



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
JULY 21, 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
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Hausz (until 5:40 p.m.), Doordan, Drury (until 6:00 p.m.), Edmunds (until 5:40 p.m.), Lenvik, Mahan, Manuel (absent 2:09 – 5:42 p.m.) and Ooley

Commissioners absent: None

Staff present: Unzueta; Hernandez; William Russell, Planning Technician; Tony Ruggieri, City TV Production Supervisor; Hamilton; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individual(s) spoke:

Written correspondence from Anonymous (Local Man) was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **July 7, 2021**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 23, 2021**, as reviewed by Commissioners Mahan, Manuel (Item B), and Edmunds.

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

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

1. Mr. Hamilton announced that William Russell, Planning Technician will be the Plans Manager for today's meeting.
2. Rosie Dyste, Project Planner announced that the City is moving forward with the Objective Design Standards project. Commissioner Ooley requested that the item be agendized as a discussion item at a future meeting.
3. Commissioner Lenvik requested that Staff informs the public regarding the Commission's role in reviewing design review projects, particularly Item 4, 604 E Ortega St.
4. Commissioner Drury announced the following:
 - a. He will leave the meeting early.
 - b. He requested clarification regarding anonymous public comments. Mr. Hamilton stated that the City Attorney's office has given direction that anonymous comments are accepted by the City as required by the Brown Act.
5. Commissioner Edmunds announced that she will be absent from the next meeting.

E. Subcommittee Reports:

Commissioner Drury reported on the Arts Committee.

Commissioner Ooley reported on the Designation Subcommittee.

(1:50PM) ARCHAEOLOGY REPORT**1. 210 S VOLUNTARIO ST**

Assessor's Parcel Number: 017-252-009
Zone: R-M (R-3)
Application Number: PLN2021-00261
Owner: Gayle Ann Yamada
Applicant: Heidi Jones, SEPPS, Inc.

(The project consists of demolition of an existing single family residence and garage, and construction of a new multi-family residential development. The new development would include nine rental housing units pursuant to the City's Average Unit-Size Density Incentive (AUD) Program and the State's Density Bonus Program, and one unit would be designated as very-low income. Eight on-site vehicle parking spaces, including one handicapped space, and five long-term bicycle storage spaces are proposed. The parcel is zoned R-M and its General Plan designation is Medium Density Residential (15-27

dwelling units/acre allowable density). The proposed density would be 36 dwelling units per acre, which is allowable with the State's Density Bonus Program. Preliminary Housing Application (SB 330) is approved and valid until December 6, 2021.)

Requesting acceptance of a Phase 1 Archeological Resources Report, prepared by David Stone of Stone Archeological Consulting.

Actual time: 1:54 p.m.

Present: David Stone, Stone Archaeological Consulting; and Nicole Hernandez, Architectural Historian, City of Santa Barbara

Staff comments: Mr. Hamilton stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 1:57 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(1:55PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION

2. 1919 LAS TUNAS RD

Assessor's Parcel Number: 019-013-009

Zone: RS-1A

Reference Number: PLN2021-00039

Owner: Mike McCourt

(Review of [Staff Report](#) and Public Hearing to consider Structure of Merit [designation](#) of the Spanish Colonial Revival style house designed by noted architect George Washington Smith in 1920.)

Actual time: 2:00 p.m.

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

Public comment opened at 2:03 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2021-32 to designate as a Structure of Merit the Spanish Colonial Revival style house designed by George Washington Smith.

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

(2:10PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**3. 100 E CARRILLO ST**

Assessor's Parcel Number: 029-291-020
 Zone: P-R (P-R)
 Application Number: PLN2021-00273
 Owner: City of Santa Barbara
 Applicant: Michael Rubin, Parks & Recreation Department

(The Carrillo Gym, constructed in 1926, is a City Landmark. Proposal to rehabilitate the exterior of the existing structure. No new square footage is proposed, and no work on the Carrillo Rec Center building is proposed. The project includes renovation of the exterior of the building with repairs to the concrete roof deck and waterproofing, replacement of the roof deck fencing and lighting, windows, concrete walls and columns, stair gate door, exterior doors, and painting the whole building.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Findings and Landmark Findings.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 2:09 p.m.

