



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

JULY 8, 2020

1:30 P.M.

This Meeting was Conducted Electronically
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, Hausz, Drury (until 5:30 p.m.), Edmunds, Lenvik, Mahan, Ooley, and Veyna

Commissioners absent: None

Staff present: Ostrenger (until 3:29 p.m.); Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Pat Saley
2. Mary Louise Days
3. Richard Closson

Written correspondence from Richard Closson was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **June 24, 2020**, as amended.

Action: Drury/Ooley, 8/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 8, 2020**, as reviewed by Commissioners Mahan, Veyna, and Grumbine (Item B).

Action: Ooley/Lenvik, 8/0/0. (Edmunds abstained from Item B, 32 E Junipero Street.) Motion carried.

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

1. Commissioner Drury announced that he will need to leave by 6:10 p.m.

E. Subcommittee Reports:

Commissioner Lenvik reported on the Objective Design Standards Subcommittee.

(1:50PM) MISCELLANEOUS ACTION ITEM – RESOLUTION OF INTENTION**1. 32 E JUNIPERO ST**

Assessor's Parcel Number: 025-123-006

Zone: RS-15

Reference Number: PLN2020-00018

Owner: James Mitchell

(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 Spanish Colonial style house constructed in 1929 located at located at 32 E Junipero Street.)

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Edmunds recused herself from hearing this item, due to a personal relationship with the owner.

Actual time: 1:56 p.m.

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

Public comment opened at 1:58 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2020-4 to hold a Public Hearing on September 16, 2020 to consider Structure of Merit designation of the Spanish Colonial style house constructed in 1929 located at 32 East Junipero Street.

Action: Ooley/Hausz, 7/0/0. (Edmunds absent.) Motion carried.

(1:55PM) MISCELLANEOUS ACTION ITEM – CITY LANDMARK DESIGNATION RECOMMENDATION**2. 502 OLIVE ST**

Assessor's Parcel Number: 031-221-018
Zone: M-C
Reference Number: PLN2020-00018
Owner: St. Paul's AME Church

(Review of Designation Report and Public Hearing to consider adoption of a resolution to recommend to City Council the City Landmark designation of the St. Paul's AME Church constructed in 1915/16 in the Carpenter's Gothic style, along with the fellowship hall and parish hall, as it is significant as the home of one of the oldest African American congregations in Santa Barbara. It is significant not only for its architectural significance, but also for its historical importance to community of Santa Barbara. For over 117 years, the church has been a center for the African American community of Santa Barbara. The St. Paul's AME Church is the oldest of the six predominantly African American churches scattered throughout the city that contribute to a unique architectural and cultural heritage of the City.)

Actual time: 2:01 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; and Reverend Jeff Clark, St. Paul's AME Church

Public comment opened at 2:19 p.m.

The following individuals spoke:

1. Mary Louise Days
2. Richard Closson
3. Fred Sweeney

Public comment closed at 2:24 p.m.

Motion: Adopt Resolution 2020-34 recommending that City Council designate as a City Landmark the St. Paul's AME Church located at 502 Olive Street.

Action: Mahan/Hausz, 8/0/0. Motion carried.

(2:20PM) MISCELLANEOUS ACTION ITEM – HISTORIC SIGNIFICANCE DETERMINATION**3. 710-720 STATE ST, 15-19 E ORTEGA ST**

Assessor's Parcel Number: 037-092-013, -019, -020, -021, -034, -014
Zone: C-G
Application Number: PLN2020-00218
Owner: 710 State St Partners L.P.
Applicant: Kevin Moore, Architect

(Project site is adjacent to a designated City Landmark: Daily News, constructed in 1922 by George Washington Smith in the Spanish Colonial Revival style, and contains two buildings on the City's list of Potential Historic Resources: 714 State Street, reconstructed in 1925 by noted architects Roland

Sauter and Keith Lockard, and 718 State Street, reconstructed in 1925 by Soule Murphy and Hastings. Proposal to merge the properties at 710-720 State Street and 15-19 E. Ortega Street to create a 30,004 square foot lot. The proposed development involves demolition of the commercial building at 710 State Street and 15-19 E. Ortega Street, and construction of a new approximately 39,600 square foot three- and four-story mixed-use building with a maximum height of 48 feet. The new building will be comprised of 2,320 square feet of commercial space and 36 rental units (7 studios, 17 one-bedrooms, 8 two-bedrooms, 4 three-bedrooms) averaging 711square feet per unit using the City's Average Unit-Size Density Incentive Program. The proposal includes a new ground floor parking garage consisting of 16 parking spaces (15 residential, 1 commercial), trash enclosure, transformer, and bicycle parking. Planning Commission review is required for Community Benefit Project exceptions to height limitations, a Parking Modification, an Open Yard Modification, and a Lot Area Modification for additional density.)

