



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JUNE 26, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:32 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Edmunds (absent 1:58-2:11 p.m.), Lenvik, Mahan, Nemec, and Veyna

Commissioners absent: Ooley

Staff present: Ostrenger (until 5:15 p.m.), Hernandez (until 3:32 p.m.), Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 12, 2019**, as amended.

Action: Hausz/Drury, 7/0/1. (Mahan abstained on Items 2, 1111 East Cabrillo Blvd, and 3, 651 Paseo Nuevo. Ooley absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 26, 2019**, as reviewed by Commissioners Grumbine (Item A), Veyna (Items A-G), and Mahan (Items A-G).

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

*** The item was re-opened at 4:20 p.m. ***

Motion: Reconsider the ratification of the Consent Calendar of **June 26, 2019**, as reviewed by Commissioners Grumbine (Item A), Veyna (Items A-G), and Mahan (Items A-G).

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

Motion: Ratify the Consent Calendar of **June 26, 2019**, as reviewed by Commissioners Grumbine (Item A), Veyna (Items A-G), and Mahan (Items A-G).

Action: Hausz/Drury, 6/0/2. (Grumbine abstained from Item D, 2010 Garden Street, and Edmunds abstained from Item A, 1255 Ferrelo Road. Ooley absent.) Motion carried.

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

1. Ms. Plummer announced that the project at 301 East Yanonali Street, which was last reviewed by the Historic Landmarks Commission on May 16, 2018, is scheduled to go before the Planning Commission on July 18, 2019 and the case planner for the project would like a member of the HLC to attend the meeting to represent and summarize the Commission's review of the project. Ms. Plummer suggested that the Commission see the story poles once they are erected and Vice Chair Hausz volunteered to attend the Planning Commission meeting.
2. Ms. Hernandez announced that the Mills Act Revisions were scheduled to appear before City Council on Tuesday, June 25, 2019, but was pulled from the agenda due to a need for more time to address County Assessor concerns.
3. Commissioner Edmunds announced that she will recuse herself from two properties on Item 3 because she lives within 500 feet of the properties.

E. Subcommittee Reports:

Commissioner Mahan reported on the Awards Program.

(1:50PM) MISCELLANEOUS ITEM: PUBLIC HEARING**1. 30 WEST ARRELLAGA**

Assessor's Parcel Number: 027-181-013
Zone: M-C
Application Number: PLN2019-00234
Owner: Kruger-Benson-Ziemer

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Nelson Medical Building designed by noted architect Lulah Maria Riggs in 1950 in the Mid-Century Modern style located at 30 West Arrellaga.)

Actual time: 1:44 p.m.

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

Motion: Adopt Resolution 2019-82 recommending that City Council designate the Nelson Medical Building located at 30 West Arrellaga a City Landmark.

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

(1:55PM) MISCELLANEOUS ITEM: PUBLIC HEARING**2. 1126 SANTA BARBARA STREET**

Assessor's Parcel Number: 029-162-040
Zone: M-C
Application Number: PLN2019-00234
Owner: Storke/Schauer LTD CO Michael Towbes

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the Schauer Printing building designed by noted architects Edwards and Plunkett in the Spanish Colonial Revival style located at 1126 Santa Barbara Street.)

Actual time: 1:50 p.m.

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

Public comment opened at 1:56 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2019-83 recommending that City Council designate the Schauer Printing building, designed by Edwards and Plunkett and remodeled by Edwards and Pitman, located at 1126 Santa Barbara Street a City Landmark.

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

(2:00PM) MISCELLANEOUS ITEM: PUBLIC HEARING**3. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Assessor's Parcel Number: 031-160-015
Zone: M-C
Application Number: PLN2019-00234
Staff: Nicole Hernandez

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of historic resources per attached Exhibit A.)

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Edmunds recused herself from hearing 870 Paseo Ferrelo and 878 Paseo Ferrelo, because she lives within 500 feet of the properties.

Actual time: 1:57 p.m.

