



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
MARCH 17, 2021

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

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, Architectural Historian
Ted Hamilton, Assistant Planner
Heidi Reidel, Planning Technician I

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Doordan, Drury (until 5:34 p.m.), Edmunds (until 5:00 p.m.), Lenvik, Mahan, Manuel, and Ooley

Commissioners absent: None

Staff present: Unzueta; Hernandez; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hamilton; and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Richard Closson

Written correspondence from Michael Imwalle and Paulina Conn was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 3, 2021**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 17, 2021**, as reviewed by Commissioners Mahan and Manuel (Items B, C, and D).

Action: Hausz/Edmunds, 8/0/0. (Manuel abstained.) Motion carried.

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

1. Mr. Hamilton announced the following:

- a. There will be no HLC meeting on March 31, 2021 in observance of Cesar Chavez Day. The next HLC meeting will be on April 14, 2021.
- b. The appeal of the Westside Paseos Project is scheduled to appear before City Council on March 23, 2021 and Chair Grumbine volunteered to represent the HLC at the appeal.

2. Ms. Hernandez announced the following:

- a. The City Council Ordinance Committee reviewed the Historic Resources Ordinance on Tuesday, March 9, 2021, and made recommendations for the ordinance to appear before City Council sometime in May.
- b. The request to apply for a grant for a City of Santa Barbara African American/Black Context Statement will go before City Council on April 13, 2021. If approved, staff will submit the application by May 14, 2021.
- c. All the reports for the next round of mass designations are available on the HLC Member's Only page. The mass designations will appear before the Commission at the April 14, 2021 meeting.

3. Commissioner Edmunds announced that she will leave the meeting at 5:00 p.m.

4. Chair Grumbine announced the following:

- a. The State Street Design Subcommittee needs another representative member from the HLC.
- b. Commissioner Doordan will be giving a virtual presentation on Wednesday, March 24, 2021 at 6:00 p.m. for the Santa Barbara Trust for Historic Preservation.

5. Commissioner Hausz announced that he received ex parte communication from David Stillman regarding 222 East Canon Perdido Street.

6. Commissioner Drury announced that he will not be attending the April 14, 2021 HLC meeting.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) MISCELLANEOUS ACTION ITEM

1. CERTIFIED LOCAL GOVERNMENT

Reference Number: PLN2021-00038
Owner: Nicole Hernandez, Architectural Historian

(Review and approve the [Certified Local Government 2019-2020 Annual Report](#) as required by the California Office of Historic Preservation.)

Actual time: 2:05 p.m.

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

Public comment opened at 2:06 p.m.

The following individual spoke:

- 1. Richard Closson

Public comment closed at 2:08 p.m.

Motion: Accept the report as submitted.

Action: Ooley/Hausz, 7/0/2. (Manuel and Doordan abstained.) Motion carried.

(1:55PM) NEW ITEM: CONCEPT REVIEW

2. [330 STATE ST](#)

Assessor's Parcel Number: 037-254-014, 037-254-014
Zone: M-C
Application Number: PLN2021-00104
Owner: Bryan Maroun
Applicant: Ed Devicente

(The former Seaside Oil Company Building and Showroom, AKA Andalucia Building, is a designated Structure of Merit and listed on the National Register of Historic Places. Proposal for adaptive reuse of the existing multi-tenant commercial building on a 28,211 square foot site. Exterior improvements to the building include a new 900 square foot garage addition and new HVAC equipment on roof. Site improvements include the conversion of a portion of the parking lot to a covered outdoor dining area, alterations to the landscaping and site screening, and a new trash enclosure and path of travel to meet ADA requirements.)

Concept Review of project plans and review of a [Significance Report](#) prepared by Staff. No final appealable action will be taken at this hearing.

Actual time: 2:11 p.m.

Present: Ed Devicente, Applicant, DMHA Architecture; and Henry Lenny, Architect, Henry Lenny Design Studio, Inc.

Public comment opened at 2:33 p.m.

Written correspondence from Bob Cunningham was acknowledged.

Public comment closed at 2:34 p.m.

Motion: Continue indefinitely with comments:

1. The Commission generally supports the concept.
2. The Commission is in favor of restoration.
3. The Commission is supportive of the automobile garage and energizing that area of the site.
4. Pull back the trellis structure from the tower side.
5. Open up the trellis more at the plaster gable in the middle of the building.
6. The Commission is in favor of planting trees near the building and keeping as many palms as possible.
7. The corner window at the garage is too contemporary and should respond more to the existing building in massing and detail.
8. Most Commissioners find the trellis design as presented is not acceptable and needs to be either traditional wrought iron and/or plaster.
9. The citrus groupings along the sidewalk and parking lot are too much and should be studied by a landscape architect.
10. The screening of the parking lot should be studied by a landscape architect.
11. The trash enclosure should be 2 feet from the sidewalk and screened by plantings.
12. The trellis geometry should be more square or vertical and unique.
13. Incorporate large canopy trees in parking stalls where there is space.

