete behind the library. Ms. Plummer answered that she will provide more information about the status of this project at the next meeting.

E. Subcommittee Reports:

No subcommittee reports.

DISCUSSION ITEM

1. STAFF PRESENTATION

(1:50) Staff: Nicole Hernandez, Urban Historian
Barbara Shelton, Environmental Analyst
(Training on review process of Historic Structures/Sites Reports, Archaeological Resource Reports, and Santa Barbara Landmark districts.)

Actual time: 2:07 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; and Barbara Shelton, Environmental Analyst, City of Santa Barbara

Public comment opened at 2:31 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 2:33 p.m.

Discussion held.

Commission comments:

1. Commissioner Lenvik requested a formal discussion about the Historic Landmark Commission's role in environmental assessment to be slated for a future agenda.

DISCUSSION ITEM

2. STAFF PRESENTATION ON STATE HOUSING LEGISLATION

(2:00) Staff: Rosie Dyste, Project Planner
(Staff discussion of three bills from the state's 2017 Housing Package (AB 678, SB 167, and SB 35) and their relationship to the City's proposed work program for Residential Multi-unit Objective Design Standards. An Ad Hoc Subcommittee will be formed comprised of members from Historic Landmarks Commission, Architectural Board of Review, and Planning Commission to advise staff on development of objective design standards for residential multi-unit development. Staff is requesting that a Historic Landmarks Commissioner be appointed to the subcommittee.)

Actual time: 2:33 p.m.

Present: Rosie Dyste, Project Planner, City of Santa Barbara; and Daniel Gullett, Principle Planner, City of Santa Barbara

Staff comments: Ms. Ostrenger stated that this presentation will be similar to the upcoming presentation on the Planning Commission calendar.

Public comment opened at 2:57 p.m.

The following individuals spoke:

1. Anna Marie Gott
2. Kellam De Forest

Public comment closed at 3:01 p.m.

Discussion held. Commissioners Grumbine and Lenvik volunteered to be on the Ad Hoc Subcommittee.

*** THE COMMISSION RECESSED FROM 3:09 TO 3:18 P.M. ***

PROJECT DESIGN REVIEW AND FINAL REVIEW

3. 10 E YANONALI ST OC/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-081-002
 Application Number: MST2019-00029
 Owner: Yanonali Properties LLC

(This building is on the City's List of Potential Historic Resources as it is eligible to be designated a Structure of Merit. The resource is an intact brick warehouse, used as a wholesale grocery from 1923 to 1957. Proposal to install one 8' x 8' mural in the currently closed space off Helena Avenue.)

(Project Design Approval and Final Approval are requested. Historic Resource findings are required.)

NOTE: This application is for Site 12, Miramar Building, of the Funk Zone Mural Program previously approved by the Architectural Board of Review and the Historic Landmarks Commission under applications MST2014-00017 and MST2017-00061.

Actual time: 3:18 p.m.

Present: Vittoria Cutbirth, The County of Santa Barbara Arts Fund; Nancy Grinstein, Owner

Public comment opened at 3:22 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 3:25 p.m.

Motion: Project Design Approval and Final Approval with comments:

1. Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of the historic resource.
2. The project does not include lighting.
3. The Commission would like to note that any replacement art will return to the Historic Landmarks Commission for approval.

Action: Mahan / Hausz, 6/2/0. (Edmunds and Grumbine opposed. Ooley absent.) Motion carried.

Individual Comment: Commissioner Edmunds opposed the project because she does not feel that the proposed art fits the theme of a grocery store.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW

4. 215 E VICTORIA ST

O-R Zone

(3:20)

Assessor's Parcel Number: 029-072-013
 Application Number: MST2018-00671
 Owner: Gary James & Laury Jarvis Re Woods
 Applicant: Bildsten Architecture & Planning

(This site is located in El Pueblo Viejo Landmark District. Proposal to demolish the existing 1,018 square foot garage and 45 square foot shed to construct a new two-unit apartment building on two levels with parking and open space at grade. The project will be developed under the Average Unit-Size Density Incentive Program with two one-bedroom units, and the existing five units to remain. The proposed density on this 12,977 square foot parcel is 24 units per acre on a parcel within the office/High Residential (28-36 du/ac). Minor improvements are proposed at the three-unit building fronting Victoria Street, including replacing an existing deck, relocating the stair to the second level, and removing a side stair. Two orange trees adjacent to the proposed building will be removed, and new citrus proposed along the perimeter parking area of the driveway.)

(Concept Review. No appealable decision will be made at this hearing. Project requires Environmental Assessment.)

Actual time: 3:55 p.m.

Present: Erica Obertelli, Bildsten Architecture and Planning; Ellen Bildsten, Architect, Bildsten Architecture and Planning; and Laury Woods, Owner

Public comment opened at 4:05 p.m.

The following individuals spoke:

1. Anna Marie Gott
2. Kellam De Forest

Public comment closed at 4:08 p.m.

Motion: Continue four weeks with comments:

1. The site planning is largely acceptable but the architecture needs to be more in conformance with El Pueblo Viejo Design Guidelines.
2. The Commission suggests playing off the existing Monterey elements, retaining them in the front building and incorporating them in the new building.
3. The roof of the new building should be a pitched roof similar to the front building.
4. The Commission suggests incorporating a gate or an arbor on the walkway at the right side of the property as seen from the street to minimize the long view line.

Action: Hausz / Drury, 7/0/1. (Ooley abstained. Mahan absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**5. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone****(4:05)**

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

(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.)

(Second Concept Review. No appealable decision will be made at this hearing. Project was last reviewed on January 23, 2019.)

Actual time: 4:29 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 4:58 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support putting smooth plaster across the bottom and entry of the building? 5/2 Passed

Straw vote: How many Commissioners can support matching new plaster to old plaster? 1/7 Failed

Motion: Continue two weeks with comments:

1. The Commission likes the overall direction of the project.

2. Provide cross sections of pedestrian walks adjoining the building and the parking lot and study a raised walkway.
3. The majority of the Commission felt that to open the railings was an improvement but the east stair needs further study and the applicant should return with additional stair layouts.
4. Use smooth plaster on the original entrance and carry along the ground floor to the new work, including the two-story element on the east end of the building.
5. The majority of the Commission supports a Spanish roof tile with a sloped roof on the east end of the building.
6. Add color to the east end of the building to make it less stark.
7. A more open stair is a favorable direction.
8. On the walkway, piers near the lobby plaster is preferred with additional detailing at the top in lieu of tile.
9. Pavers should use a darker red to match the tile roof.
10. Use Lippia ground cover rather than artificial turf.
11. Study an awning as an option on the east end of the building.
12. The Commission appreciates the study of the circulation along the linear site but acknowledges that a breakup is not feasible, so the request has been rescinded.

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

*** MEETING ADJOURNED AT 5:47 P.M. ***