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

Public comment opened at 2:07 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support the designation of 870 Paseo Ferrelo as a structure of Merit? 6/1 Passed

Straw vote: How many Commissioners can support the designation of 878 Paseo Ferrelo as a Structure of Merit? 6/1 Passed

Motion: Adopt Resolutions to designate as Structures of Merit 870 Paseo Ferrelo and 878 Paseo Ferrelo.

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

Individual Comment: Commissioner Lenvik opposed because he believes the buildings are common in Santa Barbara and not outstanding or unique enough to merit designation.

Public comment opened at 2:18 p.m.

The following individual spoke:

1. Virandra Singh

Public comment closed at 2:27 p.m.

Straw vote: How many Commissioners can support removing 215 Bath Street from the list to be designated as a Structure of Merit? 1/7 Failed

Straw vote: How many Commissioners can support removing 235 West Micheltorena Street from the list to be designated as a Structure of Merit? 0/8 Failed

Straw vote: How many Commissioners can support removing 1110 North Milpas Street from the list to be designated as a Structure of Merit? 1/7 Failed

Straw vote: How many Commissioners can support removing 1122 North Milpas Street from the list to be designated as a Structure of Merit? 3/5 Failed

Straw vote: How many Commissioners can support removing 9-15 West Ortega Street from the list to be designated as a Structure of Merit? 2/6 Failed

Straw vote: How many Commissioners can support removing 17-21 West Ortega Street from the list to be designated as a Structure of Merit? 1/7 Failed

Straw vote: How many Commissioners can support removing 15 East Padre Street from the list to be designated as a Structure of Merit? 1/7 Failed

Straw vote: How many Commissioners can support keeping 1744 Prospect Avenue on the list of potentials but not designating it as a Structure of Merit? 8/0 Passed

Straw vote: How many Commissioners can support keeping 1748 Prospect Avenue on the list of potentials but not designating it as a Structure of Merit? 0/8 Failed

Straw vote: How many Commissioners can support removing 1748 Prospect Avenue from the list to be designated as a Structure of Merit? 8/0 Passed

Motion: Adopt Resolutions to designate as Structures of Merit the multiple historic resources per attached Exhibit A excluding the following properties: 117 East Ortega Street, 104 East Padre Street, and 1744 Prospect Avenue, which will be postponed indefinitely, and 1748 Prospect Avenue, which will be removed from the list entirely.

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

The ten-day appeal period was announced.

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW

4. 1000 STEPS (CAMINO AL MAR)

Assessor's Parcel Number: 045-185-0RW

Zone: E-3/SD-3

Application Number: PLN2018-00297

Owner: City of Santa Barbara Parks & Recreation

Applicant: George Thomson

(Camino al Mar (1000 Steps) is eligible for designation as a Structure of Merit. Proposal to replace the lower portion of the public beach access stairs located at the end of Santa Cruz Boulevard. The project includes adding nine additional steps to allow for safe access to the beach, replacement of the existing guard-rail at the mid-level landing, addition of handrails from beach to street elevation, and a new trench drain to collect nuisance water and reduce algae growth on the steps. The concrete columns at the base of the steps (circa 1975) are proposed to be replaced with a design that replicates the original 1923 design.)

Second Concept Review. No final appealable decision will be made at this hearing. Planning Commission review is required for a Coastal Development Permit. Project was last reviewed on July 11, 2018.

Actual time: 3:06 p.m.

Present: Justin Van Mullem, Project Planner, City of Santa Barbara Parks & Recreation; and Joe Wilcox, Principal Architect, KBZ Architects

Public comment opened at 3:15 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Planning Commission with comments:

1. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location 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 as this is a restoration of an existing facility.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources as it is eligible for designation as a Structure of Merit.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
2. The Commission appreciates the efforts to restore the original feeling of the facility.
3. The Commission appreciates that while the pergola may not be restored at this point, there is a possibility to restore it in the future.

