



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
APRIL 3, 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 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz (at 1:31 p.m.), Edmunds, Lenvik (until 4:18 p.m.), Mahan, Nemec, Ooley (at 1:35 p.m.), and Veyna

Commissioners absent: Drury

Staff present: John Doimas, Assistant City Attorney, Hernandez (absent 2:57-3:33 p.m.; and present until 3:57 p.m.), 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 **March 20, 2019**, as submitted.

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

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

1. Commissioner Edmunds announced that she will leave at 5:00 p.m.
2. Commissioner Lenvik announced that he will leave at 4:30 p.m.

- 3. Chair Grumbine requested that staff agendize a presentation on Project Compatibility Analysis Criteria.

D. Subcommittee Reports:

Commissioner Mahan requested that staff agendize the decision to appoint Commissioner Ooley to the subcommittee reviewing the new state courthouse.

(1:50) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

Staff: Nicole Hernandez, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on June 26, 2019 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

Actual time: 1:34 p.m.

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

Motion: Adopt a Resolution of Intention to hold a Public Hearing on June 26, 2019 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.

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

*** THE COMMISSION RECESSED FROM 1:38 TO 1:47 P.M. ***

(1:55) MISCELLANEOUS ACTION ITEM

2. 1111 EAST CABRILLO BOULEVARD

Assessor's Parcel Number: 017-352-008

Owner: KHP IV Santa Barbara LLC

(Public Hearing to consider Structure of Merit designation of the Mediterranean style Vista Mar Monte Hotel, completed in 1931 located at 1111 East Cabrillo Boulevard based on the Historic Structures/Sites Report accepted by the Historic Landmarks Commission on January 9, 2019.)

Actual time: 1:53 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; Pamela Post, Post Hazeltine Associates; and Tim Hazeltine, Post Hazeltine Associates

Motion: Adopt Resolution 2019-42 to designate as a Structure of Merit the Mediterranean style Vista Mar Monte Hotel located at 1111 East Cabrillo Boulevard.

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

Individual Comment: Commissioner Ooley opposed the designation because he does not feel that the property rises to the level of a Structure of Merit.

(2:00PM) PROJECT DESIGN APPROVAL

3. 1111 E CABRILLO BLVD

Assessor's Parcel Number: 017-352-004
 Zone: HRC-1/SD-3
 Application Number: PLN2018-00634
 Owner: KHP IV Santa Barbara LLC
 Applicant: Steve Fort, SEPPS
 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 with valet spaces 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, and providing outdoor patio areas connecting to the meeting room and restaurant.)

A. Acceptance of a Phase II Historic Structures/Sites Report, prepared by Post Hazeltine Associates, is requested. The report concluded that the proposed project's impacts to significant historic resources on and adjacent to the project parcel at 1111 East Cabrillo Boulevard and nearby historic resources on the 1100 block of East Cabrillo Boulevard and the 1000 block Orilla Del Mar are potentially Less than Significant (Class III).

Actual time: 2:00 p.m.

Present: Pamela Post, Post Hazeltine Associates; Tim Hazeltine, Post Hazeltine Associates; and Joe Andrulaitis, Architect, Andrulaitis + Mixon

Staff comments: Ms. Plummer stated that Project Design Approval is requested and is contingent upon the Phase II Historic Structures/Sites Report.

Public comment opened at 2:12 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

B. Project Design Approval is requested. Project Design Approval will require compliance with the Project Compatibility Analysis and Historic Resource findings. Project was last reviewed on March 6, 2019.

Actual time: 2:16 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis + Mixon; and Courtney Miller, Landscape Designer, CJM::LA

Public comment opened at 2:26 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue to the Full Commission two weeks for In-Progress Review with comments:

1. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully 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.
 - 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.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
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.
3. Return with specific details not presently shown on the drawings to be presented, drawn, and compatible with historic guidelines as follows:
 - a. Railings
 - b. Molding above or below the bank of windows on the second floor of the south elevation
 - c. The development and study of the bar area trellis
 - d. Ironwork
 - e. Tile
 - f. Colors
 - g. Materials
 - h. Awning samples
 - i. Columns and capitals
 - j. Plaster scroll
 - k. New doors and windows
 - l. New mechanical equipment screening
 - m. New penetrations through the walls for vents

Action: Mahan / Nemec, 8/0/0. (Drury absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:57 TO 3:02 P.M. ***

(2:45PM) NEW: CONCEPT REVIEW

4. 522 STATE ST

Assessor's Parcel Number: 037-173-046
Zone: M-C (C-M)
Application Number: PLN2019-00127
Owner: Charles C. Craviotto and Georgetta M. Surv's Trust
Applicant: Andrulaitis + Mixon

(Proposal for a new outdoor Beer Garden associated with Institution Ale located adjacently at 516 State Street. Project involves renovating an existing 120 square foot storage structure, constructing a new 150 square foot shed and installing new bike racks at the rear of the parcel adjacent to the City Parking Lot. Project includes perimeter wrought iron fencing, gates and pilasters, new string lighting hung from decorative posts, landscaping, associated outdoor furniture, and amenities including a fire pit and grass corn hole play surface.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 3:02 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis + Mixon

Public comment opened at 3:12 p.m.

