



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
FEBRUARY 20, 2019

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

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
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 1:31 p.m. by Chair La Voie.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Edmunds, Lenvik, Mahan, Nemec, Ooley, and Veyna

Commissioners absent: None

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 **February 6, 2019**, as amended.

Action: Mahan/ Hausz, 9/0/0. (Mahan abstained on Items 4 and 5, Drury abstained on Item 5) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 20, 2019**, as reviewed by Commissioners Mahan and Veyna.

Action: Hausz / Ooley, 9/0/0. Motion carried.

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

1. Ms. Plummer provided photos of a temporary art installation previously located at La Placita and informed the Commission that the applicant would like to move it to the Amtrak station for 6 to 12 months. The Commission accepted the temporary relocation and did not request that the item be placed on a formal agenda.
2. Ms. Hernandez announced the following:
 - a. The Commission received a packet containing all of the staff reports for the next set of Structure of Merit designations, which have been scheduled for March 20, 2019, as well as a revised list of all of the proposed properties. She instructed the Commission to take note of any properties about which they may have concerns so they may be brought to the top of the list for discussion.
 - b. All Commissioners will now be provided with case summaries of continued items.
 - c. Ms. Hernandez reminded the Commission to use caution during meeting breaks and refrain from discussing projects with the public and applicants so as not to appear to have had information the rest of of the commission and public have not heard and appear to be engaging in any ex parte communication. The Chair should request that Commissioners disclose any ex parte communication before each item's public hearing.
3. Commissioner Ooley introduced Commissioner Bill Mahan as the newest fellow of the American Institute of Architects.
4. Commissioner Mahan expressed that the Chair direct applicants and Commissioners to refrain from engaging in dialogue with the applicant during the question and comment portions of the hearing.

E. Subcommittee Reports:

No subcommittee reports.

DISCUSSION ITEM

1. STAFF PRESENTATION: TRAINING ON ARCHAEOLOGICAL REPORTS PROCESS
(1:50) Staff: Barbara Shelton, Environmental Analyst

(Part Two of staff training covering the City review process for archaeological reports.)

Actual time: 1:50 p.m.

Present: Barbara Shelton, Environmental Analyst, City of Santa Barbara

Discussion held.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**2. 2948 SERENA ROAD****(2:05)** Assessor's Parcel Number: 051-202-022

Owner: Francis C. Thompson and Carrie M. Topliffe

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style house, constructed in 1925 located at 2948 Serena Road.)

Actual time: 2:04 p.m.

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

Public comment opened at 2:09 p.m.

The following individual spoke:

1. Kellam De Forest

Public comment closed at 2:10 p.m.

Motion: Adopt Resolution 2019-41 to designate as a Structure of Merit the Spanish Colonial Revival style house, constructed in 1925, located at 2948 Serena Road.**Action: Hausz / Mahan, 6/3/0. (Commissioners Ooley, Nemec, and Lenvik opposed.) Motion carried.**

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED**3. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone****(2:15)** Assessor's Parcel Number: 017-352-004

Application Number: MST2018-00634

Owner: KHP IV Santa Barbara LLC

Applicant: Steve Fort

Architect: Andrulaitis + Mixon

(Proposal for improvements at the 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 buildings, 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.)

(Third Concept Review. No final appealable decision will be made at this hearing. Environmental Assessment is required. Project was last reviewed on February 6, 2019.)

Actual time: 2:19 p.m.

Present: Steve Fort, Applicant, Suzanne Elledge Planning and Permitting; Joe Andrulaitis, Architect, Andrulaitis + Mixon; Courtney Miller, Landscape Designer, CJM::LA; Ken Springer, KHP IV Santa Barbara LLC

Public comment opened at 2:35 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners think the awnings are too high on the top of the building in general? 8/1 Passed

Motion: Continue two weeks with comments:

1. The Commission appreciates the increments of improvements to the grounds and building.
2. The pedestrian and parking lot study is satisfactory.
3. In general, most Commissioners feel that the change to the east element was unfortunate but understand it is not economically feasible.
4. The Commission accepts matching the small amount of new plaster work to the existing textured stucco completed in the 1970s, despite that it is inappropriate for the historic resource as it is not economically feasible to re-stucco the entire building in appropriate smooth stucco.
5. Provide a sample of the dark red paver.
6. The Commission is not in favor of the awnings over the east three windows as presented.
7. Lippia is acceptable for the walkable ground cover.
8. The proposed two large openings with tile work are not accepted, but the Commission requests a study addressing the existing stone, windows, and stair.
9. The Commission is generally supportive of the design move to provide open space.

Action: Hausz / Ooley, 8/0/1. (Mahan abstained.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:15 TO 3:22 P.M. ***

PROJECT DESIGN APPROVAL**4. 1700 BLK E CABRILLO BLVD 1693 SEG ID**

(2:45) Assessor's Parcel Number: ROW-001-693
Application Number: MST2017-00526
Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating quarter mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way.)

(Project Design Approval is requested. Project Design Approval will require compliance with Planning Commission Resolution #016-18, and the Project Compatibility Analysis. Project was last reviewed on March 7, 2018.)

Actual time: 3:22 p.m.

Present: James Faber, Consultant, T.Y. Lin International; Eric Goodall, Project Engineer, City of Santa Barbara; and Tim Downey, City Arborist, City of Santa Barbara

Staff comments:

Ms. Plummer announced that the project is eligible for Project Design Approval and if approved the Commission will need to consider the Project Compatibility Analysis Criteria. Copies of the Coastal Development Permit approved by Planning Commission were provided, and Ms. Plummer directed the Commission to page four, HLC design review conditions placed by the Planning Commission. She advised that commissioners who were not present at prior hearings for this item and have not reviewed all tapes and past minutes should abstain.

Ms. Hernandez announced that the project is a California State designated Historic District with a full Phase 1 and 2 Historic Structures/Sites Report, for CEQA, as well as NEPA, and Cal Trans Historic Reports which were all accepted by the Commission; and if Project Design Approval is granted, the Commission will need to make Historic Resource findings.

Public comment opened at 3:40 p.m.

The following individual spoke:

1. Kellam De Forest

Written correspondence from Pamela Boehr was acknowledged.

Public comment closed at 3:43 p.m.

Motion: Continue indefinitely with comments:

1. The Commission appreciates the considerable effort of the applicant.
2. The Commission desires more landscaping in the median such as stone with some low maintenance plantings, the Commission suggested succulents.
3. Provide design drawings showing the accurate scale of the boulders.
4. The location of the trolley/bus stop requires further study with the Metropolitan Transit District.
5. Provide a single color for the bridge metalwork.
6. Provide drawings showing the battering of the walls.
7. Show a reworking of the bridge pier so the ends resemble buttresses with sloped steps.
8. The Commission recommends a rough cut ashlar sandstone similar to that on Los Patos Bridge.
9. Provide elevation drawings of architectural elements.
10. Study locating palm trees along the east side of the road way next to the bridge.
11. Show proposed Highway 101 changes as it pertains to the project.
12. Concrete is not acceptable adjacent to the historic memorial fountain; study a warmer hardscape as a design element.
13. Provide a color board.

Action: Mahan / Drury, 6/0/3. (Ooley, Nemeć, and Edmunds abstained.) Motion carried.

*** MEETING ADJOURNED AT 4:37 P.M. ***