



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 13, 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, Urban 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, Doordan, Drury (at 1:55 p.m.), Edmunds, Lenvik, Ooley (at 1:37 p.m.), Mahan, and Manuel (absent 1:47 – 4:07 p.m.)

Commissioners absent: None

Staff present: Unzueta; Hernandez; Timmy Bolton, Project Planner; Hamilton; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 29, 2021**, as submitted.

Action: Hausz/Mahan, 5/0/2. (Manuel and Doordan abstained. Drury and Ooley absent.)
Motion carried.

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

1. Ms. Hernandez announced the following:
 - a. The HLC Designation Subcommittee will be meeting on Thursday, October 14, 2021 at 10 a.m. to discuss next steps for the Bungalow Haven Historic District.
 - b. A bid package for the Santa Barbara Library Plaza is being finalized and construction is expected to begin in February or March 2022. Construction is expected to take ten months.
 - c. The new owners of the Neutra House, located at 1322 Dover Road, plan to restore the house to the original Neutra design. They will be using the Secretary of Interior's Standards for reconstruction.
2. Commissioner Edmunds announced she will be leaving the meeting early.
3. Vice Chair Hausz announced the following:
 - a. He will be leaving the meeting early.
 - b. He requested information regarding the installation of new light fixtures on Carrillo Street, however it appears that the sidewalks are also being replaced. He requested clarification from the Public Works Department regarding the scope of work.

D. Subcommittee Reports:

Vice Chair Hausz reported that Plaza De La Guerra meeting will be meeting in November...

(1:50PM) DISCUSSION ITEM

1. 9 W FIGUEROA STREET/LOT 3 PASEO

Assessor's Parcel Number: 039-281-041
Zone: C-G
Application Number: PLN2018-00248
Owner: City of Santa Barbara
Staff: Clifford Maurer, Public Works Director

(Discussion regarding the Lot 3 Paseo project at 9 West Figueroa Street (PLN2018-00248). This discussion will cover the plan for moving forward with Phase 1 of the project, which is the closure of the existing paseo, and Phase 2, which involves creating a new pedestrian walkway and crosswalk at Figueroa Street. The Commission is requested to appoint two subcommittee members to assist the Public Works Department with the project's design. No final appealable action will be taken at this 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: 1:47 p.m.

Present: Clifford Maurer, Public Works Director, City of Santa Barbara; Dan Rowell, Environmental Services Specialist, City of Santa Barbara; and Chelsey Swanson, Project Planner, City of Santa Barbara

Staff comments: Mr. Hamilton stated that this hearing will be a discussion and that a decision will not be made today.

Public comment opened at 2:14 p.m.,

The following individual(s) spoke:

1. Charles Valle
2. Lisa Bregante

Written correspondence from Lisa Saldivar and Charles Valle was acknowledged.

Public comment closed at 2:20 p.m.

Discussion held.

Commission comments:

1. The Commission thanks the Public Works Director for discussing this project and working with the Commission on a path forward.
2. The Commission expresses its concern about the present state of the paseo and acknowledges the safety and security issues at hand.
3. The project shall not be phased. A comprehensive plan that includes the construction of a new paseo to allow for access from Lot 3 to Figueroa Street shall be brought forward.
4. The applicant shall reexamine the originally proposed, comprehensive project as presented to HLC in 2018 to determine whether it can still move forward.

Lot 3 Paseo Subcommittee appointments: Vice Chair Hausz and Commissioner Drury

(2:40PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. **1000 STEPS**
Assessor's Parcel Number: 045-185-0RW
Zone: E-3/SD-3
Application Number: PLN2018-00297
Owner: City of Santa Barbara, Parks & Recreation.
Applicant: Justin Van Mullem, Parks & Recreation Department

(The property, historically called Camino Al Mar, is a rare surviving example of this type of public works project in Santa Barbara from the pre-World War II period. As public architecture, it was intended to enhance its setting while providing public amenities including access to the beach with a combination of Arts and Crafts and Mediterranean influences. The stairs are listed on the Historic Resources Inventory. The property and project were previously evaluated in [Phase 1](#) and [Phase 2](#) Historic Structures/Sites Reports. The proposed project is to repair Thousand Steps, a public beach access stairway located at the end of Santa Cruz Boulevard. The project includes the demolition and reconstruction of the lowest 24 steps, installation of 10 additional concrete steps extending approximately 14 feet seaward with decorative columns and a new landing apron, installation of new stainless steel handrails from the street level to the beach, construction of a new concrete guard rail at the mid-level landing, installation of a drain to capture and redirect groundwater, re-pouring of the concrete at the mid-level landing, and repair of minor surface cracks where needed. Other

improvements include new trash and recycle receptacles, and new bicycle racks at the street level. Project received a Recommendation from the Planning Commission to allow the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit. Project received approval from the Coastal Commission on September 8, 2021.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required. Historic Resource Findings are required as per 30.157.110.A. Project was last reviewed at HLC June 26, 2019.

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: 3:04 p.m.