Present: Michael Rubin, Project Engineer, City of Santa Barbara; Barry Winick, Architect, Winick Architects; Jason Currie, Studio Jason Currie; and Justin Van Mullem, Project Planner; City of Santa Barbara

Public comment opened at 2:24 p.m., and as no one wished to speak, it closed.

Written correspondence from Anne Petersen was acknowledged.

Motion: Project Design Approval and Final Approval with comments:

1. In general, the Commission prefers the richer original color for the integral plaster with larger samples to be evaluated in the field by Vice Chair Hausz and Commissioner Drury.
2. The project is a great improvement to a dilapidated building.
3. The Commission finds that the Project Compatibility Findings generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The design of the project is consistent with design guidelines applicable to the location of the project within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The project is sensitive to adjacent Landmarks or other nearby designated historic resources or natural features.
 - e. There are no established scenic public vistas.
 - f. The project's open space and landscaping is not applicable.

4. As required for Landmarks in Section 22.22.080 of the Municipal Code: The exterior alterations are being made primarily for the purpose of restoring the Landmark to its original appearance or to substantially aid in the preservation or enhancement of the Landmark.
5. There shall be a plaque denoting Julia Morgan as the designer of the building.

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

The ten-day appeal period was announced.

(2:55PM) CONTINUED ITEM: MURAL EVALUATION REPORT

4. 604 E ORTEGA ST

Assessor's Parcel Number: 031-172-002
 Zone: P-R (P-R)
 Application Number: PLN2019-00425
 Owner: City of Santa Barbara
 Applicant: Justin Van Mullem, Parks & Recreation Department

(Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, water slide, basketball court, skate park, bocce ball courts, corn hole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code Title 30.)

Requesting acceptance of a Mural Evaluation Report, prepared by Site & Studio Conservation, LLC. The report concluded that five of the murals are individually significant and evaluated and recommended treatment plans for the significant murals. The Mural Evaluation Report was last reviewed at Full Commission on February 3, 2021.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 2:52 p.m.

Present: Justin Van Mullem, Project Planner, City of Santa Barbara; and Julia Pujo, Environmental Analyst, City of Santa Barbara

Public comment opened at 3:25 p.m.,

The following individual(s) spoke:

1. Frederick Janka
2. Kathy McGill
3. Lisa Valencia Sherratt
4. Mark Alvarado
5. Sarah Rubin
6. Marina Martinez

Written correspondence from Cassandra Ensberg and Michael Imwalle was acknowledged.

Public comment closed at 3:40 p.m.

Motion: Accept the Mural Evaluation Report as submitted.

Action: Mahan/Ooley, 8/0/0. (Manuel absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:57 TO 4:12 P.M. ***

(4:25PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5. **1221 ANACAPA ST**
Assessor's Parcel Number: 039-183-046
Zone: C-G (C-2)
Application Number: PLN2019-00658
Owner: City of Santa Barbara
Applicant: Alelia Parenteau, Energy and Climate Manager
Architect: Ed DeVicente, DMHA Architecture

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system that will also function as a parking canopy on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District. The superstructure will have a maximum height of 46'-11", and consist of painted high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. Planning Commission approved a height exception on December 10, 2020, allowing the project to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

Project Design Approval and Final Approval requested. Project requires consistency with the Project Compatibility Findings, and the following guidelines: El Pueblo Viejo Landmark District Design Guidelines, Solar Energy System Design Guidelines. Tree removal findings are required. Project was continued 4 weeks at the June 23, 2021 Full Commission hearing.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item due to a conflict of interest with the Owner.

Actual time: 4:12 p.m.

