



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
MARCH 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*
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 1:34 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Edmunds, Lenvik, Mahan, Nemec (absent 3:17-3:34 p.m.), and Veyna

Commissioners absent: Ooley

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 **February 20, 2019**, as amended.

Action: Hausz/ Drury, 8/0/0. (Ooley absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 6, 2019**, as reviewed by Commissioner Mahan.

Action: Hausz / Drury, 8/0/0. (Ooley absent.) Motion carried.

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

and appeals:

1. Ms. Plummer announced the following:
 - a. Item 5, 215 East Victoria Street, is postponed indefinitely at the applicant's request.
 - b. On Thursday, March 7, 2019, Planning Commission will review the project at 517 Chapala Street. Commissioner Drury volunteered to attend the hearing.
 - c. On Tuesday, March 12, 2019, City Council will review the Historic Landmark Commission's denial to remove two star-shaped fountains in front of Hotel Santa Barbara and a member of the Commission is required to attend the hearing. Commissioner Hausz volunteered to attend.
2. Ms. Hernandez announced that on Tuesday, March 12, 2019 the City Council Finance Committee will review an update of the Mills Act Program. The pilot program has been in place for ten years, so the Committee will examine the financial impacts after ten years of revenue loss to the City, tax reductions, the possibility of raising the cap limits on the total assessed property valuation (currently 1.5 million) to reduce the amount of exemptions before City Council, and other details of the program.
3. Commissioner Mahan announced that some time ago, an ad hoc committee formed to review the new state courthouse. The committee approved a design to come to Full Commission, but the project has now changed considerably, so Commissioner Mahan suggested that Chair Grumbine ask the Mayor to reestablish the committee and request a continued courtesy review of the project. Commissioner Mahan will discuss the matter with Commissioner Ooley, who is the County Architect, and report back to the Commission.
4. Commissioner Lenvik announced that on Tuesday, March 5, 2019, a group of design review members and Planning Commission members met to discuss the downtown strategic plan that was developed by an outside consultant. He also announced that the previous week, a small group met to start the process of developing objective design standards, so that the boards may be responsive to the housing demands that are coming out of the State Legislature in Sacramento. The group will be meeting weekly for the next four to six weeks.

E. Subcommittee Reports:

Commissioner Drury reported on the Sign Committee program for the Cabrillo Pavilion.

CONCEPT REVIEW - CONTINUED**1. 222 E CANON PERDIDO ST****C-G Zone**

(1:50) Assessor's Parcel Number: 031-012-025
 Application Number: MST2018-00250
 Owner: 222 East Canon Perdido St LLC.
 Applicant: Trish Allen

(This is a revised project description. Proposal for a new two and three-story residential condominium project comprised of seven units, with private roof decks for four units. The site is currently developed with a three-story 13,183 square foot commercial building and 40 parking spaces. The project includes a 3-stack puzzle lift containing 17 spaces to serve the existing commercial building, another puzzle lift system containing 11 spaces, and seven surface parking spaces. Planning Commission review is required for a Tentative Subdivision Map.)

(A. Review of a Phase I Historic Context Study and Phase 1 Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report identified several significant historic themes for the neighborhood and project property, including the history of the Presidio during the Spanish and Mexican eras. The themes most closely associated with the project parcel are the Presidio period (1782 to 1848) and the history and occupancy of Pueblo Viejo by the Hispanic community between the 1840s and early 1960s. The fragment of sandstone retaining wall at 222 East Canon Perdido does not retain enough integrity to be considered a potentially significant historic resource at the local, state, or national levels. Although, a substantially intact streetscape is not present on the 200 block of East Canon Perdido due to extensive re-development in the post-World War II period, the report recommends a Phase II Historic Structures/Sites Report given the proximity to the Presidio and other listed and designated historic resources.)

Actual time: 1:56 p.m.

Present: Pamela Post, Post Hazeltine Associates; and Tim Hazeltine, Post Hazeltine Associates

Staff comments: Ms. Hernandez stated that the Historic Structures Report was requested by the Commission at the project's first concept review as the Commission wanted a context study of the neighborhood. The Commission may request a Phase II Historic Structures/Sites Report.

Public comment opened at 2:02 p.m.

The following individuals spoke:

1. Michael Imwalle

Public comment closed at 2:07 p.m.

Motion: Accept the report with comments:

1. Correct the site location in figure 1.
2. Correct figures 6B and 6C as not part of the presidio.
3. Identify the difference between "presidio" and "park" moving forward with the Phase II report.
4. Add to the former location of the adobe on figure 11, page 25.

5. Correct “reconstructed” to be “reconstruction” on page 6.
Action: Hausz / Lenvik, 0/0/0. (Ooley absent.) Motion carried.

(B. Concept Review. This is a revised project. No final appealable decision will be made at this hearing. Project requires Planning Commission Review for a Tentative Subdivision Map. Project was last reviewed on October 31, 2018.)

Actual time: 2:11 p.m.

