



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

### APRIL 15, 2020

1:30 P.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

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

**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  
Pilar Plummer, Assistant Planner  
Heidi Reidel, Commission Secretary

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#### CALL TO ORDER

The Full Commission meeting was called to order at 1:42 p.m. by Chair Grumbine.

#### ATTENDANCE

Commissioners present: Grumbine, Hausz (until 5:30 p.m.), Drury, Lenvik, Ooley, and Veyna  
Commissioners absent: Edmunds and Mahan  
Staff present: Ostrenger (until 4:42 p.m.); Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; William Russell, Planning Technician; and Reidel

#### GENERAL BUSINESS

##### A. Public Comment:

The following individuals spoke:

1. Virginia Rehling
2. Rick Closson

##### B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 4, 2020**, as submitted.

Action: Hausz/Drury, 5/0/1. (Ooley abstained. Edmunds and Mahan absent.) Motion carried.

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 15, 2020**, as reviewed by Chair Grumbine and Commissioner Veyna.

Action: Ooley/Hausz, 6/0/0. (Hausz abstained on Item A. Edmunds and Mahan absent.) Motion carried.

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

1. Ms. Hernandez announced that staff is still working on the Historic Resources Ordinance and the Commission should expect to see a draft within the next few meetings.
2. Commissioner Lenvik requested an update on the Objective Design Standards. Ms. Plummer responded that the Objective Design Standards will come back before the Commission in May.

## E. Subcommittee Reports:

No subcommittee reports.

**(1:50PM) HISTORIC STRUCTURES REPORT****1. LOS PATOS WAY OFF-RAMP UNDERPASS (BRIDGE NO. 51-0235)**

Assessor's Parcel Number: 017-010-079, ROW-001-628

Zone: HRC-2/S-D-3, P-R/S-D-3

Application Number: PLN2019-00591

Owner: Southern Pac Co

Applicant: Eric Goodall, Public Works

(The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed and replaced because the U.S. Route 101 off-ramp at Los Patos Way is being vacated and is no longer needed.)

**Requesting acceptance of a Revised Phase I Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded that the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235) was found eligible for listing in the California Register of Historic Resources and as a City of Santa Barbara Landmark or Structure of Merit. The structure's significance stems from it being an example of local sandstone construction, thus, its character defining features are its sandstone pier and abutments. Non-character-defining features which are utilitarian and ubiquitous include the wooden ties, rails, ballast, girders, wooden posts and cable railing. The sandstone pier and abutments meets the definition of a historical resource under CEQA and the City MEA Guidelines. The proposed project has the potential to result in impacts to a historic resource and will be analyzed pending further consultation with the City. The report was last reviewed on December 11, 2019.**

Actual time: 2:03 p.m.

Present: Eric Goodall, Project Engineer, City of Santa Barbara; and Shannon Carmack, Rincon Consultants, Inc

Staff comments: Ms. Hernandez clarified that the Historic Structures/Sites Report concludes that only the sandstone abutments are historically significant.

Public comment opened at 2:09 p.m.

Written correspondence from Francesca Galt was read into the record.

Public comment closed at 2:10 p.m.

**Motion: Continue indefinitely as the majority of the Commission found the steel girders contribute to the significance of the structure.**

**Action:** Hausz/Drury, 4/2/0. (Edmunds and Mahan absent.) Motion carried.

Commissioners Ooley opposed because he believes the structure does not rise to the level of historic significance and that the sandstone is in poor condition.

Commissioner Lenvik opposed because he does not feel that the report provides enough evidence to support the conclusion.

## **(2:05PM) ARCHAEOLOGY REPORT**

### **2. 520 E YANONALI ST**

Assessor's Parcel Number: 017-540-005

Zone: OM-1/SD-3

Application Number: PLN2020-00066

Owner: City of Santa Barbara

Applicant: Philip Maldonado

(The El Estero Water Resource Center Electrical Distribution Renewal Project (EEWWTP) consists of replacing five electrical substations and the main electrical distribution panel feeding all of the processes in the facility. The improvements include: replacement of the conduit runs that connect the main panel to the substations throughout the site, upgrade of the waste gas flare system, and upgrade and rehabilitation of the electrical and waste gas flare and the fiber optic telecommunication system. Proposed ground disturbance associated with the improvements is anticipated to extend no further than four feet below the existing ground surface. All ground disturbance will occur within non-native documented fill soils.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Heather McDaniel McDevitt, Dudek.**

Actual time: 2:48 p.m.

