



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION MINUTES SEPTEMBER 19, 2018

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### COMMISSION MEMBERS:

William La Voie, *Chair*  
Anthony Grumbine, *Vice Chair*  
Michael Drury  
Steve Hausz  
Ed Lenvik  
Bill Mahan  
Judy Orías  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

### STAFF:

Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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### CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair La Voie.

### ATTENDANCE

Commissioners present: La Voie (absent 3:14 - 4:18 p.m.), Grumbine (at 1:33 p.m.), Drury, Hausz (at 1:40 p.m., until 4:43 p.m.), Lenvik, Mahan, and Orías

Commissioners absent: Veyna

Staff present: Unzueta (until 4:04 p.m.), Hernandez (until 3:00 p.m.), Plummer, Ostringer (from 1:31 - 4:11 p.m.), and Reidel

### GENERAL BUSINESS

#### A. Public Comment:

Roseanne Crawford spoke about a petition to save the historic Mission Creek Bridge.

#### B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 5, 2018**, as amended.

Action: Mahan/Grumbine, 6/0/1. (Hausz abstained. Veyna absent.) Motion carried.

#### C. Consent Calendar:

Motion: Postpone Item E, 212 W Cabrillo Blvd, on the **September 19, 2018** Consent Calendar.

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

- Motion: Ratify the Consent Calendar of **September 19, 2018**, as reviewed by Commissioners Grumbine (Items A and C) and Mahan.  
Action: Grumbine/Lenvik, 7/0/0. (Veyna absent.) Motion carried.

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

1. Ms. Plummer announced the following:
  - a. In regards to the patched concrete at Library Plaza. This is a temporary element through the construction process. The Historic Landmarks Commission reviewed and approved the plans for repaving of all of library plaza at 40 E Anapamu Street and none of the current paving will remain.
  - b. Staff met with Madeline Wood and Jasmine Showers from Water Resources to discuss landscaping, the drought, and updates to the El Pueblo Viejo plant list. There will be a future discussion on these items presented to the Commission.
  - c. Ms. Plummer introduced Tava Ostringer, as the new Assistant City Attorney working with the Community Development Department. Ms. Ostringer introduced herself to the Commission and announced that the City Attorney assigned her to advise the Historic Landmarks Commission, Architectural Board of Review, and Single Family Design Review Board and will be attending meetings as needed.
  - d. Commissioner Veyna will be absent from today's meeting.
  - e. Item 4, 2010 Garden Street, is postponed, to a date certain of October 3, 2018, at the applicant's request and will not be re-noticed.

The Commission responded by making the following motion:

**Motion: Postpone Item 4, 2010 Garden Street, with subsequent time adjustment changes to the remainder of the agenda.**

Action: Drury/Hausz, 7/0/0. (Grumbine abstained. Veyna absent). Motion carried.

2. Ms. Hernandez announced that on Tuesday, September 25, 2018, City Council will hold the public hearing for the designation of the Alhecama Theatre as a City Landmark.
3. Commissioner Orías announced that City Council established a subcommittee for sea water level rise and that there are Historic Landmarks in this area. Commissioner Orías requested that staff keep the Historic Landmarks Commission informed of the workings of the subcommittee.
4. Commissioner Hausz announced the formation of a subcommittee to establish El Pueblo Viejo appropriate fonts. The subcommittee will coordinate with Alison Grube, Graphic Designer, City of Santa Barbara, and will report back to the Historic Landmarks Commission.
5. Chair La Voie announced that upon the advice of Scott Vincent, City Attorney, he will recuse himself from Item 3, 800 Santa Barbara Street, due to a request from the applicant's attorney. Chair La Voie requested that staff read the letter into the record. He will also leave at 6:30.
6. Commissioner Drury announced that he will leave at 6:00.

## E. Subcommittee Reports:

No subcommittee reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A****(1:50)**

Staff: Nicole Hernandez, Urban Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of 46 historic resources per attached Exhibit A.)

Actual time: 1:52 p.m.

Present: Nicole Hernandez, Historian, City of Santa Barbara

Staff comments: Ms. Hernandez stated she postponed the hearing of the following four properties from the original list attached to the Resolution of Intention; 215 Bath Street, 1729 Bath Street, and 12 East Carrillo Street, and that HLC designated 2014 Garden Street a Structure of Merit on August 22, 2018 concurrent with the Mills Act review.

