



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
SEPTEMBER 1, 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, Manuel, Edmunds (Item D), and Drury (Item D)

Staff present: Hernandez and Hamilton

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A. [119 STATE ST](#)
Assessor's Parcel Number: 033-075-001
Zone: HRC-2/SD-3
Application Number: PLN2021-00367
Owner: Marc Recorden, Santa Barbara Beach House Hotel, LP
Applicant: Heide Norman

(Proposal to replace 42 windows on the second story of the existing 14,566 square foot building located in El Pueblo Viejo Landmark District. Project includes an interior remodel. All exterior window awnings are to remain.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

Continue two weeks to Consent with the comment to set up a meeting between Staff and Commissioner Mahan to view a sample of the proposed fiberglass window material.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 100 W CARRILLO ST**

Assessor's Parcel Number: 039-272-023
Zone: C-G
Application Number: PLN2021-00379
Owner: Ralphs Grocery Co.
Applicant: Ulises Garcia

(Proposal to remove dead and dying landscaping and install new landscaping in existing planters.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations Findings are required.

Continue indefinitely for return to Full Commission with comments:

1. Provide a landscape plan that accurately reflects the proposed plantings in number, size, and species. It is recommended that the applicant work with a landscape architect to prepare these plans.
2. Canopy trees are preferred in parking lot planters.
3. Provide an irrigation plan.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 401 E SOLA ST**

Assessor's Parcel Number: 029-022-024
Zone: R-M
Application Number: PLN2021-00390
Owner: Scott Campbell
Applicant: Brian Zant

(The Craftsman Style residence constructed in 1915 is a Structure of Merit. Proposal to permit an as-built wood fence frame with proposed Craftsman style wood pickets with brick pillars at the corners and a 42" hedge behind the fence. Also proposed is a new wood entry arbor with 6' wood panel gates with lattice in the top portion flanked by 6'2" hedge on the front elevation, and a new brick entry arbor with 6' wood panel gates on the side elevation. Project will abate ENF2021-00320. The City's Architectural Historian prepared a [report](#) evaluating the historical significance of the property and a [memo](#) assessing the project's impacts to the property. All reports and memos can be seen online at SantaBarbaraCA.gov/HLC)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alteration Findings are required.

Public Comment:

Correspondence from Andrea and Doug McFarling was acknowledged.

Continue indefinitely with comments:

1. Restudy the Laguna Street gate to bring it into scale with the historic architecture.
2. Reconfigure the Sola Street gate to be a low gate that is in scale with the low fence.
3. Consider a root barrier for the ficus hedge, or consider a less aggressive hedge species.

REVIEW AFTER FINAL APPROVAL**D. 1601 STATE ST**

Assessor's Parcel Number: 027-181-009, 027-181-008
Zone: C-G
Application Number: PLN2015-00524
Owner: 1601 State Street Hotel Investors
Applicant: The Cernal Collective, LLP

(The El Prado Inn main building, constructed in 1959, is a designated Structure of Merit as a Mid-Century Modern Motor Inn. The approved project consists of additions and alterations at the site of the existing "El Prado" La Quinta Inn and Suites, which is a 29,829 square foot, three-story hotel comprising 56 hotel rooms and 34 covered parking spaces, a lobby off Arrellaga Street, and a pool (Parcel 1). There is an adjacent annex property (Parcel 2) that is developed with a one-story hotel with 14 rooms and 34 uncovered parking spaces. The project involves the demolition of the 14-room hotel annex, the pool, and the uncovered parking spaces and a 39,459 square foot, three-story addition to the existing hotel. The additions consist of a new sub-grade parking lot with 62 parking spaces and the ground floor will have 28 new covered parking spaces, a new entrance lobby off State Street, a courtyard, a new pool, spa, dining/bar area, kitchen, and 6 hotel rooms. The second floor would have 32 rooms, and the third floor would have 28 rooms with a third-story deck and a roof top deck both facing State Street. The project will result in a combined 63,110 square foot, three-story hotel with 122 hotel rooms and 123 parking spaces. The project will require a voluntary lot merger of two legal lots (APNs 027-181-008 & 009) located in the El Pueblo Viejo District, with C-G, Commercial General Zone, and a General Plan Land Use Designation of Commercial/Medium-High Residential (15-27 du/acre). The nonresidential additions are proposed with existing available floor area for the site along with a Transfer of Existing Development Rights.)

Review After Final is requested for the following revisions to the proposed new structure: a new balcony handrail design, minor shifts in balcony locations, a new mechanical equipment screening wall, changes to the window configuration at the dining/kitchen area, and the addition of an exterior stairway from the ground level to the second floor. On the existing Structure of Merit, revisions are requested to the exterior paint colors and exterior lighting. Substantial conformance to the plans that received Final Approval on November 29, 2017 is required. Project was last reviewed August 18, 2018.

Approval of Review After Final with the comment that the applicant shall restudy the color of the doors, "El Prado" sign, and "Inn" sign on the original inn to be more in line with a Mid-Century Modern color palette. The restudied color palette shall be submitted on a separate application for review by this Commission.

The ten-day appeal period was announced.