



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MARCH 4, 2020

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
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

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine (absent 3:42-4:09 p.m.), Hausz, Drury, Lenvik, Mahan (until 4:27 p.m.), and Veyna

Commissioners absent: Edmunds and Ooley

Staff present: Ostrenger (until 3:22 p.m.); Unzueta (until 2:20 p.m.); Hernandez (3:51 p.m.); Plummer; Will Russell, Planning Technician; 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 **February 19, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 4, 2020**, as reviewed by Commissioner Hausz.

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

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

1. Ms. Plummer announced the following:
 - a. Staff received an email from Commissioner Lenvik regarding a transformer that was installed at the paseo of 9 West Figueroa Street. A proposal for review of the transformer and a set of gates is undergoing staff level review and will come before the HLC.
 - b. Commissioner Edmunds and Ooley are absent from today's meeting. Commissioner Ooley intends to return on March 18, 2020.
2. Ms. Unzueta announced the following staff changes: Ms. Plummer was promoted to Assistant Planner in the Development Review planning section and Will Russell, Planning Technician, will take over as Planning Technician for the Historic Landmarks Commission.
3. Commissioner Mahan announced that he will leave at 5:00 p.m.
4. Commissioner Veyna announced the following:
 - a. He is concerned about the landscaping at the back of the Amazon facility, as it did not receive HLC approval.
 - b. He is concerned about the concrete paving at the back of the Santa Barbara Museum of Art and would like to see it restored.
 - c. He is concerned about the lack of landscaping around the approved transformer next to library parking lot.
 - a. Chair Grumbine announced that the HLC and Ms. Hernandez received praise for their work on historic preservation and downtown revitalization at the Downtown Santa Barbara State of the City Awards.

E. Subcommittee Reports:

No subcommittee reports.

(1:50PM) MISCELLANEOUS ACTION ITEM

1. **1731 LASUEN RD**
Assessor's Parcel Number: 019-182-001
Zone: RS-15
Application Number: PLN2020-00018
Owner: Koman Estates, LLC

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Mediterranean style building designed by Reginald Johnson, FAIA in 1916.)

Actual time: 1:44 p.m.

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

Public comment opened at 1:48 p.m., and as no one wished to speak, it closed.

Motion: **Adopt Resolution 2019-31 to designate as a Structure of Merit the Mediterranean style building designed by Reginald Johnson, FAIA in 1916.**

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

(2:00PM) MISCELLANEOUS ACTION ITEM

2. 123 E MICHELTORENA ST

Assessor's Parcel Number: 027-241-011

Zone: R-M

Application Number: PLN2020-00018

Owner: KJK, LP

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Mid-Century Modern style building designed by Henry W. Howell and Wallace William Arendt, in 1955.)

Actual time: 1:49 p.m.

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

Public comment opened at 1:50 p.m., and as no one wished to speak, it closed.

Motion: **Adopt Resolution 2019-31 to designate as a Structure of Merit the Mid-Century Modern style building designed by Henry W. Howell and Wallace William Arendt in 1955.**

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

(2:05PM) MISCELLANEOUS ACTION ITEM

3. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

Reference Number: PLN2020-00018

Staff: Nicole Hernandez, Urban Historian

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

Actual time: 1:55 p.m.

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

Public comment opened at 2:00 p.m.

The following individuals spoke:

1. Monica Gutierrez
2. Lori Christine Benton
3. Karen O'Hara
4. Priscilla Jacobs
5. Edward Gutierrez

Written correspondence from Robert McKnight was acknowledged.

Public comment closed at 2:28 p.m.

Straw vote: How many Commissioners can support designating 225 West Yanonali Street as a Structure of Merit? 4/2 Passed

Straw vote: How many Commissioners can support designating 413 East Victoria Street as a Structure of Merit? 4/2 Passed

Straw vote: How many Commissioners can support 2300 De La Vina Street remaining on the Potential Historic Resources List until more information is available to further evaluate its historic significance? 5/1 Passed

Straw vote: How many Commissioners can support designating 29-31 East Victoria Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support 2208 De La Vina Street remaining on the Potential Historic Resources List until more information is available to further evaluate its historic significance? 4/2 Passed

Straw vote: How many Commissioners can support designating 2333 De La Vina Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support designating 224 East Figueroa Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support designating 1834 Laguna Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support 1910 Laguna Street remaining on the Potential Historic Resources List until more information is available to further evaluate its historic significance? 6/0 Passed

Straw vote: How many Commissioners can support designating 22 East Victoria Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support designating 309-311 East Victoria Street as a Structure of Merit? 5/1 Passed

Straw vote: How many Commissioners can support removing 414 East Victoria Street from Potential Historic Resources List as it does not qualify as a historic resource? 5/1 Passed

Straw vote: How many Commissioners can support removing 616 East Victoria Street from Potential Historic Resources List as it does not qualify as a historic resource? 4/2 Passed

Straw vote: How many Commissioners can support designating 10 East Yanonali Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support designating 132-134 West Yanonali Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support removing 133 West Yanonali Street from Potential Historic Resources List as it does not qualify as a historic resource? 6/0 Passed

Straw vote: How many Commissioners can support designating 136 West Yanonali Street as a Structure of Merit? 6/0 Passed

Straw vote: How many Commissioners can support designating 216-218 West Yanonali Street as a Structure of Merit? 6/0 Passed

Motion: Adopt Resolutions to designate as a Structure of Merit the resources in the attached Exhibit A and remove 414 East Victoria Street, 616, East Victoria Street, and 133 West Yanonali Street from the Potential Historic Resources List as they do not qualify as historic resources.