Present: Philip Maldonado, Supervising Engineer, City of Santa Barbara; and Heather McDaniel McDevitt, Dudek

Staff comments: Ms. Plummer stated that archaeological reports are confidential and will therefore not be displayed on the screen for public view and that the Commission is reviewing the report only, as the project is under the Architectural Board of Review's purview. Ms. Plummer also stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:55 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report as submitted.**

**Action:** Hausz/Drury, 5/0/1. (Ooley abstained. Edmunds and Mahan absent.) Motion carried.

### **(2:10PM) ARCHAEOLOGY REPORT**

**3. 519 W ANAPAMU ST**

Assessor's Parcel Number: 039-202-004  
Zone: R-M  
Application Number: PLN2020-00103  
Owner: Cory R. Cameron  
Applicant: Mark Morando

(Proposed construction of a new detached structure. The first floor consists of a 229 square foot one-car garage and 349 square foot storage room with a half-bath. The proposed second story accessory dwelling unit is not part of this review.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich.**

Actual time: 2:57 p.m.

Staff comments: Ms. Plummer stated that the Commission is reviewing the conclusions of the Archaeology Report only, as the project is under the Single Family Design Review Board's purview. Ms. Plummer also stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 3:02 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report as submitted.**

**Action:** Lenvik/Hausz, 5/0/1. (Hausz abstained. Edmunds and Mahan absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:05 TO 3:12 P.M. \***

### **(2:25PM) PROJECT DESIGN APPROVAL**

**4. 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. 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 are required for the construction of 2,996 square feet (net) new commercial floor area.)

**A. Project Design Approval is requested. Project requires consistency with the Project Compatibility Criteria, Structure of Merit findings, and Development Plan Approval findings for the construction of 2,996 square feet of non-residential floor area. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). Project was last reviewed on December 11, 2019.**

Actual time: 3:12 p.m.

Present: Brian Cearnal, The Cearnal Collective; and Jeff Hornbuckle, The Cearnal Collective

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval with the following conditions and findings:**

1. At the third floor use multi-lights on the French doors, rather than single-pane, and refine all details, including hand rails, and other elements that will bring the building into sympathy with the period.
2. The Commission looks forward to the State Street elevation being returned to its original configuration.
3. 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.
4. The Commission makes the following Development Plan Approval findings (per SBMC 30.230.060):
  - a) The proposed development complies with all provisions of this Title.
  - b) The proposed development is consistent with the principles of sound community planning.
  - c) The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk, or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code.

- d) The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC Section 28.85.050. (Ord. 5609, 2013.)
- 5. 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.
- 6. The Commission makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

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

The ten-day appeal period was announced.

**B. Requesting acceptance of a Phase II Addendum Historic Structures/Sites Report, prepared by Alexandra C. Cole. The report concluded that the proposed project meets the Secretary of the Interior's Standards, and is less than significant (Class III).**

Actual time: 3:32 p.m.

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the project meets CEQA guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Public comment opened at 3:34 p.m., and as no one wished to speak, it closed.

**Motion: Accept the report as submitted.**

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

### **(3:35PM) NEW ITEM: CONCEPT REVIEW**

#### **5. 1221 ANACAPA ST**

Assessor's Parcel Number: 039-183-046  
Zone: C-G  
Application Number: PLN2019-00658  
Owner: City of Santa Barbara  
Applicant: Jonathan Kevles, Ameresco

(Proposal to construct a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District that will also function as a parking canopy. The superstructure on which the solar panels are mounted will have a minimum height of 46.5 feet above grade and a maximum height of 53 feet above grade, as the structure is built at a slight incline to maximize the energy generated by the PV system. 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 review and approval is required to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.)

**Concept Review. No final appealable decision will be made at this hearing. Planning Commission review and approval is required to exceed the standard height limit of 45 feet in the Commercial General/High Density Residential/Priority Housing Overlay (C-G) Zone.**

Actual time: 3:56 p.m.