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

(2:40PM) REVIEW AFTER FINAL APPROVAL

3. **651 PASEO NUEVO**
 Assessor's Parcel Number: 037-400-002
 Zone: C-G
 Application Number: PLN2016-00464
 Owner: Paseo Nuevo Owner LLC
 Applicant: Susan Van Atta, VAI/Van Atta Associates, Inc.

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

Review After Final is requested for revisions to the previously approved water feature located at Paseo 6 of Paseo Nuevo, for an Interactive Educational Exhibit, inspired by Santa Barbara's coastline intertidal zone. The exhibit has been redesigned to eliminate the water elements and construct a kelp forest themed climbable play structure. Project was last reviewed on December 11, 2019, and the most recent review of the water feature was on June 12, 2019.

Actual time: 3:29 p.m.

Present: Susan Van Atta, Applicant, VAI/Van Atta Associates, Inc

Public comment opened at 3:37 p.m.

Written correspondence from Kym Cochran was acknowledged.

Public comment closed at 3:38 p.m.

Motion: Approval of Review After Final with comments:

1. Match the colors to those on the rendering on page 1 of the plans as much as possible.
2. Diminish impact of upper blue ring by making it the same color as the vertical elements.
3. The Commission recommends that the spiral elements extend irregularly beyond the top of the blue ring.

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

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:54 TO 4:11 P.M. ***

(3:15PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

4. 3218 CALLE PINON

Assessor's Parcel Number: 053-173-012
Reference Number: PLN2021-00039
Owner: Eric and Alison Bernal

(Review of [significance report](#) and [resolution of intention](#): Pursuant to Municipal Code Section 22.22.035.(d)(2), the permit request of a possibly historic structure shall be scheduled at the Historic Landmarks Commission for a hearing on the application concurrently with a duly noticed hearing to allow the Commission to decide among the following options: 1) Listing on the Potential Historic Resources List, 2) Structure of Merit designation, or 3) City Landmark designation of the English Vernacular style house constructed in 1926.)

Actual time: 4:11 p.m.

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

Public comment opened at 4:19 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2021-6 to hold a Public Hearing on April 14, 2021 to consider Structure of Merit designation of the property located at 3218 Calle Pinon.

Action: Ooley/Hausz, 7/2/0. (Mahan and Lenvik opposed.) Motion carried.

Individual Comments: Commissioners Lenvik and Mahan opposed because they do not believe the structure rises to the level to be considered as a Structure of Merit.

The item was re-opened at 6:13 p.m.

Public comment re-opened at 6:14 p.m.

The following individual spoke:

1. Richard Closson

Public comment closed at 6:17 p.m.

Motion: Deny Resolution of Intention 2021-6 to hold a Public Hearing on April 14, 2021 to consider Structure of Merit designation of the property located at 3218 Calle Pinon.

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

Individual Comments: Chair Grumbine opposed because he believes the original existing front elevation is still intact and is a good example of English vernacular.

(3:20PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5. 3218 CALLE PINON

Assessor's Parcel Number: 053-173-012
Zone: RS-7.5/USS
Application Number: PLN2020-00467
Owner: Eric and Alison Bernal
Applicant: Sarai Grenell

(The English Vernacular style building constructed in 1926 is located in the San Roque Area, which retains a high level of historic integrity as a neighborhood. The building contributes to the historic significance of the streetscape and may qualify as a Structure of Merit. Proposal for additions to the first and second stories of an existing 2-story single family residence and an addition to the existing detached 2-car garage. The project also includes adding two new dormers to the roof, an expansion of the existing pool, a new pool deck and new pool fence. Additionally, a new tankless water heater, forced air heater, and 200 amp electrical panel are proposed. An Accessory Dwelling Unit (ADU) is proposed under a separate permit. The proposed total of 3,927 square feet of development on a 15,246 square foot lot is 90% of the maximum guideline floor to lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Ordinance and Historic Resource Findings. Project received comments at an SFDB Concept Review on November 9, 2020.

Actual time: 4:34 p.m.

Present: Sarai Grenell, Applicant, SB2 Design

Staff comments: Mr. Hamilton stated that the project went before the Single Family Design Board for a concept review and received generally positive comments before coming to the HLC. The application was deemed complete and the project is eligible for Project Design Approval and Final Approval.

Public comment opened at 5:14 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The existing front elevation should be retained and restored if possible without adding new elements such as the dormers, the brick base, and the new windows.
2. The second story addition should be minimized as much as possible so that it does not interfere with the overall look of the existing structure.
3. Push the proposed wall further back from the top of the gable.
4. Minimize the second story gable from street view with a jerkinhead or hip roof.
5. Match Tudor Revival style as much as possible.
6. Restore the gable vent as much as possible.
7. Treat the gable on the back elevation like a Tudor Revival style gable.
8. The railings should be wrought iron or plaster to match historic examples.
9. Thicken the supports for the balcony with Tudor Revival details and thicken the plaster that goes across from pier to pier so that it is visually believable as a masonry structure.
10. The horizontal windows should be illuminated and more traditional in shape.

Action: Ooley/Mahan. Motion failed due to lack of vote.

Motion: Reconsider the motion for Item 4, 3218 Calle Pinon.

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

*** MEETING ADJOURNED AT 6:23 P.M. ***