Public comment opened at 2:02 p.m.

The following people expressed support:

1. Anne Petersen for:
  - 126 E Canon Perdido Street
  - 915 Santa Barbara Street
  - 834 Santa Barbara Street
  - 828 Santa Barbara Street
2. Mike Imwalle for:
  - 126 E Canon Perdido Street
  - 915 Santa Barbara Street
  - 834 Santa Barbara Street
  - 828 Santa Barbara Street
3. Patricia Dilks for:
  - 802 Jimeno Road
4. Mary Louise Days for:
  - 228 E De La Guerra Street
5. Correspondence from Norma Birkland and Leslie Hartzell was acknowledged.

The following people expressed opposition or concerns:

1. Jessie Finnicum-Shwartz opposes the designation of 21 East Canon Perdido as a Structure of Merit due to significant alterations and requests a one year continuance.
2. Thomas Foley opposes the designation of 21 East Canon Perdido as a Structure of Merit due to concerns over delays in projects and requests a one year continuance.
3. John Kunz shared concerns about the designation of 222 East Constance Avenue as a Structure of Merit.
4. Robert Bedford opposes the designation of 309 West Arrellaga Street as a Structure of Merit

due to the additional cost of maintenance.

5. Nancy Painter opposes the designation of 1520 Laguna Street as a Structure of Merit due to the proximity of surrounding apartments and alterations to the context.
6. Correspondence from Margie Jo Bradley, John and Joy Kunz, and Robert Bedford was acknowledged.

Public comment closed at 2:32 p.m.

Straw vote: How many Commissioners can support 1123 Castillo Street being removed from the list to be designated a Structure of Merit? 1/6 Failed

Straw vote: How many Commissioners can support 508 East Arrellaga being removed from the list to be designated a Structure of Merit? 5/2 Passed

Straw vote: How many Commissioners can support 1235 Castillo Street remaining on the list to be designated a Structure of Merit? 6/1 Passed

Straw vote: How many Commissioners can support 1317 Castillo Street being removed from the list to be designated a Structure of Merit? 5/2 Passed

Straw vote: How many Commissioners can support 1328 Castillo Street remaining on the list to be designated a Structure of Merit? 6/1 Passed

Straw vote: How many Commissioners can support 1629 Castillo Street remaining on the list to be designated a Structure of Merit? 5/2 Passed

Straw vote: How many Commissioners can support 1631 Castillo Street remaining on the list to be designated a Structure of Merit? 6/1 Passed

Straw vote: How many Commissioners can support 329 Carrillo Street remaining on the list to be designated a Structure of Merit? 5/2 Passed

Straw vote: How many Commissioners can support 309 Arrellaga Street remaining on the list to be designated a Structure of Merit? 6/1 Passed

Straw vote: How many Commissioners can support 1415 Alta Vista Street remaining on the list to be designated a Structure of Merit? 6/1 Passed

Straw vote: How many Commissioners can support 1520 Laguna Street remaining on the list to be designated a Structure of Merit? 5/2 Passed

**Motion: Adopt Resolutions to designate as Structures of Merit the multiple historic resources per attached Exhibit A except 1317 Castillo Street, and 508 East Arrellaga Street that were found not to qualify as historic resources, and continue the designation of 21 East Canon Perdido Street for one year as requested by the owner.**

Action: Orías/Drury, 5/1/1. (Lenvik opposed. Grumbine abstained from 126 Canon Perdido Street, 828 Santa Barbara Street, 834 Santa Barbara Street, and 915 Santa Barbara Street. Veyna absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:00 TO 3:08 P.M. \***

**ARCHAEOLOGY REPORT**

**2. 632 E DE LA GUERRA ST R-M Zone**

**(2:45)** Assessor’s Parcel Number: 031-102-004  
 Application Number: MST2018-00243  
 Owner: Kristen Hoye  
 Architect: Karl Kras

(Proposal for a new residential unit and garage. Project consists of the demolition of a 225 square foot detached accessory building on a site developed with a 1,145 square foot single-unit residential building, and the construction of a two-story 1,670 square foot structure containing a two-car garage, laundry, and studio residential unit. Project requires Staff Hearing officer review for an open yard modification.)