Review of Staff Report and Public Hearing to consider conclusions of Staff Report and HLC Designation Sub-Committee that the building at 15 East Ortega Street does not qualify for the criteria outlined in the Santa Barbara Municipal Code to be considered a historic resource.

Actual time: 2:32 p.m.

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

Public comment opened at 2:37 p.m.

The following individuals spoke:

1. Travis Vassallo
2. Darcy Roberts
3. Nicole Miller
4. Joseph Crosby
5. Richard Closson
6. Bryson Smith

Written correspondence from Steve Fort was read into the record.

Public comment closed at 2:50 p.m.

Motion: Continue four weeks to the meeting of August 5, 2020 with the comment for the Urban Historian to provide any additional information found by qualified historian consultant that was expressed in public comment that the building meets the criteria for designation as a Structure of Merit or Landmark as outlined in the Santa Barbara Municipal Code 22.22.040. The Commission does not require a full Historic Structures/Sites Report at this time.

Action: Ooley/Hausz, 8/0/0. Motion carried.

*** THE COMMISSION RECESSED FROM 3:16 TO 3:29 P.M. ***

(2:45PM) ARCHAEOLOGY REPORT**4. 601 & 1425 LAS POSITAS RD**

Assessor's Parcel Number: 047-010-009, 047-010-064, 047-010-065
Zone: P-R,SP-9/S-D-3
Application Number: PLN2020-00067
Owner: City of Santa Barbara
Applicant: Erin Markey, Creeks Restoration Planner

(The Arroyo Burro Open Space Phase II Restoration Project is located in the City of Santa Barbara, within the Arroyo Burro Open Space Park. Project includes restoration of the ephemeral tributary drainage on the western portion of the site, improvements to existing informal trail routes to provide better access and park experiences, an 85 foot long pedestrian bridge along Arroyo Burro Creek at the north end of the park property, and the relocation of an existing water main crossing to the proposed bridge.)

Requesting acceptance of a Phase I Archaeological Resources Investigation, prepared by David Stone, Wood Group Environmental & Infrastructures Solutions, Inc.

Actual time: 3:29 p.m.

Present: Erin Markey, Creeks Restoration Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 3:31 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Hausz/Drury, 8/0/0. Motion carried.

(3:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 206 E VICTORIA AVE**

Assessor's Parcel Number: 029-122-001
Zone: C-G
Application Number: PLN2016-00528
Owner: Simon Maida
Applicant: Brooke Van Duyne, Sherry & Associates

(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 includes a revised parking configuration to provide a total of six vehicle parking spaces and four bicycle parking space to serve the neighborhood market, and retention of two uncovered parking spaces at serve the residential unit. Additional site improvements involve constructing a new trash enclosure, permitting existing A/C units, and new site landscaping. Project will address violations listed

in ENF2016-00262. Project includes a request for a Landscape Waiver for the Presidio Parking Lot, and a Waiver to allow one of the existing A/C units to be located within five feet of the front lot line.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria, Staff Hearing Officer Resolution No. 001-20, and Structure of Merit findings. Project includes a request for a Landscape Waiver for the Presidio Parking Lot, and a Waiver to allow one of the existing A/C units to be located within five feet of the front lot line. Project was last reviewed on June 26, 2019.

Actual time: 3:34 p.m.

Present: Brooke VanDuyne, Applicant, Sherry & Associates

Staff comments: Ms. Plummer stated that the Staff Hearing Officer approved the Open Yard Modification for the project and did not place any conditions upon that approval. If granting Project Design Approval, the Commission should consider consistency with the relevant findings, and determine if a Waiver is appropriate for the Presidio Market parking lot and mechanical equipment location, in order to achieve a superior aesthetic or due to existing site constraints.

Public comment opened at 3:44 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval granted and Final Approval to be reviewed at Consent with comments:

1. Prepare landscape and irrigation plan which includes some vertical elements at the existing building and planting at the base of the trash enclosure wall facing Santa Barbara Street.
2. Show enclosure and concealment details of the mechanical equipment, preferably plaster faced enclosures to match the adjoining building.
3. Show and describe bike racks clearly, and if they sit on a paved area, show and describe as well, along with its relationship to landscaping.
4. Show how the livability of the large tree at the end of the parking area will be protected and enhanced, which may require some permeable paving.
5. The Commission is enthusiastic and supportive of the restoration work on the historic residence.
6. Provide color information on the proposed windows, the trash enclosure walls and gates, and the bike racks.
7. Show the dimensions that meet ADA parking requirements.
8. Show the full extension of the accessibility route to the right of way.
9. Show the existing adjoining property landscaping on the south property line abutting the parking.