Action: Hausz/Mahan, 6/0/2. (Edmunds and Nemec abstained. Ooley absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 3:32 TO 3:44 P.M. ***

(3:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5. 325 CHAPALA ST, 101 & 123 W GUTIERREZ ST, 324 DE LA VINA ST, (LOWER MISSION CREEK BETWEEN GUTIERREZ & U.S. 101)

Assessor's Parcel Number: 037-245-003, 004, 015, & 018, ROW-002-035, ROW-002-099
Zone: C-G
Application Number: PLN2019-00070
Owner: Santa Barbara County Flood Control District

(Proposal for improvements to Reach 3, part of the Lower Mission Creek Flood Control Project, located between Highway 101 and the Gutierrez Street Bridge. The project includes the removal of concrete sloped embankment, concrete riprap, and non-native vegetation, and the construction of a new vertical concrete wall, natural channel banks with rock slope protection, and installation of native vegetation. Proposal to treat the new concrete channel wall with a faux sandstone form liner pattern to match the

Gutierrez Street Bridge project, and install four foot high black ornamental railings on top of the channel wall to match the railing at the Chapala Street Bridge to the south.)

Project Design Approval and Final Approval are requested. Compliance with the Project Compatibility Analysis is required. Project was last reviewed on May 29, 2019.

Actual time: 3:44 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Matt Griffin, Santa Barbara County Flood Control District; Taylor Berryman, Project Engineer, City of Santa Barbara; and Maureen Spencer, Santa Barbara County Flood Control District

Staff comments: Ms. Kennedy reminded the Commission that a letter of general public comment was submitted by a neighbor to the property.

Public comment opened at 3:57 p.m.

The following individual spoke:

1. Christy Martin. Kathy Houlihan ceded time to Ms. Martin.

Written correspondence from Kathy Houlihan was acknowledged.

Public comment closed at 4:00 p.m.

Motion: Project Design Approval and Final Approval with comments:

1. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location 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 design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

Action: Lenvik/Drury, 7/0/1. (Mahan abstained. Ooley absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:14 TO 4:20 P.M. ***

(4:35PM) CONTINUED ITEM: CONCEPT REVIEW**6. 206 E VICTORIA ST**

Assessor's Parcel Number: 029-122-001
Zone: C-G
Application Number: PLN2016-00528
Owner: Presidio Market Liquor & Grill, Inc.
Applicant: Elsa Reader

(The Victorian style buildings constructed in 1888, "Bernasconi Residence and Barn" are designated as Structure of Merit. Proposal for improvements to the Bernasconi Residence including replacement of the unpermitted stucco siding with wood siding, replacement of vinyl sliders with double-hung, wood windows to match the original windows, and a change of use from office occupancy to residential use. Project also involves alterations to the Presidio Market parking lot including restriping, a new trash enclosure, parking lot landscaping, and new air conditioning units. Project requires a Landscape Waiver for the Presidio Market parking lot.)

Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for an Open Yard Modification to allow for the reduced area of qualifying open yard, and a Landscape Waiver for the Presidio Market parking lot. Project was last reviewed on September 19, 2018.

Actual time: 4:24 p.m.

Present: Elsa Reader, CSA Architects; and Natalie Cope Phillips, CSA Architects

Staff comments: Ms. Plummer stated that the project requires an Open Yard Modification and the Commission should include in their comments to the Staff Hearing Officer the aesthetic appropriateness of the modification to the site. The project also includes a request for a Landscape Waiver which the Commission may grant when the project returns for approval due to site restraints or to achieve a superior aesthetic.

Public comment opened at 4:33 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Staff Hearing Officer and return to the Full Commission with comments:

1. The Commission is appreciative of the restoration of the residence.
2. The Commission is in favor of the Open Yard Modification because of its location downtown, close proximity to amenities including Alameda Park and the Courthouse, and finds it aesthetically appropriate.
3. The Commission is concerned about the geometrics of the parking lot entrance and would like additional study for a better solution but recognizes that the applicant has been working with Transportation on a solution.
4. The Commission questions the bike rack location and suggests moving it next to the building, and incorporating a landscape solution
5. The Commission suggests adding a planter as a parking stop along the south edge of the parking stalls.
6. The Commission is generally supportive of a Landscape Waiver.