**(Review of a Phase 1 Archaeological Resources Report, prepared by A. Jaqua Consulting.)**

Actual time: 3:08 p.m.

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

**Motion: Accept the report with the comment to add street names on page 8:**

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

**FINAL REVIEW**

**3. 800 SANTA BARBARA ST C-G Zone**

**(2:50)** Assessor’s Parcel Number: 031-012-028  
 Application Number: MST2015-00023  
 Owner: 800 Santa Barbara, LLC  
 Applicant: Heidi Jones  
 Architect: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 19,179 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,289 square feet of commercial floor area and 23 residential units. The unit mix will include 8 studios, 10 one-bedroom units, and 5 two-bedroom units, with an average unit size of 777 square feet. Parking will be provided with a subterranean parking garage containing 29 parking spaces, storage, and service areas. Of the 27 trees on the property, 9 would be retained and protected, 15 removed, 3 relocated, and 17 new specimen trees and palms added. This is an AUD Priority Housing development with a proposed density of 53 dwelling units per acre. Project is within the Commercial/High Residential Priority Overlay (37-63 du/ac).)

**(Final Approval is requested. Project was last reviewed on September 5, 2018.)**

Actual time: 3:13 p.m.

**RECUSAL:** To avoid any actual or perceived conflict of interest, Chair La Voie recused himself from hearing this item.

Present: Heidi Jones, Suzanne Elledge Planning and Permitting Services; Jan Hochhauser, Hochhauser Blatter Architecture & Planning; and Courtney Miller, CJM::LA Landscape Architects

Staff comments: Ms. Unzueta read into the record the letter submitted on behalf of the applicant requesting that Chair La Voie recuse himself from hearing this item. Ms. Ostringer added that the Commission had previously granted project design approval by majority vote, and the final approval review is limited to evaluating if the plans are in substantial conformance with the plans given project design approval.

Public comment opened at 3:39 p.m.

Correspondence in opposition from Kellam de Forest was read into the record.

Public comment closed at 3:40 p.m.

**Motion: Final Approval with conditions:**

1. Handrails at stairwell walls will go around the corner.
2. Angle of the balcony bracket will be changed slightly to be more vertical.
3. Dryer vents will be plaster with eyebrow.

Action: Mahan/Drury, 6/0/0. (Veyna and La Voie absent.) Motion carried.

The ten-day appeal period was announced.

**\* THE COMMISSION RECESSED FROM 4:04 TO 4:11 P.M. \***

**CONCEPT REVIEW - NEW**

**4. 2010 GARDEN ST**

**RS-15 Zone**

**(3:50)**

Assessor's Parcel Number:	025-331-015
Application Number:	MST2018-00463
Owner:	Girod Family Trust
Applicant:	Serena McClintick
Architect:	Harrison Design Associates

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a new detached two-car garage and approximately 68 square feet of associated hardscape. Staff Hearing officer review is required for the garage structure to be located in the required 30-foot front setback.)

**(Concept Review. Comments Only. Project requires Staff Hearing officer approval for the garage to be located in the required 30-foot front setback.)**

**Item postponed to October 3, 2018 at the applicant's request.**

**REVIEW AFTER FINAL****5. 206 E VICTORIA AVE****C-G Zone**

**(4:30)** Assessor's Parcel Number: 029-122-001  
Application Number: MST2016-00528  
Owner: Presidio Market Liquor & Grill, Inc.  
Applicant: Elsa Reader

(This is a revised scope of work. The Victorian style buildings constructed in 1888, "Bernasconi Residence and Barn" are designated Structures 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 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 existing Presidio Market parking lot.)

**(Comments Only. Review After Final is requested 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 20, 2017.)**

Actual time: 4:11 p.m.

Present: Elsa Reader, CSA Architects

Staff comments: Ms. Plummer stated that the proposal includes a change of use to the Bernasconi Residence from commercial to residential use, subsequently the building is subject to residential standards. Due to site constraints the project includes an open yard modification request which will be reviewed by the Staff Hearing Officer. The Commission should evaluate if the modification is aesthetically appropriate to the site. The project also includes a Landscape Waiver for the non-conforming Presidio Market parking lot. The Commission may waive the parking lot requirements in order to achieve a superior aesthetic, or to provide relief for site constraints.