Present: Alelia Parenteau, Administrative Analyst, City of Santa Barbara; Ty Scott, Ameresco; and Alex Podolsky, Ameresco;

Staff comments: Ms. Plummer stated that this project is before the Historic Landmarks Commission to receive comments on the design prior to appearing before the Planning Commission for an exception to the height limitations for the C-G Zone. City Council designated the project a Community Benefit Project on March 17, 2020.

Public comment opened at 4:11 p.m.

The following individuals spoke:

1. Rick Closson
2. Virginia Rehling

Written correspondence from Virginia Rehling was acknowledged.

Public comment closed at 4:15 p.m.

**Motion: Continue indefinitely with comments:**

1. The Commission generally feels that the project is an engineering solution rather than a design solution, and does not fit the existing building.
2. The Commission generally feels that the project is contrary to El Pueblo Viejo guidelines.
3. The Commission is concerned about the project's proximity to the historic courthouse.
4. As currently designed, the Commission could not make the Project Compatibility Findings in order to forward the project to the Planning Commission.
5. Views of the solar canopy structure from the street and the surrounding elevated properties are a key problem.

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

**(4:35PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****6. 524 STATE ST**

Assessor's Parcel Number: 037-173-039  
Zone: M-C  
Reference Number: PLN2020-00018  
Owner: Jason Jaeger & Sep Wolf

(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 Mediterranean style building remodeled in 1925 by noted architects Soule, Murphy and Hastings.)

Actual time: 4:42 p.m.

Present: Jason Jaeger, Owner, Jaeger Partners; and Dan Weber, Principal Architect, Anacapa Architecture

Staff comments: Ms. Hernandez stated that the applicant waived their noticing rights, so the Public Hearing to consider Structure of Merit designation can be held on April 29, 2020.

Public comment opened at 4:45 p.m., and as no one wished to speak, it closed.

**Motion: To adopt Resolution of Intention 2020-2 to hold a Public Hearing on April 29, 2020 to consider Structure of Merit designation of the Mediterranean style building remodeled in 1925 by Soule, Murphy and Hastings located a 524 State Street.**

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

**(4:45PM) NEW ITEM: CONCEPT REVIEW****7. 524 STATE ST**

Assessor's Parcel Number: 037-173-039  
Zone: M-C  
Application Number: PLN2020-00107  
Owner: Jason Jaeger & Sep Wolf  
Applicant: Jessi Finnicum-Schwartz, Anacapa Architecture

(The Mediterranean style building, remodeled after the earthquake in 1925 by Soule Murphy and Hastings, is eligible for designation as a Structure of Merit. Proposal to convert the existing commercial building from church and office to a 47-room hotel. The project includes a 401 square foot ground floor addition, 446 square foot second floor addition, and 1,557 square foot third floor addition. The proposal includes a new elevator shaft and stairs at the rear of the building, and removal of a Cork Oak and Palm Tree at the rear of the property. Development Plan Approval findings are required for the construction of new commercial floor area.)

**A. Concept Review. No final appealable decision will be made at this hearing.**

Actual time: 4:47 p.m.

Present: Robert Dostalek, Associate Planner, City of Santa Barbara; Jason Jaeger, Owner, Jaeger Partners; and Dan Weber, Principal Architect, Anacapa Architecture

Staff comments: Ms. Plummer stated that the Commission should comment on the proposed aesthetics, and once the Commission has determined the project design is ready for Project Design Approval, the applicant will submit for application completeness review to be deemed complete. Mr. Dostalek gave an overview of the project's background and the Historic Landmarks Commission's role in its review.

Public comment opened at 5:24 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Commission is pleased with the design, particularly the massing.
2. Show the utilities and how they are hidden.
3. The Commission is generally supportive of the passenger drop-off proposal with the suggestion to look at California sycamore as an option for the planter grate in front of the building.
4. Study to resolve the elevator tower.
5. Study the third story openings on the East and South addition.
6. Resolve the easement on the East side.
7. The Commission has determined the project is ready for Project Design Approval.

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

**B. Requesting acceptance of a Staff Memorandum that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation.**

Actual time: 5:24 p.m.

Public comment opened at 5:34 p.m., and as no one wished to speak, it closed.

**Motion: Accept the Staff Memorandum as submitted.**

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

**\* MEETING ADJOURNED AT 6:12 P.M. \***