



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
APRIL 28, 2021

11:00 A.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
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Mahan and Manuel (Items B and C)

Staff present: Hernandez and Hamilton

REVIEW AFTER FINAL APPROVAL

- A. **[524 STATE ST](#)**
Assessor's Parcel Number: 037-173-039
Zone: M-C
Application Number: PLN2020-00107
Owner: Church of Scientology of Santa Barbara
Applicant: Jessi Finnicum-Schwartz

(The Mediterranean style building, remodeled after the earthquake in 1925 by Soule Murphy and Hastings, is eligible for designation as a Structure of Merit. Proposal to convert the existing commercial building from church and office to a 47-room hotel. The project includes a 401 square foot ground floor addition, 446 square foot second floor addition, and 1,557 square foot third floor addition. The proposal includes a new elevator shaft and stairs at the rear of the building, and removal of a Cork Oak and Palm Tree at the rear of the property. Development Plan Approval findings are required for the construction of new commercial floor area.)

Review After Final is requested for alterations to the windows and light fixtures at the storefront along State Street, the addition of two skylights, adjustments to the rooftop planter, and changes to the proposed plant list. Project requires substantial conformance to the plans granted Final Approval on October 14, 2020, which was when the project was last reviewed.

Approval of Review After Final as submitted.

CONTINUED ITEM: PROJECT DESIGN APPROVAL**B. 2190 ALSTON RD**

Assessor's Parcel Number: 015-174-019
Zone: RS-25
Application Number: PLN2019-00176
Owner: Ok Wave, LLC
Applicant: Jessica Hall

(The Spanish Colonial Revival style residence, Grahalm Estate, constructed in 1920-1924 by Roland Sauter, is eligible for inclusion in the National Register of Historic Places, the California Register of Historical Resources, and is a designated Structure of Merit. Proposal to add 4,098 square foot driveway extension, and to resurface 3,550 square feet of the existing lower motor court. Project includes a new utility yard and trash enclosure, improvements to the driveway, and landscaping.)

Project Design Approval is requested. Project requires Neighborhood Preservation Ordinance Findings, Hillside Design and Sloped Lot Findings, and Structure of Merit Findings. Project was last reviewed at full Commission on May 27, 2020.

Project Design Approval with comments:

1. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The scale of the project is acceptable, with no building being proposed.
3. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d. Trees. The proposed project includes the removal of trees, however there is no significant impact.
 - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside, as the corner visibility is appropriate.
4. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: 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
5. The Commission makes the Grading finding that there is no significant increase in siltation or decrease in water quality of streams, drainages or water storage facilities to which the property drains; and no substantial loss of southern oak woodland habitat.

NEW ITEM: CONCEPT REVIEW

C.	<u>413 WYOLA RD</u>	
	Assessor's Parcel Number:	051-193-009
	Zone:	RS-7.5/USS
	Application Number:	PLN2021-00103
	Owner:	John Mardiat
	Applicant:	Paul Sicat

(The Spanish Colonial Revival style cottage constructed in 1924 may be eligible to be designated as a Structure of Merit. Proposal for a one-story 101 square foot addition and alterations to the existing single family residence, and a 71 square foot addition to the existing garage. A Minor Zoning Exception is requested to allow an increase in height to the existing garage in the interior setback. The proposed total of 2,094 square feet of development on a 7,500 square foot lot is 69% of the guideline maximum floor to lot area ratio (FAR).)

Concept Review. No final appealable action will be taken at this hearing.

Continue indefinitely to Consent with comments:

1. Regarding the pergola on front, the 4x4 posts are diminutive. Dimensions of 6x6 would be recommended. Thicken up the plaster on the inside of railing to accommodate a 6x6 post, then add a 6x8 beam on top to allow for correct proportions for Spanish architecture.
2. The rear pergola size is acceptable. Generally speaking the project is an improvement, especially to the garage.
3. The small addition to the main residence is appropriate.
4. Project Design Approval is supportable at next hearing and Minor Zoning Exception is supportable.