

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

# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### MINUTES

### AUGUST 5, 2020

1:30 P.M.

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

---

#### **CALL TO ORDER**

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

#### **ATTENDANCE**

Commissioners present: Grumbine, Hausz, Drury, Edmunds, Lenvik, Mahan, Ooley, and Veyna

Commissioners absent: None

Staff present: Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hernandez; Plummer; 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 **July 22, 2020**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 5, 2020**, as reviewed by Commissioners Mahan and Veyna.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Hernandez announced the following:
    - a. St. Paul's AME Church will appear before City Council on Tuesday, August 11, 2020 for landmark designation. Chair Grumbine and Commissioner Ooley volunteered to attend as representatives of the Historic Landmarks Commission.
    - b. Staff incorporated comments from the public, HLC and the State Historic Preservation Office into the Historic Ordinance. Once the draft has been reviewed by the City Attorney, the City Planner, and the Design Review Supervisor, it will return to the HLC for review.
    - c. Ms. Hernandez's position was reclassified from associate planner, Urban Historian to project planner, Architectural Historian.
  2. Commissioner Edmunds announced she will leave the meeting at 5:00 p.m. and will miss the next HLC meeting on August, 19, 2020.
- E. Subcommittee Reports:
1. Commissioner Drury and Commissioner Veyna reported on the Plaza De La Guerra Subcommittee.
  2. Chair Grumbine reported on the Designation Subcommittee.

### **(1:50PM) RESOLUTION OF INTENTION**

1. **1400 DOVER ROAD**  
Assessor's Parcel Number: 019-103-010  
Zone: RS-15  
Reference Number: PLN2020-00018  
Owner: Eisberg Family Trust

(To adopt Resolution of Intention 2020-6 to hold a Public Hearing on October 28, 2020 to consider Structure of Merit designation of the Mid-Century Modern style residence designed by noted architect Lulah Maria Riggs located at 1400 Dover Road.)

Actual time: 1:58 p.m.

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

Public comment opened at 1:59 p.m., and as no one wished to speak, it closed.

**Motion:** To adopt Resolution of Intention 2020-6 to hold a Public Hearing on October 28, 2020 to consider Structure of Merit designation of the mid-century modern style house located at 1400 Dover Road.

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

**(1:55PM) RESOLUTION OF INTENTION**

**2. 414 PLAZA RUBIO**

Assessor's Parcel Number: 025-263-003  
Zone: RS-15  
Reference Number: PLN2020-00018  
Owner: Daniel Meisel

(To adopt Resolution of Intention 2020-7 to hold a Public Hearing on August 19, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style residence designed by Mary Craig in 1926 located at 414 Plaza Rubio.)

Actual time: 2:01 p.m.

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

Public comment opened at 2:02 p.m., and as no one wished to speak, it closed.

**Motion: To adopt Resolution of Intention 2020-7 to hold a Public Hearing on August 19, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 414 Plaza Rubio.**

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

**(2:00PM) RESOLUTION OF INTENTION**

**3. 3308 CALLE FRESNO**

Assessor's Parcel Number: 053-071-007  
Zone: RS-15/SRP/USS  
Reference Number: PLN2020-00018  
Owner: Richard Closson

(To adopt Resolution of Intention 2020-8 to hold a Public Hearing on August 19, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style residence designed by Henry Howell in 1931 located at 3308 Calle Fresno.)

Actual time: 2:05 p.m.

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

Public comment opened at 2:05 p.m., and as no one wished to speak, it closed.

**Motion: To adopt Resolution of Intention 2020-8 to hold a Public Hearing on August 19, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 3308 Calle Fresno.**

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

**(2:05PM) RESOLUTION OF INTENTION**

- 4. 405 CANON DR**  
 Assessor's Parcel Number: 053-152-010  
 Zone: RS-10/SRP/USS  
 Reference Number: PLN2020-00018  
 Owner: Paul Leonardi

(To adopt Resolution of Intention 2020-9 to hold a Public Hearing on August 19, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style residence designed by Edwards and Plunkett in 1929 located at 405 Canon Drive.)

Actual time: 2:07 p.m.

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

Public comment opened at 2:08 p.m., and as no one wished to speak, it closed.

