

**COMMISSION MEMBERS:**

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Kristen Sneddon

**PLANNING COMMISSION LIAISON:** Sheila Lodge

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Assistant Planner  
Heidi Reidel, Commission Secretary

# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

#### APRIL 29, 2020

1:30 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

---

### CALL TO ORDER

The Full Commission meeting was called to order at 1:35 p.m. by Chair Grumbine.

### ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury (until 6:08 p.m.), Edmunds, Lenvik, Mahan (until 3:16 p.m.), Ooley, and Veyna

Commissioners absent: None

Staff present: Ostrenger (until 5:10 p.m.); Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; William Russell, Planning Technician; 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 **April 15, 2020**, as amended.

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

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

1. Ms. Plummer announced the following:
  - a. Will Russell is training as the new staff contact for the Historic Landmarks Commission and will moderate Item 3 (726 East Cota Street) and 4 (635 East Gutierrez Street).
  - b. The City is putting together a handout with information about the remote public meeting process. Ms. Plummer summarized some of the handout's information and stated that staff will provide the handout to the Commission upon completion.
2. Ms. Kokinda gave an overview of staff roles during the remote meeting process.
3. Commissioner Hausz requested that staff provide the Commission with previously reviewed plans for returning projects.
4. Commissioner Edmunds announced that there was a significant accident at the intersection of Alameda Padre Serra and Arbolado Road and requested that staff look into repairing the rail wall.
5. Commissioner Drury requested that Commissioners log into the Webinar a half hour before the meeting to speed up the process.

D. Subcommittee Reports:

No subcommittee reports.

**(1:50PM) DISCUSSION ITEM**

**1. STAFF PRESENTATION ON THE PROPOSED AMENDMENTS TO THE HISTORIC RESOURCES ORDINANCE**

Reference Number: PLN2020-00068

Staff: Nicole Hernandez, Urban Historian

(The Historic Landmarks Commission will receive a presentation from staff, summarizing the proposed amendments to the Historic Resources Ordinance and related public review process. The public review draft of the proposed Historic Resources Ordinance (Santa Barbara Municipal Code Chapter 30.157) will be posted on the City's website on April 30, 2020, at: [SantaBarbaraCA.gov/HROAmendments](http://SantaBarbaraCA.gov/HROAmendments). A subsequent Public Hearing to review and discuss the proposed Historic Resources Ordinance will be scheduled at a later date.)

Actual time: 1:59 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; Greg Lusitana, Assistant City Attorney, City of Santa Barbara; and Renee Brooke, City Planner, City of Santa Barbara

Public comment opened at 2:22 p.m.

The following individual spoke:

1. Rick Closson

Written correspondence from Anna Marie Gott was acknowledged.

Public comment closed at 2:24 p.m.

**Discussion held.**

**(2:50PM) MISCELLANEOUS ACTION ITEM**

- 2. **524 STATE ST**  
 Assessor's Parcel Number: 031-160-015  
 Zone: M-C  
 Reference Number: PLN2020-00018  
 Owner: Jason Jaeger and Sep Wolf

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Mediterranean style building reconstructed by noted architects Soule, Murphy and Hastings in 1925.)

Actual time: 2:51 p.m.

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

Public comment opened at 2:55 p.m., and as no one wished to speak, it closed.

**Motion: Adopt Resolution 2020-33 to designate as a Structure of Merit the Rex Hotel, a Mediterranean style building remodeled in 1925 by Soule, Murphy and Hastings located at 524 State Street.**

Action: Ooley/Edmunds, 7/0/1. (Veyna abstained.) Motion carried.

The ten-day appeal period was announced.

**(3:00PM) ARCHAEOLOGY REPORT**

- 3. **726 E COTA ST**  
 Assessor's Parcel Number: 031-231-007  
 Zone: C-G  
 Application Number: PLN2020-00093  
 Owner: Scott Cohen  
 Applicant: Sarah Bronstad, Vanguard Planning Inc.

(Proposal to construct a 466 square foot garage and storage space for the primary dwelling, and a new Accessory Dwelling Unit (ADU) above. Request of one interior setback modification for new construction.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich.**

Actual time: 3:00 p.m.

Present: Sarah Bronstad, Applicant, Vanguard Planning Inc.; and Brent Leftwich, Archaeologist

Staff comments:

1. Mr. Russell stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report’s conclusions and recommendations. The Commission is reviewing the report only and will not review the project.
2. Ms. Plummer stated that archaeological reports are confidential and will therefore not be displayed on the screen.

Public comment opened at 3:04 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report as submitted.**

Action: Ooley/Hausz, 8/0/0. Motion carried.

**(3:10PM) ARCHAEOLOGY REPORT**

**4. 635 E GUTIERREZ ST**

Assessor's Parcel Number:	031-293-012
Zone:	M-I
Application Number:	PLN2019-00522
Owner:	Hughes Land Holding Trust
Applicant:	Tony Tomasello

(Proposal to construct a new one-story, approximately 9,260 square foot energy storage facility on a 14,713 square foot lot at the corner of E. Gutierrez and N. Quarantina Streets. A loading and turnaround area is proposed but no vehicular parking spaces are proposed. Grading quantities include 6 cubic yards cut and 1,040 cubic yard fill. The project includes the demolition of approximately 6,912 square feet of existing structures. Requested discretionary approvals include a Development Plan and Conditional Use Permit from the Planning Commission.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Heather McDaniel McDevitt, Dudek.**

Actual time: 3:07 p.m.