Action: Hausz/Mahan, 6/0/2. (Nemec and Veyna abstained. Ooley absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 4:48 TO 5:01 P.M. ***

(5:15PM) COURTESY REVIEW

7. 721 E COTA ST
Assessor's Parcel Number: 031-110-004
Zone: R-M
Application Number: PLN2017-00689
Owner: Santa Barbara High School District

(The main building of Santa Barbara Junior High School, constructed in 1932 in the Spanish Colonial Revival style, is a designated City Landmark. Courtesy Review of a proposal to replace the existing multi-purpose room and locker room buildings with one new building. No improvements are proposed to the designated historic structure.)

Courtesy Review. Proposal was last presented on November 1, 2017.

Actual time: 5:01 p.m.

Present: Steve Vizzolini, Director of Facilities, Santa Barbara Unified School District; and Steve Key, Project Manager and Architect, LPA Architects

Staff comments: Ms. Plummer stated that this is a courtesy review and therefore not subject to the discretionary process but is before the Commission because the main building of the Santa Barbara Junior High School is a designated resource. The Commission is limited to providing comments.

Public comment opened at 5:13 p.m., and as no one wished to speak, it closed.

Commission Comments:

1. The Commission would like the applicant to study incorporating soft corners for the stucco and all columns should be chamfered.
2. Study incorporating plaster on top of the parapet in lieu of exposed sheet metal for long term durability and for a better relationship to the Junior High School building.
3. Study if it is possible to provide fewer expansion joints and eliminate the horizontal expansion joints.
4. Study incorporating a wrought iron railing rather than the tube steel.
5. The Commission would like to see the plaster texture and roofing match the existing building and tile.
6. Continue the plaster below the weep screed.
7. The Commission thanks the applicant for coming before the Historic Landmarks Commission for a courtesy review and encourages coming to the Commission for in-progress reviews in the future.

*** MEETING ADJOURNED AT 5:36 P.M. ***

EXHIBIT A

Number	APN	St. Number	Prefix	St Name/Vicinity
1	033-031-022	215		Bath St.
2	037-071-003	417	W.	De La Guerra St.
3	037-071-002	421`	W.	De La Guerra St.
4	037-042-026	800		De La Vina St.
5	037-042-014	810		De La Vina St.
6	039-271-009	1023		De La Vina St.
7	039-171-010	1209		De La Vina St.
8	027-222-020	1512		De La Vina St.
9	027-221-011	1515		De La Vina St.
10	027-222-021	1516		De La Vina St.
11	039-061-001	235	W.	Micheltorena St.
12	029-202-024	1110	N.	Milpas St.
13	029-110-023; 029-202-001	1122	N.	Milpas St.
14	031-081-020	117	E.	Ortega St.
15	037-132-037	26	E.	Ortega St.
16	037-131-022	9-15	W.	Ortega St.
17	037-131-023	17-21	W.	Ortega St.
18	025-242-013	15	E.	Padre St.
19	025-321-001	104	E.	Padre St.
20	031-333-018	212		Palm Ave.
21	029-272-004	870		Paseo Ferrelo
22	029-272-001	878		Paseo Ferrelo
23	019-184-008	1704		Paterna Rd.
24	027-032-028	16	E.	Pedregosa St.
25	027-032-003	24	E.	Pedregosa St.
26	025-372-017	31	E.	Pedregosa St.
27	027-042-025	202	E.	Pedregosa St.
28	027-141-028	1744		Prospect Ave.
29	027-141-029	1746		Prospect Ave.
30	027-141-030	1748		Prospect Ave.
31	027-112-018	1716		Santa Barbara
Total Proposed: 31				