Present: Justin Van Mullem, Parks & Recreation Department; Laura Yanez, Principal Engineer, Public Works; Jill Zachary, Parks & Recreation Director; and Eric Goodall, Supervising Engineer, Public Works

Public comment opened at 3:14 p.m., and as no one wished to speak, it closed.

Written correspondence from Dennis Gao was acknowledged.

Motion: Project Design Approval and Final Approval with comments:

1. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made to restore the historic resource to its original appearance or in order to substantially aid its preservation or enhancement as a historic resource; and the exterior alterations are consistent with the Secretary of the Interior's Standards.
2. The Commission finds that the Project Compatibility Analysis Findings have been met (per SBMC 30.220.020.F) as follows:
 - a. The design of the project is consistent with design guidelines applicable to its location in 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. The project is an existing feature that is being renovated.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. The project is an existing feature that is being renovated.
 - d. There are no adjacent landmarks and other designated historic resources in the area.
 - e. The scenic public vistas are not affected.
 - f. The project includes an appropriate amount of open space and landscaping.
3. Include the detail of the cap and base of the historic landing using the historic drawings referenced in the Historic Structures Report.

Action: Hausz/Drury, 7/0/0. (Manuel absent.) Motion carried.

The ten-day appeal period was announced.

(3:30PM) IN-PROGRESS REVIEW

3. **801 STATE ST**
Assessor's Parcel Number: 037-400-013
Zone: C-G
Application Number: PLN2019-00557
Owner: Tammy Hughes, Miramar Management
Applicant: Jeff Hornbuckle, The Cearnal Collective

(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style by A. C. Sanders, is a designated Structure of Merit. The property and project were previously evaluated in a [Phase 2](#) Historic Structures/Sites Report and [Letter Addendum](#). Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings were made April 15, 2020 for the construction of 2,996 net square feet of new commercial floor area.)

An In-Progress review is requested for revisions to the roof deck. No final appealable action will be taken at this hearing. Project Design Approval was granted April 15 2020, and the 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 due to a conflict of interest with the Owner.

Actual time: 3:34 p.m.

Present: Brian Cearnal, Applicant, The Cearnal Collective; and Rogelio Solis, Project Manager, The Cearnal Collective

Staff comments: Mr. Hamilton stated that there will be no appealable action today, the project is here for an in-progress review. The Applicant has requested review for Final Approval on Consent.

Public comment opened at 3:46 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Study the parapet condition at the property line.
2. Make sure all the trellis drawings are adjusted to show the trellis bottom at 8 feet. The beam ends of the trellis shown on Sheet A203 shall be symmetrical and match.
3. The tile at the belly band shall be protruding by half an inch to an inch and shall indicated on the drawings.
4. As shown on Sheet A601 for Detail 7, the top of the parapet cap shall be sloped back away from exterior face of the wall.

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

THE COMMISSION RECESSED FROM 3:59 – 4:06 P.M.

(4:10PM) FINAL APPROVAL**4. 215 E VICTORIA ST**

Assessor's Parcel Number: 029-072-013
Zone: O-R
Application Number: PLN2018-00671
Owner: Gary and Laury Woods
Applicant: Ken Vermillion, Bildsten Architecture & Planning

(The 12,977 square foot lot is currently developed with a three-unit building fronting Victoria Street, and two 2-story buildings towards the rear of the lot. Proposal to demolish the existing 1,018 square foot garage, the existing two-story building (3-bedroom unit), existing two-story building (2-bedroom unit), and 45 square foot shed in order to construct two new two-story apartment buildings. The three existing units in the front building are proposed to remain. The eight unit project will be developed under the Average Unit-Size Density (AUD) Incentive Program. The residential unit mix will include 4 one-bedroom units, and 4 two-bedroom units, with an average unit size of 969 square feet. Minor improvements are proposed to the front building, including removal of an existing stair from the side yard, and reconfiguring the stair located at the front yard. The existing driveway and parking areas will remain, with new paving, and new landscaping throughout the site.)

Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on September 1, 2021, which is when the project was last reviewed.

Actual time: 4:07 p.m.

Present: Ken Vermillion, Applicant, Bildsten Architecture & Planning

Public comment opened at 4:22 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with comments:

1. The Commission thanks the applicant for doing a great job to make the project work very well with the El Pueblo Viejo Design Guidelines. The project is handsome and has come a long way.
2. On Sheet A202, for Building 2 on the south elevation, the vertical wood siding should be removed and replaced with stucco. That wall plane where the wood siding was shall be brought out to the plane of the new stucco pop-out. The new stucco pop-out shall be symmetrical about the center line of the elliptical parking space underneath, so that the distance extending to the right of the opening below is equal to the distance extending on the left.
3. For all 2'x6" walls that are furred out from the main wall, the cove at the bottom of the wall shall be tangent with the main wall so that there is no step at the bottom, as occurs on Building 2 on the south elevation, and on Building 1, Building 2, and Building 3 on the west elevation right above Window 106.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:55 P.M. ***