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

The ten-day appeal period was announced.

(3:05PM) HISTORIC STRUCTURES REPORT

4. 310, 314 W JUNIPERO ST & 2403, 2407 BATH ST

Assessor's Parcel Number: 025-053-010, 025-053-011; 025-053-009; 025-053-008

Zone: O-M

Application Number: PLN2020-00056

Owner: Santa Barbara Cottage Hospital

Applicant: Ron Biscaro

(Review of a Historic Structures/Sites Report, prepared by Alexandra Cole.)

Requesting acceptance of a Phase I Historic Structures/Sites Report, prepared by Alexandra Cole. The report concluded that the four buildings located at 310 and 314 West Junipero Street and 2403 and 2407 Bath Street are not considered eligible as City Landmarks, Structures of Merit, or for the California Register of Historic Resources. Therefore no further study is required.

Actual time: 3:14 p.m.

Present: Alexandra Cole, Preservation Planning Associates; and Brian Cearnal, Cearnal Collective

Public comment opened at 3:25 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

*** THE COMMISSION RECESSED FROM 3:32 TO 3:42 P.M. ***

(3:15PM) ARCHAEOLOGY REPORT**5. 20 E DE LA GUERRA ST (PLAZA DE LA GUERRA)**

Assessor's Parcel Number: 037-092-037
Zone: C-G/P-R
Application Number: PLN2019-00576
Owner: City of Santa Barbara
Applicant: Brad Hess, Public Works

(City Hall and the California Pepper Tree are designated City Landmarks. The Plaza De La Guerra Revitalization Project involves raising the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to curb height so that the building to building surface would be level. The purpose of the project is to beautify the Plaza and provide a more efficient space for current and future activities.)

Requesting acceptance of a Phase II Archaeological Investigation, prepared by Applied Earthworks, Inc. The report was last reviewed on December 11, 2019.

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Grumbine recused himself from hearing this item, due to his association with the Santa Barbara Trust for Historic Preservation.

Actual time: 3:42 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Brad Hess, Principal Project Manager, City of Santa Barbara; Sara Iza, Senior Planner, City of Santa Barbara; and Colleen Hamilton, Applied EarthWorks, Inc.

Public comment opened at 3:50 p.m., and as no one wished to speak, it closed.

Motion: Accept the report with the condition to include a definition of a midden:

Action: Drury/Veyna, 4/0/1. (Lenvik opposed. Grumbine, Edmunds, and Ooley absent.) Motion carried.

(3:35PM) ARCHAEOLOGY REPORT**6. INTERSECTION OF OLIVE MILL RD, COAST VILLAGE RD, AND JAMESON LN**

Assessor's Parcel Number: ROW-2812 and ROW-2819
Application Number: PLN2019-00115 (City), 19BAR-00000-00116 (County)
Owner: City of Santa Barbara, County of Santa Barbara, Caltrans
Applicant: Laura Yanez (City), Morgan Jones (County)
Designer: James Faber, T.Y. Lin International Group

(Proposal to construct a roundabout at the intersection of Coast Village Road, North Jameson Lane, Olive Mill Road, and United States Highway 101. The project proposes to enhance the traffic operations and safety of the six-legged intersection by constructing a single-lane roundabout, adding sidewalks, directional crosswalks, and landscaping. Tree removals and replacement street lighting are also proposed. This project will be reviewed by the City's Architectural Board of Review in conjunction with the County of Santa Barbara's Montecito Board of Architectural Review.)

Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Rincon Consultants, Inc.

Actual time: 4:09 p.m.

Present: Megan Arciniega, Project Planner, City of Santa Barbara; Laura Yanez; Supervising Engineer, City of Santa Barbara; Susan Zamudio-Gurrola, Architectural Historian, Rincon Consultants, Inc.; and Christopher Duran, Archaeological Resources Program Manager and Principal Investigator, Rincon Consultants, Inc.

Staff comments: Ms. Plummer 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 4:12 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

(3:45PM) HISTORIC STRUCTURES REPORT**7. INTERSECTION OF OLIVE MILL RD, COAST VILLAGE RD, AND JAMESON LN**

Assessor's Parcel Number: ROW-2812 and ROW-2819

Application Number: PLN2019-00115 (City), 19BAR-00000-00116 (County)

Owner: City of Santa Barbara, County of Santa Barbara, Caltrans

Applicant: Laura Yanez (City), Morgan Jones (County)

Designer: James Faber, T.Y. Lin International Group

(Proposal to construct a roundabout at the intersection of Coast Village Road, North Jameson Lane, Olive Mill Road, and United States Highway 101. The project proposes to enhance the traffic operations and safety of the six-legged intersection by constructing a single-lane roundabout, adding sidewalks, directional crosswalks, and landscaping. Tree removals and replacement street lighting are also proposed. This project will be reviewed by the City's Architectural Board of Review in conjunction with the County of Santa Barbara's Montecito Board of Architectural Review.)