**Motion: To adopt Resolution of Intention 2020-9 to hold a Public Hearing on August 19, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 405 Canon Drive.**

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

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

- 5. SAFE CROSSWALKS AND BUFFERED BIKE LANES PROJECT:  
 500-900 BLOCK OF DE LA VINA ST, DE LA VINA ST AND W VICTORIA ST  
 INTERSECTION, 100 W BLOCK OF HALEY ST, WEST HALEY ST, AND CHAPALA ST  
 INTERSECTION**  
 Assessor's Parcel Number: ROW-001-1592; -1525; -1526; -1595; -1789; -1788; -1815; -1845; -1890; -1844; -1889; -1936; -1933; -1989; -1932; -1986; -1985; -1958; -1946; -1926  
 Application Number: PLN2020-00389  
 Owner: City of Santa Barbara  
 Applicant: Chelsey Swanson, Public Works

(The Safe Crosswalks and Buffered Bike Lanes Project involves removal of one vehicle lane on De La Vina Street between Carrillo Street and Haley Street to allow for installation of a buffered bike lane. The project includes sidewalk installations, curb extensions, high visibility signage, and pavement markings installed at five project area intersections along De La Vina Street, including at De La Vina Street and West Victoria Street, and at Chapala Street and Haley Street.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by David Stone, Wood Environmental & Infrastructure Solutions, Inc.**

Actual time: 2:11 p.m.

Present: David Stone, Wood Environmental & Infrastructure Solutions, Inc.

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 2:13 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.

## **(2:20PM) HISTORIC SIGNIFICANCE DETERMINATION**

### **6. 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 E Ortega Street does not qualify for the criteria outlined in the Santa Barbara Municipal Code to be considered a historic resource. As part Santa Barbara Municipal Code 22.22.035.D.1.e. (Complete Demolitions), if the Commission declines to issue the requested demolition permit, the Commission shall concurrently act to adopt a resolution of intention initiating the possible designation of the structure, site or feature as a City Landmark to the City Council pursuant to the Landmark designation provisions of Section 22.22.050.**

Actual time: 2:15 p.m.

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

Public comment opened at 2:20 p.m.

Written correspondence from Kevin Moore was acknowledged.

Public comment closed at 2:21 p.m.

**Motion:** Accept the staff report as submitted, finding that the building is not significant.  
**Action:** Hausz/Lenvik, 8/0/0. Motion carried.

**\* THE COMMISSION RECESSED FROM 2:27 TO 2:43 P.M. \***

**(2:50PM) NEW ITEM: CONCEPT REVIEW**

**7. DOWNTOWN AND WATERFRONT CITY RIGHT-OF-WAY**  
 Assessor's Parcel Number: Multiple Locations in City Right-of-Way  
 Adjacent Zones: C-G, M-C, HRC-2, S-D-3, P-R, H-C  
 Application Number: PLN2020-00378  
 Owner: City of Santa Barbara  
 Applicant: Samuel Furtner, Public Works  
 Business Name: Morgan Ramaker, BCycle

(In partnership with the City permitted bike share operator, BCycle, the Public Works Department is proposing the first phase of the Pilot Bike Share Program. When complete, the project will involve the installation of 500 bike share docks, which will serve 250 electric-assist bikes in a public bike share system. Of the 500 docks, 300-350 will be located downtown or along State Street. The remaining 150-200 docks will be located along the Waterfront. A number of enrollment kiosks will be installed to help serve walk-up customers. These docks and bike share "stations" (grouping of docks) will be located in the furniture zone, adjacent to other street fixtures including: light poles, newspaper stands, planters and street trees, and existing bike hitching posts. Along State Street and in the Downtown area, these stations will consist of small groups of 2-6 docks. Along the Waterfront, and in higher usage area, this dock number may increase to accommodate additional users.)

**Concept Review of the color for the bike share docks and kiosks. No final appealable decision will be made at this hearing.**

Actual time: 2:43 p.m.

**Present:** Samuel Furtner, Associate Transportation Planner, City of Santa Barbara; Rob Dayton, Transportation Planning & Parking Manager, City of Santa Barbara; and Morgan Ramaker, Executive Director, BCycle

Staff comments: Ms. Plummer gave background information on the project.

Public comment opened at 2:57 p.m., and as no one wished to speak, it closed.

**Motion:** **Continue indefinitely with comments:**

1. The Commission is appreciative and supportive of the Bike Share Program proposal.
2. The Commission is concerned with the amount of bikes on State Street, and it should be considered whether it is appropriate to have the bike docks on the pedestrian section of State Street, rather than on the perpendicular or parallel side streets.
3. The majority of the Commission finds black to be an acceptable color for the bike docks, but suggests adding some ornamentation or a shroud to make them more fitting for El Pueblo Viejo.

4. The Commission is mostly concerned with the 3.0 docks, but the applicant should consider changes to the 1.0 kiosks to bring them more into the language of El Pueblo Viejo.

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

**\* MEETING ADJOURNED AT 3:59 P.M. \***