

**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

City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 28, 2021

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Doordan, Drury (until 5:50 p.m.), Edmunds, Lenvik, Mahan, Ooley, and Manuel

Commissioners absent: None

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

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Francesca Galt was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 14, 2021**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 28, 2021**, as reviewed by Commissioners Mahan and Manuel (Item B and Item C).

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

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

1. Mr. Hamilton announced that Mary Ternovskaya, Commission Secretary will be taking over as Commission Secretary for the HLC. Heidi Reidel, Planning Technician was recently promoted to the Planning Division.
2. Commissioner Manuel announced he will be absent from the Full Commission and Consent meetings on May 12, 2021.
3. Commissioner Mahan announced that he walked through the Paseo Nuevo project and encouraged other Commissioners to do the same.
4. Vice Chair Hausz announced that he met with Derrick Bailey, Principal Traffic Engineer and Robert Adams to review proposed changes to Sola Street bike path.

E. Subcommittee Reports:

Commissioner Ooley reported on the Designation Subcommittee that met on April 23, 2021.

(1:50PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION1. **702 ANACAPA ST**

Assessor's Parcel Number: 031-081-012

Zone: C-G

Reference Number: PLN2021-00039

Owner: Josephine A. Reynoso

(Review of Staff Report and Public Hearing to consider Structure of Merit [designation](#) of the Neon Signs, and/or Mural and/or building. The 1920s commercial building constructed in c. 1925 has neon signs recreated to match those that were on the building from 1940-1978.)

Actual time: 1:47 p.m.

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

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2021-23 to designate as a Structure of Merit the 1920's commercial style building, neon signs, and mural located at 702 Anacapa Street.

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

(2:00PM) MISCELLANEOUS ACTION ITEM: HISTORIC RESOURCE LISTING OR DESIGNATION

2. **413 WYOLA RD**
Assessor's Parcel Number: 051-193-009
Zone: RS-7.5/USS
Reference Number: PLN2021-00039
Owner: John Mardiat

(Review historic significance report and accept or not accept the findings of the report that 1924 modest interpretation of the Spanish Colonial Revival style house may be eligible as a historic resource. If the Commission accepts the findings of the report, 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 1924 simple interpretation of the Spanish Colonial Revival style cottage.)

Actual time: 2:15 p.m.

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

Public comment opened at 2:19 p.m., and as no one wished to speak, it closed.

Motion: Deny the report with the following comments:

1. The structure is not that distinguished of an example of this style of architecture and has been significantly altered.
2. The project is continued to Single Family Design Board for design review.

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

(2:10PM) NEW ITEM: CONCEPT REVIEW

3. **700 STATE ST**
Assessor's Parcel Number: 037-092-016
Zone: C-G
Application Number: PLN2021-00190
Owner: Bruce Meyer
Applicant: Jeff Shelton

(Proposal for a tenant improvement of a non-historic building in El Pueblo Viejo Landmark District of the existing 2,150 square foot restaurant space within the existing 5,865 square foot building to accommodate a new restaurant. The project includes alterations to the south and west elevations, new entry archways, and new windows along the south elevation. The roof over the existing covered patio will be removed to accommodate the installation of a palm tree. ADA ramp improvements are underway under a separate permit.)

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

Actual time: 2:36 p.m.

Present: Jeff Shelton, Applicant, Jeff Shelton Architect

Public comment opened at 2:50 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission supports of the approach of the opening the corner courtyard with the palm and agave. The general approach to that corner in terms of patio space and raised patio space is supportable.
2. The approach to the back wall and existing and/or proposed plantings should be adjusted to hide the back parking and utility area as much as possible with plantings. Consider raising the wall and/or combining with planting to screen the back areas.
3. The main element not supportable by the Commission was the corner arches. They are not acceptable to the HLC Guidelines in terms of color, playfulness, and compatibility with the block. Develop the corner element with this in mind, specifically the blue and white arch, the finials, and the composition of the corner element and the asymmetry of the parapet and wall above.
4. Return with the existing elevations and perspective views, especially with the corner element to understand the proposed changes.
5. There is concern about the care of Geranium plantings but the general design is acceptable.

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

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW

4. [410 STATE ST](#)
Assessor's Parcel Number: 037-212-022
Zone: M-C
Application Number: PLN2021-00102
Owner: Series C of Old Town Properties SB, LLC
Applicant: Brian Cearnal, The Cearnal Collective

(Proposal for an upper story addition at a non-historic structure in El Pueblo Viejo Landmark District to accommodate a new climbing gym. The project consists of the removal and lift of 7,734 square feet of the existing roof and framing structure to construct a new 1,856 square foot mezzanine. Project requires Historic Landmarks Commission review of a Development Plan for the addition of over 1,000 square feet of nonresidential floor area.)

Concept Review. No final appealable action will be taken at this hearing. Project was last reviewed April 14, 2021.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item.

Actual time: 3:20 p.m.

Present: Brian Cearnal, Applicant, The Cearnal Collective

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

Written correspondence from surf0116@gmail.com (*no name provided*) was acknowledged.

Motion: Continue indefinitely to Full Commission with comments:

1. The Commission is supportive of the direction of the project.
2. Some details need to be articulated in a more developed way, such as the cornice detail articulation and the corner pilasters of the tall climbing wall space. The window on the State Street side of the climbing wall space shall be changed to multiple windows, perhaps provide three windows spread across the façade.
3. Provide perspective views around the block of State Street and Gutierrez Street. Provide views from all different angles.
4. The parking will be determined as the project moves forward and is still in review.
5. The project will be ready for Project Design Approval consideration when it returns.