Public comment opened at 4:18 p.m.

Correspondence in support from Ott Gaither and Laurie Gaither was read into the record.

Public comment closed at 4:19 p.m.

**Motion: Continue to the Staff Hearing Officer with comments:**

1. The Commission supports the Open Yard Modification in size, location, and narrowness.
2. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
3. The Commission supports a Landscape Waiver with the condition that the striped areas at the Santa Barbara Street entrance include landscaping, and that the saw tooth area at the end of the parking spaces include landscaping.
4. Study relocating the fence at the Victoria Street exit of the parking lot to narrow the driveway to allow for additional landscaping.
5. The Commission thanks the owner for retaining the Victorian house and restoring the porch and windows.

Action: Mahan/Drury, 5/1/1. (Lenvik opposed. La Voie abstained. Veyna absent.) Motion carried.

Individual Comments: Commissioner Lenvik stated that he opposes the motion because he does not believe there is adequate parking shown or that the Open Yard Modification is justified for the large number of bedrooms in the house.

**CONCEPT REVIEW - CONTINUED**

**6. 1227 STATE ST**

**C-G Zone**

**(5:10)** Assessor's Parcel Number: 039-182-003  
 Application Number: MST2018-00417  
 Owner: 1221 Victoria Court, LP  
 Architect: Jeff Gorrell

(Proposal for site improvements to Victoria Court including a new paint color scheme, awnings, lighting, landscaping, skylights, and miscellaneous decorative additions.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on August 8, 2018.)**

Actual time: 4:43 p.m.

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Hausz recused himself from hearing this item.

Present: Jeff Gorrell, Architect, LMA Architects

Public comment opened at 4:57 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and Final Approval as submitted:**

Action: Drury/Grumbine, 6/0/0. (Veyna and Hausz absent.) Motion carried.

**\* MEETING ADJOURNED AT 5:02 P.M. \***



## EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
029-033-011	1415		Alta Vista Rd.
027-212-006	309	W.	Arrellaga St.
027-251-005	326	E.	Arrellaga St.
027-760-002	508	E.	Arrellaga St.
027-760-003	512	E.	Arrellaga St.
039-322-038	21	E.	Canon Perdido St.
037-052-026	28	E.	Canon Perdido St.
031-011-018	126	E.	Canon Perdido St.
039-322-051	10	E	Carrillo St.
039-322-045	12	E.	Carrillo St.
029-221-015	329	E.	Carrillo St.
039-211-008	1123		Castillo St.
039-161-002	1235		Castillo St.
039-111-008	1317		Castillo St.
039-112-030	1328		Castillo St.
027-161-005	1629		Castillo St.
027-161-004	1631		Castillo St.
025-042-002	222	E.	Constance Ave.
037-113-022	318	W.	Cota St.
037-113-023	320/322	W.	Cota St.
037-113-025	332	W.	Cota St.
037-112-011	414	W.	Cota St.
037-112-012	418	W.	Cota St.
037-081-032	219	W.	De la Guerra St.
031-082-005	228	E.	De la Guerra St.
037-081-002	231	W.	De la Guerra St.
037-041-008	815		De La Vina
025-331-017	2024		Garden St.
025-331-018	2044		Garden St.
025-331-020	2050		Garden St.
027-021-017	210	W.	Islay St.
027-082-002	327	W.	Islay St.
028-042-001	802		Jimeno Rd.
029-051-012	885		Jimeno Rd.
025-262-003	326	E.	Junipero Plaza
029-131-010	1219		Laguna St.
027-252-039	1520		Laguna St.
027-252-042	1524		Laguna St.
027-202-021	1604		Laguna St.
027-201-010	1609/1611		Laguna St.
027-201-009	1615		Laguna St.
037-092-010	35	E.	Ortega St.
031-012-021	828		Santa Barbara Street
031-012-001	834		Santa Barbara Street
029-291-007	915		Santa Barbara Street
039-131-017	1325		State Street

total proposed 46