Present: Trish Allen, Agent, Suzanne Elledge Planning and Permitting; Jeremy Bassan, Applicant; and Christine Pierron, Architect, Cearnal Collective LLP

Public comment opened at 2:35 p.m.

The following individuals spoke:

1. Michael Imwalle
2. Kevin Gary (on behalf of Dylan Minor)
3. Anne Petersen

Written correspondence from Ed Stonefelt, Anne Petersen, Van Haas, Michael Graham, Kim Anderson, Adnan Orali, and Cathy Duncan was acknowledged.

Public comment closed at 2:44 p.m.

Motion: Continue indefinitely to return with a Phase II HSSR with comments:

1. The Commission appreciates the efforts of the applicant to respond to their comments; the project has progressed nicely.
2. Address the elevations as “north”, “south”, “east”, and “west” rather than “A”, “B”, and “C”.
3. Identify and locate the historic resource on the plans at the rear of property.
4. The architecture as proposed is sensitive to the surrounding neighborhood.
5. Consider simplifying the architecture of the front garage structure and the proposed trash enclosure.
6. Provide a streetscape perspective showing the adjacent buildings.
7. Study alternative pavement and hardscape; the Commission suggests gravel.

Action: Hausz / Veyna, 4/0/4. (Drury, Edmunds, Mahan, and Nemec abstained. Ooley absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:09 TO 3:17 P.M. ***

ARCHAEOLOGY REPORT

2. 2700 BLK DE LA VINA ST 558 SEG ID

(3:05) Assessor’s Parcel Number: ROW-000-558
 Application Number: MST2017-00041
 Owner: City of Santa Barbara
 Engineer: Bengal Engineering
 Landscape Architect: Natira Jones

(Proposal for the replacement of the De La Vina Bridge Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation, construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or Pedestrian lighting and crossing improvements.)

(Review of an Archaeological Survey Report, prepared by Sharla A. Luxton and Ann Munns, Applied Earthwork, Inc.)

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

Actual time: 3:17 p.m.

Present: Laura Yanez, Project Engineer, City of Santa Barbara; and Ann Munns, Archaeologist, Applied EarthWorks, Inc.

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

Public comment opened at 3:21 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

HISTORIC STRUCTURES REPORT**3. 2700 BLK DE LA VINA ST 558 SEG ID**

(3:10) Assessor's Parcel Number: ROW-000-558
Application Number: MST2017-00041
Owner: City of Santa Barbara
Engineer: Bengal Engineering
Landscape Architect: Natira Jones

(Proposal for the replacement of the De La Vina Bridge Street Bridge over Mission Creek. Project is comprised of the demolition of the existing bridge including the bridge foundation, construction of a new bridge spanning Mission Creek, reconstruction/re-profiling portions of De La Vina Street and sidewalks, reconstruction of storm drains, reconstruction of City water and sewer utilities, restoration of a portion of the Mission Creek, and roadway and/or Pedestrian lighting and crossing improvements.)

(Review of a Historical Resources Evaluation Report, prepared by Annie McCausland and M. Colleen Hamilton, Applied Earthworks, Inc. The report concluded that none of the properties within the project's Area of Potential Effects (APE) were found eligible for inclusion in the National Register of Historic Places (NRHP). One property at 2720 De La Vina Street appears eligible for listing on a local register and, therefore, is considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). None of the other properties are considered historical resources for the purposes of CEQA. The project will have a Less Than Significant (Class III) impact on the Structure of Merit.)

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

Actual time: 3:25 p.m.

Present: Annie McCausland, Architectural Historian, Applied EarthWorks, Inc.; Laura Yanez, Project Engineer, City of Santa Barbara; and Tom

Public comment opened at 3:27 p.m., and as no one wished to speak, it closed.

The Commission recommended designation as a Structure of Merit the property at 2720 De La Vina Street as it was identified as qualifying for designation in the report.

Motion: Accept the report as submitted.

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

*** THE COMMISSION RECESSED FROM 3:34 TO 3:40 P.M. ***

CONCEPT REVIEW - CONTINUED**4. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

(3:45) 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.)

(Fourth Concept Review. No final appealable decision will be made at this hearing. Environmental Assessment is required. Project was last reviewed on February 20, 2019.)

Actual time: 3:40 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis + Mixon

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The commission appreciates the improvements to the south elevation.
2. The "M" monogram is a successful solution above the second floor proposed doors.
3. The Commission suggests studying an opportunity to include color on the south elevation by way of a projection or an awning.
4. The Commission appreciates that the stone will be revealed with the elimination of the ivy.
5. Study introducing an engaged column/pilaster.
6. Consider beveling or adding some detail to the recessed door to eliminate harshness.

Action: Hausz / Drury, 8/0/0. (Ooley absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**5. 215 E VICTORIA ST****O-R Zone**

(4:25) 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.)

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

Item postponed indefinitely at applicant's request.

*** MEETING ADJOURNED AT 4:16 P.M. ***