Action: Lenvik/Mahan, 6/0/2. (Mahan and Edmunds abstained. Manuel absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:49 TO 4:00 P.M. ***

(3:40PM) MISCELLANEOUS ACTION ITEM: HISTORIC RESOURCE LISTING OR DESIGNATION

5. 481 W MOUNTAIN DR/EL RANCHO HACIENDA

Assessor's Parcel Number: 021-103-005

Zone: RS-1A

Reference Number: PLN2021-00039

Owners: McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust; Jennifer Reitz William M. McMillan and Kimberlee Shelton, Trustees; Shelley Gault and John K. O'Connor, Trustees; Cassie Jane Hendry, Trustee; Gary J. Hill and Helena S. Hill, Trustees

(Review historic significance report and accept or not accept the findings of the report that the 7 cottages designed in 1946 in the adobe style may be eligible as a historic resource. If the Commission accepts the findings of the report, 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 seven cottages designed in 1946 in an adobe style.)

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Drury recused himself from hearing this item.

Actual time: 4:01 p.m.

Present: Suzanne Elledge, Agent; SEPPS; Nicole Hernandez, Architectural Historian, City of Santa Barbara; and Tony Boughman, Associate Planner, City of Santa Barbara

Public comment opened at 4:09 p.m.,

The following individual(s) spoke:

1. Lanny Ebenstein

Written correspondence from Leslie Gutierrez-Jones, Cody Cammbell, and Jonathan Heagle and Grace Choy was acknowledged.

Public comment closed at 4:12 p.m.

Motion: Adopt Resolution 2021-25 to List on Potential Historic Resources List the seven original cottages designed in 1946 in the adobe style located at 481 W. Mountain Drive.

Action: Mahan/Hausz, 5/3/0. (Edmunds, Ooley, and Doordan opposed. Drury absent.) Motion carried.

*** The item was re-opened at 5:15 p.m. ***

Individual comment: Commissioner Manuel stated that he voted in support of the motion.

(3:55PM) NEW ITEM: CONCEPT REVIEW

6. **481 W MOUNTAIN DR**
Assessor's Parcel Number: 021-103-005
Zone: RS-1A
Application Number: PLN2021-00127
Owners: McMillian Shelton Living Trust; Gault/O'Connor Living Trust; John Norris & Deborah Lowry; Norman J. Hendry & Cassie Jane Hendry Revocable Trust; Gary J. Hill & Helena S. Hill Revocable Trust; Jennifer Reitz
William M. McMillan and Kimberlee Shelton, Trustees; Shelley Gault and John K. O'Connor, Trustees; Cassie Jane Hendry, Trustee; Gary J. Hill and Helena S. Hill, Trustees
Applicant: Holly Garcin, SEPPS Inc.

(The series of seven existing cottages constructed in 1946 may qualify as historic resources. The residential single-unit zoned site is developed with seven dwelling units (469-493 W. Mountain Dr.) and various accessory structures on one 4.59 acre lot, and is nonconforming to residential density. The project seeks approval of as-built and proposed new residential remodels, additions, and accessory structures. The project requires Staff Hearing Officer review of a Lot Area Modification and a Setback Modification.)

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

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Drury recused himself from hearing this item.

Actual time: 4:47 p.m.

Present: Joseph Andrulaitis, Applicant; and Tony Boughman, Associate Planner, City of Santa Barbara

Public comment opened at 5:01 p.m., and as no one wished to speak, it closed.

Written correspondence from Philip Friden, Cody Cammbell, Jonathan Heagle and Grace Choy was acknowledged.

Motion: Continue two weeks with the comment that there is understanding that there will be a site visit arranged for Commissioners at Staff’s and the architect’s convenience.

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

(4:40PM) CONTINUED ITEM: COURTESY REVIEW

- 7. **700 E ANAPAMU ST**
 Assessor's Parcel Number: 029-180-009
 Zone: R-M
 Application Number: PLN2017-00690
 Owner: Santa Barbara High School District
 Applicant: Richard Whirty, Santa Barbara Unified

(This building is a designated City Landmark: Santa Barbara High School Main Building and Stadium Ticket Booth. Courtesy review of a proposal to replace the deteriorated existing wood framed windows with new dual pane aluminum framed windows.)

Courtesy Review of updates to the project. Comments Only.

Actual time: 5:17 p.m.

Present: Richard Whirty, Applicant, Santa Barbara Unified

Staff comments: Ms. Hernandez stated that the project involves exterior alterations and is therefore comments only.

Public comment opened at 5:27 p.m., and as no one wish to speak, it closed.

Written correspondence from Laura Wilson, Joe Mathews, and Lanny Ebenstein was acknowledged.

Public comment re-opened at 5:54 p.m.,

The following individual(s) spoke:

- 1. Lanny Ebenstein

Public comment closed at 5:57 p.m.

Commission comments:

1. The Commission appreciates the school district coming before the Commission for this courtesy review and the work put in into matching the windows as closely as possible.
2. While it's ideal to follow Secretary of Interior standards for restoration or replication of the wood windows, the Commission recognizes that for practical reasons and longevity of the sash, using clad windows similar to ones previously installed is acceptable with as close of a profile as possible. The Commission is looking forward to seeing how the manufacturer's profile compares since this manufacturer is different.
3. The Commission would appreciate the applicant replacing as many of the windows as quickly as possible so that there aren't problems with the manufacturer.
4. The turned wood mullions are contributing to establishing the architectural hierarchy within the building and the windows shall be replaced wood-for wood and replicated as closely as possible.

*** MEETING ADJOURNED AT 6:18 P.M. ***