The following individual spoke:

1. Susie Thompson

Public comment closed at 3:14 p.m.

Motion: Continue two weeks with comments:

1. The Commission feels that the project is a good use of the outdoor space.
2. The trellis needs to be studied for additional overhang.
3. The architecture is generally acceptable.
4. Provide details of the proposed light fixture.
5. Stainless steel heaters are not acceptable.
6. Study the string lights as they are currently not acceptable in El Pueblo Viejo.
7. Additional trees are desired to provide screening and to soften the design.
8. Reconsider the Paolo Verde tree as they do not typically do well in Santa Barbara.
9. Color concrete pattern should be 2 feet by 2 feet square.
10. Study more opportunities for shading.
11. Return with an elevation showing the bikes.
12. Return with a perspective sketch of the entry piers.
13. Consider grilles on the south side of the building.

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

(3:30PM) PRE-APPLICATION REVIEW**5. 801 STATE ST**

Assessor's Parcel Number: 037-400-013
Zone: C-G
Application Number: PLN2019-00132
Owner: Hughes Land Holding Trust
Applicant: Cearnal Collective LLP

(The Las Tiendas Building constructed in 1925 in the Spanish Colonial Revival style is a designated Structure of Merit. Proposal for a one-time pre-application consultation for a 2,700 square foot third story addition comprised of two residential units on the existing two-story commercial building. Project will require a Parking Modification and Open Yard Modification for the residential units.)

One-Time Pre-Application Consultation. No final appealable decision will be made at this hearing.

Actual time: 3:31 p.m.

Present: Brian Cearnal, Cearnal Collective LLP

Public comment opened at 3:37 p.m., and as no one wished to speak, it closed.

Commission comments:

1. The Commission finds the project to be a good approach to adding housing downtown.
2. The Commission could be supportive of a Parking Modification and Open Yard Modification.
3. Consider keeping the balcony at the second floor facing State Street but not De La Guerra.
4. Provide streetscape renderings showing adjacent buildings so the size, bulk, and scale of the project can be better evaluated.
5. One Commissioner suggested that the portion of the roof facing State Street should be maintained to better protect the historic resource.
6. The Commission would not be opposed to providing open space at the roof of the project.
7. The Commission appreciates the restoration of the arches.

*** THE COMMISSION RECESSED FROM 3:57 TO 4:04 P.M. ***

(4:15PM) NEW: CONCEPT REVIEW**6. 633 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-013
Application Number: PLN2019-00141
Owner: Fess Parker Doubletree Hotel
Applicant: Richard Calkins

(Proposal for improvements at the Hilton Santa Barbara Beachfront Resort, located in El Pueblo Viejo Landmark District and in the non-appealable jurisdiction of the coastal zone. Project includes a remodel to the existing bar patio area, including hardscape and landscape improvements, removal and replacement of a low site wall, addition of a new low site wall, gates, a glass windscreen, and an anodized aluminum pergola.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 4:04 p.m.

Present: Carl Schaffer, Ideation Design Group

Public comment opened at 4:13 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The shape of the pergola and the beam configuration needs to be reworked to be more simple and traditional.
2. The beams need to be wood and square piers with details to match existing piers.
3. The Commission appreciates the removal of the current string lighting and looks forward to seeing hooded lights.
4. The Commission appreciates that the pergola will be wood, as anodized aluminum is not acceptable.
5. Study tilting the glass.
6. Glass should continue around the fire pit and have a more continuous feel.
7. The Commission likes the replanting of the plants outside, as well as the addition of trees and possibly vines with color.
8. The Commission would like to see a landscape plan.
9. The wall should be high enough to hide the tables.
10. Trellis should have a traditional three stack of the trellis elements with corbeled ends.
11. Make the connections as invisible as possible.

Action: Hausz / Ooley, 7/0/0. (Lenvik and Drury absent.) Motion carried.

*** MEETING ADJOURNED AT 4:32 P.M. ***