Present: Ed DeVicente, Architect, DMHA Architecture; Henry Lenny, Henry Lenny Design Studio; Alelia Parenteau, Applicant, Energy and Climate Manager; and Pilar Plummer, Associate Planner, City of Santa Barbara

Public comment opened at 4:35 p.m., and as no one wished to speak, it closed.

Written correspondence from Richard Closson was acknowledged.

Straw vote: Does the Commission think there is a possible trellis solution to support the solar panels on the roof? 6/0 Passed.

Motion: Continue four weeks with comments:

1. The Commission appreciates the applicant's effort, this is an improvement to the previous submission.
2. While the Granada Theater side of the design is closer to approval, the Anapamu Street side of the trellis structure and the visibility of the solar panels is not supportable. The Commission cannot make the findings for the design as is.
3. Restudy the structure in a traditional tectonic trellis manner, especially the beams, girders, etc. and especially the elements visible from the street. One solution is to hide them completely from sight by putting them on the roof or reducing their number.
4. The lights shall be shrouded from public view.
5. Look at simpler trellises at the Cottage Hospital for examples of good traditional steel trellis appropriate to the El Pueblo Viejo District.
6. Call out all structures and their spacing, including the supports for the solar panels.
7. All simulations shall be coordinated so they all read according to the plans.

Action: Hausz/Ooley, *Motion withdrawn.*

Discussion held. The applicant requested a denial but no Commissioner would make a motion for denial.

Motion: Continue four weeks with comments:

1. The Commission appreciates the applicant's effort, this is an improvement to the previous submission.
2. While the Granada Theater side of the design is closer to approval, the Anapamu Street side of the trellis structure and the visibility of the solar panels is not supportable. The Commission cannot make the findings for the design as is.
3. Restudy the structure in a traditional tectonic trellis manner, especially the beams, girders, etc. and especially the elements visible from the street. One solution is to hide them completely from sight by putting them on the roof or reducing their number.
4. The lights shall be shrouded from public view.
5. Look at simpler trellises at the Cottage Hospital for examples of good traditional steel trellis appropriate to the El Pueblo Viejo District.
6. Call out all structures and their spacing, including the supports for the solar panels.
7. All simulations shall be coordinated so they all read according to the plans.

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

(5:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

6. **330 STATE ST**
- | | |
|---------------------------|---------------------------------|
| Assessor's Parcel Number: | 037-254-014 |
| Zone: | M-C (C-M) |
| Application Number: | PLN2021-00104 |
| Owner: | Bryan Maroun |
| Applicant: | Ed DeVicente, DMHA Architecture |

(The former Seaside Oil Company Building and Showroom, AKA Andalucia Building, is a designated Structure of Merit. Proposal for adaptive reuse of the existing multi-tenant commercial building on a 28,211 square foot site. 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. Interior improvements include new bowling lanes, new multi-vendor food service counters and indoor dining, and renovation of the existing restaurant and bar.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Findings and Structure of Merit Findings. Project was last reviewed March 17, 2021.

Actual time: 5:42 p.m.

Present: Ed DeVicente, Applicant, DMHA Architecture; and Henry Lenny, Henry Lenny Design Studio; and Guillermo Gonzalez, Landscape Architect

Public comment opened at 6:02 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The overall trellis design is very well done, beautiful, and a great improvement.
2. The fence along Gutierrez Street shall be iron-work, similar to the iron-work fences on State Street.
3. There are mixed opinions regarding the planter boxes; some Commissioners supported the planter boxes and some Commissioners wanted to see further study.
4. The current design of the plantings is much improved, however additional study of the high water use plantings is needed.
5. The Commission finds that the Project Compatibility Analysis Findings generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The design of the project is consistent with design guidelines applicable to the location of the project within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project, including the natural brick.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The project is sensitive to adjacent Landmarks or other nearby designated historic resources or natural features.
 - e. There are no established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
6. As required for Structures of Merit in section 22.22.090 of the Municipal Code: The exterior alterations are being made primarily to substantially aid in the preservation or enhancement of the Structure of Merit.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:26 P.M. ***