Present: Heather McDaniel McDevitt, Dudek; and Tony Tomasello, Applicant

Staff comments: Mr. Russell stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report’s conclusions and recommendations. The Commission is reviewing the report only and will not review the project.

Public comment opened at 3:11 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report as submitted.**

Action: Ooley/Edmunds, 8/0/0. Motion carried.

**\* THE COMMISSION RECESSED FROM 3:16 TO 3:29 P.M. \***

**(3:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL****5. 111 W VALERIO ST**

Assessor's Parcel Number: 027-172-007  
Zone: R-MH  
Application Number: PLN2020-00092  
Owner: Selbor Revocable Trust  
Monica Robles, Trustee  
Applicant: Holly Garcin, SEPPS

(The American Colonial Revival style residence, constructed in 1894 by Samuel Ilsley, is a designated Structure of Merit. Proposal to address violations listed in ENF2019-00907 by permitting an existing unpermitted six foot high privacy fence. The fence will remain in the existing location along the property line frontage of Chapala Street, and will be relocated four feet back from the property line frontage at the corner of Chapala Street and West Valerio Street. The project includes landscape improvements to the front entry of the residence, at the front facade of the existing fence, and at the parkway planters located at the right-of-way on Chapala Street and West Valerio Street. Project includes 135 square feet of deck extension to the existing deck located at the east side of the residence. A Minor Zoning Exception is requested to allow for the six foot high fence to be located within the first ten feet of the front lot line.)

**Project Design Approval and Final Approval are requested. A Minor Zoning Exception is requested to allow for the six foot high fence to be located within the first ten feet of the front lot line. Neighborhood Preservation Ordinance findings, and Structure of Merit findings are required. Project was last reviewed on the Consent Calendar and referred to the Full Commission on April 15, 2020.**

Actual time: 3:29 p.m.

Present: Trish Allen, Applicant, SEPPS; Robert F. Adams, Landscape Architect; and Monica Robles, Owner

**Staff comments:**

1. Ms. Plummer stated that additional fence height may be requested through a Minor Zoning Exception and gave an overview of the Minor Zoning Exception Findings and Neighborhood Preservation Ordinance Findings.
2. Ms. Hernandez gave an overview of the staff memo about the historic context of the property.

Public comment opened at 4:01 p.m.

The following individual spoke:

1. Rick Closson

Written correspondence from Rick Closson was acknowledged.

Public comment closed at 4:05 p.m.

**Motion: Deny the proposal with comments:**

1. The fence as presented is out of character with the historic resource and the neighborhood,
2. It is an imposition on the streetscape of both Chapala and Valerio Street.

Action: Lenvik/ --, -- Motion failed due to lack of a second.

**Motion: Continue indefinitely with comments:**

1. The Commission cannot support the fence as presented because it is incompatible with the neighborhood and the historic resource.
2. The applicant should return with an alternative proposal that is more consistent with the prior appearance of the fence, and it was suggested that hedge material be included
3. The design objective of the revised fence is to maintain the sense of openness to the view of the historic resource and not feel as much like a solid wall.

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

**(4:00PM) IN-PROGRESS REVIEW****6. 433 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-009  
 Zone: HRC-2/SP-1/SD-3  
 Application Number: PLN2016-00284  
 Owner: American Tradition LLC  
 Applicant: Suzanne Elledge, SEPPS  
 Architect: Robert Glazier

(Proposal for an 86 room hotel at a project site comprised of two parcels: a 3-acre "Hotel Site" at 433 E. Cabrillo Boulevard (APN 017-680-009), and an adjacent 2.42-acre "Parking Lot Site" at 103 S. Calle Cesar Chavez (APN 017-113-020). The Hotel Site is within El Pueblo Viejo Landmark District (EPV) and will be reviewed by the Historic Landmarks Commission; the Parking Lot Site is outside of EPV and will be reviewed by the Architectural Board of Review. The Hotel Site is currently permitted for a 150-room hotel with conference and group facilities. Proposed is a revised design for a smaller development at the Hotel Site consisting of two and three story structures. The proposed square footage on this lot is approximately 88,000 square feet. Program elements include a casual and fine dining restaurant, wine cellar and lounge, rooftop swimming pool and pool bar, spa, banquet room, water features, and gardens. Automobile and pedestrian access to the hotel will be from Calle Cesar Chavez via a motor court and accessible sidewalk at a reception pavilion.)

**In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed on October 16, 2019.**

Actual time: 5:08 p.m.

Present: Suzanne Elledge, Applicant, SEPPS; Robert Glazier, Design Architect; Kirk Ellis, Gensler; and Joel Harms, Landscape Architect

Public comment opened at 6:05 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. In general, the Commission feels that the design is progressing well.
2. Plaster on the weep screed details should come all the way into the ground.
3. The balcony over the spa roof is too tight and should be revised.
4. The Commission needs more information about the gutter material.
5. The rails and stiles of the windows should be in proportion and have the correct thickness.
6. Show all the sliding doors, noting that the Commission prefers French swing doors.
7. Study square columns at a larger scale.
8. Continue to develop the tower elevator.
9. Revise ridge vent detail 2 of A7.104.
10. Make sure the trees are full scale specimens and not specified as small.
11. Provide information on the texture of the wood trellises and the members should have a copper cap to protect them from dry rot.

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

**\* MEETING ADJOURNED AT 6:44 P.M. \***