Requesting acceptance of a Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded the proposed undertaking will have no effect (as defined by 36 CFR §800.16(i)), on the two historic properties present within the Indirect Area of Potential Effects: the Montecito Inn, a designated Structure of Merit and the contributing (original) building at 1286-1290 Coast Village Road. The improvements proposed as part of the project will not alter the characteristics of the historic properties that qualify them for inclusion in or eligibility for the National Register of Historic Places.

Actual time: 4:19 p.m.

Present: Megan Arciniega, Project Planner, City of Santa Barbara; Laura Yanez; Supervising Engineer, City of Santa Barbara; Susan Zamudio-Gurrola, Architectural Historian, Rincon Consultants, Inc.; and Christopher Duran, Archaeological Resources Program Manager and Principal Investigator, Rincon Consultants, Inc.

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

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

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

(4:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

8. E CABRILLO BLVD

Assessor's Parcel Number: 033-120-015, 033-120-016
Zone: P-R/SD-3
Application Number: PLN2019-00324
Owner: City of Santa Barbara
Applicant: Jessica Grant, Public Works
Contact: Taylor Berryman, Public Works

(The California State East Cabrillo Boulevard Parkway Historic District, designed by the Olmsted Brothers is on the City's List of Potential Historic Resources as a Potential Historic District. Proposal for pedestrian and bicyclist safety improvements from the Beachway at Skater's Point off Cabrillo Boulevard west along the Beachway to the entrance to Stearns Wharf, in order to reduce conflict points between pedestrians and cyclists by encouraging pedestrian use of the Cabrillo sidewalk and cyclists to use the Beachway. The project includes reconstruction of the sidewalks and Beachway around the Stearns Wharf restroom, and reorienting the Beachway toward the ocean by six feet on the northeast side of the Stearns Wharf crosswalk. A second, pedestrian-only crosswalk will be installed northwest of the existing shared crosswalk, and green bicycle stenciling will be painted on the Beachway. A pervious sidewalk will be constructed at an angle connecting the Stearns Wharf sidewalk to Cabrillo Boulevard's sidewalk so that pedestrians do not damage the Chase Palm Park grass, and the pervious concrete will have a perpendicular path connecting to the women's restroom. Project also involves new signage, and landscape improvements, including removal of two concrete connections between the skate park's perimeter sidewalk and the Beachway, to be replaced with planter beds, and installing new planter boxes at the terminus of the Cabrillo Boulevard Bridge rail to further define the separation of the sidewalk from the multiuse path.)

Project Design Approval and Final Approval are requested. Project was last reviewed on July 24, 2019.

Actual time: 4:27 p.m.

Present: Taylor Berryman, Project Engineer, City of Santa Barbara; and Laura Yanez; Supervising Engineer, City of Santa Barbara

Public comment opened at 4:38 p.m., and as no one wished to speak, it closed.

Motion: **Project Design Approval and Final Approval with the following condition and findings:**

1. On page 4, the Commission would like to see Senegal Date Palms planted on the west substantial side.
2. As required for Historic Resources in section 22.22.037 of the Municipal Code, the project will not cause a substantial adverse change in the significance of the historic resource.

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.

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

The ten-day appeal period was announced.

(4:45PM) MISCELLANEOUS ACTION ITEM

9. STAFF PRESENTATION ON THE 2020 CENSUS

Reference Number:

PLN2020-00068

Staff:

Jessica Metzger, Project Planner

(Staff Presentation on the 2020 Census.)

Actual time: 4:58 p.m.

Present: Jessica Metzger, Project Planner, City of Santa Barbara

Discussion held.

*** MEETING ADJOURNED AT 5:09 P.M. ***

EXHIBIT A

St Number	Prefix	St Name Vicinity	Name	Year Built	APN
2333		De la Vina St.	El Encino Apartments	1930	025-111-008
224	E.	Figueroa St.		1877	029-212-006
1834		Laguna St.	Cork Residence	1906	027-052-001
22	E.	Victoria St.	Victoria Hotel	1925	039-183-031
29-31	E.	Victoria St.	Spanish Colonial Revival Commercial Structure	1922	039-133-009
309-311	E.	Victoria St.	Minimal Traditional Style Court	1941	029-082-007
413	E.	Victoria St.	Craftsman Residence	c. 1923	029-085-017
10	E.	Yanonali St.	Whole Sale Grocery Warehouse	1918	033-081-002
132-134	W.	Yanonali St.	Spanish Colonial Revival Residence- two units	1937	033-033-025
136	W.	Yanonali St.	Spanish Colonial Revival Residence	1952	033-033-013
225	W.	Yanonali St.	Spanish Colonial Revival Residence	1925	033-062-025
216- 218	W.	Yananoli St.	Streamline Moderne Style Duplex Residence	1937	033-033-018