

**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

MAY 13, 2020

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

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, Edmunds (until 5:00 p.m.), Lenvik, Mahan (until 5:00 p.m.), Ooley, and Veyna

Commissioners absent: None

Staff present: Ostrenger; 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 29, 2020**, as amended.

Action: Hausz/Ooley, 7/0/1. (Mahan abstained from Item 5, 111 West Valerio Street.)
Motion carried.

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

1. Ms. Hernandez announced the following:
 - a. A discussion on the draft Historic Resources Ordinance is tentatively scheduled for May 27, 2020.
 - b. In response to Commissioner Edmunds’s comment at the last HLC meeting, the historic rail wall at the intersection of Alameda Padre Serra and Arbolado Road is in the process of being repaired.
2. Commissioner Drury requested a hard copy of the draft Historic Resources Ordinance.

D. Subcommittee Reports:

Commissioner Veyna reported on the Plaza De La Guerra Subcommittee.

(1:50PM) DISCUSSION ITEM

1. OBJECTIVE DESIGN STANDARDS

Reference Number:	PLN2020-00068
Staff:	Rosie Dyste, Project Planner

(The Historic Landmarks Commission is requested to provide feedback on the draft Objective Design Standards for Processing of Streamlined Housing Projects prepared pursuant to Senate Bill SB 35, Streamlined Ministerial Approval Process. The draft was prepared with assistance from members from the Historic Landmarks Commission, Architectural Board of Review, and Planning Commission. The Historic Landmarks Commission’s comments will be relayed to City Council at a future hearing.)

Actual time: 1:55 p.m.

Present: Rosie Dyste, Project Planner, City of Santa Barbara

Public comment opened at 2:15 p.m.

The following individuals spoke:

1. Alex Pujo
2. Fred Sweeney

Written correspondence from Fred Sweeney was acknowledged.

Public comment closed at 2:22 p.m.

Discussion held.

*** THE COMMISSION RECESSED FROM 3:10 TO 3:22 P.M. ***

(2:50PM) ARCHAEOLOGY REPORT**2. 222 E CANON PERDIDO ST**

Assessor's Parcel Number: 031-012-025
Zone: C-G
Application Number: PLN2018-00250
Owner: Jeremy Bassan C/O 222 East Canon Perdido St LLC
Applicant: Trish Allen, SEPPS

(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 and Modification to the dimensional requirements for open yard areas.)

Requesting acceptance of a Revised Extended Phase I Archaeological Investigation, prepared by David Stone, Wood Environment & Infrastructure, Inc. The report was last reviewed and accepted on October 31, 2018.

Actual time: 3:22 p.m.

Present: David Stone, Archaeologist, Wood Environment & Infrastructure, Inc.; and Trish Allen, Applicant, SEPPS

Staff comments: Ms. Plummer stated that the Commission previously accepted the report on October 31, 2018. The current report contains minor edits, but the conclusions of the report have not changed.

Public comment opened at 3:33 p.m.

Written correspondence from Mike Imwalle was read into the record.

Public comment closed at 3:35 p.m.

Motion: Accept the report with the condition that the corrections listed in the public comment letter submitted by Mike Imwalle be incorporated.

Action: Drury/Lenvik, 8/0/0. Motion carried.

(3:05PM) IN-PROGRESS REVIEW**3. 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

(This is a revised project description. 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 April 29, 2020.

Actual time: 3:57 p.m.

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

Public comment opened at 4:51 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The Commission is concerned that the project is losing gravitas and poetry.
2. Bring inspiration images for as many elements as possible to show how the construction documents will show the detail playing out.
3. The private elevator on sheet A4.101 is not resolved to satisfaction; consider a parapet flat roof with a cornice as opposed to the hip roof.
4. The plaster beams on top of the plaster columns are not resolved; resolve in proper plaster detailing or take them back to wood.
5. In general, the Commission feels that the capitals and bases of the columns feel weak.
6. Show a section through B11 and B12 on the south courtyard elevation at the arched opening from ground level, as the Commission is concerned with the header size of the ground floor windows.
7. Show inspiration images for the wrought iron and develop in a more poetic way.
8. Balcony floors should be more traditional.
9. The property line wall adjacent to the railroad should include landscape relief or architectural detailing.
10. The pool olive trees should have a four foot box.
11. The two new added windows on the Cabrillo Boulevard elevation need to be restudied and are not acceptable as proposed.
12. Guard rail pickets should be increased to 3/4 or 5/8 inches, with a guard rail cap to be molded.
13. Chimneys should hide mechanical equipment.

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

*** MEETING ADJOURNED AT 6:09 P.M. ***