Action: Lenvik/, 0/0/0. Motion failed due to lack of second.

Amended

Motion: Continue indefinitely to Consent with comments:

1. Submit a landscape and irrigation plan which includes some vertical elements at the existing building and planting at the base of the trash enclosure wall facing Santa Barbara Street.
2. Show enclosure and concealment details of the mechanical equipment, preferably a plaster faced enclosure to match the adjoining building.

3. Show and describe bike racks clearly, and if they sit on a paved area, show and describe as well, along with its relationship to landscaping.
4. Show how the livability of the large tree at the end of the parking area will be protected and enhanced, which may require some permeable paving.
5. The Commission is enthusiastic and supportive of the restoration work on the historic residence.
6. Provide color and material information on the proposed windows, the trash enclosure walls and gates, and the bike racks.
7. Show the dimensions that meet ADA parking requirements.
8. Show the full extension of the accessibility route to the right of way.
9. Show the existing adjoining property landscaping on the south property line abutting the parking.
10. Research if wall pack lighting was installed with permits and if not, specify lighting that complies with lighting design guidelines.

Action: Lenvik/Hausz, 8/0/0. Motion carried.

(3:55PM) CONTINUED ITEM: CONCEPT REVIEW

6. 215 E VICTORIA ST

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

(This is a revised project description. 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 a new two-story apartment building. The three existing units in the front building are proposed to remain. The seven unit project will be developed under the Average Unit-Size Density (AUD) Incentive Program. The residential unit mix will include 5 one-bedroom units, 4 two-bedroom units, and 1 Accessory Dwelling Unit (ADU) with an average unit size of 1,125 square feet. Minor site improvements are proposed, including demolition and replacement of the stairs to the second level, and replacing the existing entry deck (Unit C of existing triplex). The existing driveway and parking areas will remain, with new paving, and new landscaping throughout the site. Staff Hearing Officer review is required for an Open Yard Modification.)

Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on May 29, 2019.

Actual time: 4:18 p.m.

Present: Ken Vermillion, Applicant, Bildsten Architecture + Planning; and Ellen Bildsten, Bildsten Architecture + Planning

Staff comments: Ms. Plummer stated that the project has changed since it was last reviewed. The Commission should keep in mind the aesthetic appropriateness of the Open Yard Modification for Staff Hearing Officer review.

Public comment opened at 4:44 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The current design as proposed is not consistent with El Pueblo Viejo guidelines.
2. Study the parapet from different angles to show visibility of the solar panels and mechanical equipment on the roof.
3. Show views of all surrounding parcels and their relationship to the site.
4. The changes made to the front building and staircase are acceptable.
5. Provide additional drawing information on the building elevations of surrounding properties.

Action: Lenvik/Ooley, 8/0/0. Motion carried.

(4:50PM) NEW ITEM: CONCEPT REVIEW

7. 1300 E CABRILLO BLVD

Assessor's Parcel Number: 017-382-002
Zone: P-R/SD-3
Application Number: PLN2020-00280
Owner: City of Santa Barbara
Applicant: Cameron Carey, Tynan Group
Architect: Kenneth G. Radtkey

(The Santa Barbara Zoo is located in El Pueblo Viejo Landmark District. Proposal to repurpose the former Asian Elephant Exhibit Area into a visitor-immersive Australian Walkabout Exhibit featuring Kangaroos, Wallabies and Emus. The project includes constructing two small aviaries. Visitors will enter and exit the exhibit via two fenced open-air vestibules and circulate on new accessible pathways through the exhibit space. The existing barn will remain and receive minor alterations to remove the large elephant shade trellis and create indoor and outdoor holding spaces to serve animal care and management needs. The project includes new landscape and irrigation using reclaimed water to provide additional shade and appropriate habitat for the animals.)

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

Actual time: 5:28 p.m.

Present: Cameron Carey, Applicant, Tynan Group; Aaron Marshall, Chief Operating Officer, Santa Barbara Zoo; Rich Block, President/CEO, Santa Barbara Zoo; Adam Sharkey, Blackbird Architects; and Sam Maphis, Landscape Architect

Staff comments: Ms. Plummer stated that Kelly Brodison, Associate Planner, is available for questions and the project, as currently designed, does not require a Coastal Development Permit and is proceeding with a Coastal Exemption.

Public comment opened at 5:46 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The Commission is excited about the new exhibit and thinks it is a good replacement for the elephants.
2. The Commission is supportive of the design and landscaping.

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

*** MEETING ADJOURNED AT 5:57 P.M. ***