



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
FEBRUARY 3, 2021

1:30 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
Robert Ooley

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, Planning Technician I

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Hausz, Doordan, Drury (until 5:50 p.m.), Edmunds, Lenvik, Mahan (at 1:45 p.m.), Manuel (absent from 2:13 – 5:31 p.m., until 6:22 p.m.), and Ooley

Commissioners absent: None

Staff present: Unzueta; Hernandez; Plummer; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Ted Hamilton, Assistant Planner; and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Richard Closson

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **January 20, 2021**, as submitted.

Action: Ooley/Hausz, 7/0/1. (Manuel abstained. Mahan absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 3, 2021**, as reviewed by Commissioners Mahan, Manuel, and Grumbine (Item A).

Action: Ooley/Manuel, 8/0/0. (Mahan absent.) Motion carried.

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

1. Ms. Hernandez and Chair Grumbine presented a resolution of recognition for Kellam de Forest's contributions to the Historic Landmarks Commission.
2. Commissioner Mahan announced that he will be out of town on February 17, 2021 and will not be able to review the items on Consent.
3. Commissioner Drury announced that he will need to leave the meeting by 5:50 p.m.

E. Subcommittee Reports:

1. Commissioner Ooley reported on the Highway 101 HOV Project and the Floor-to-lot Area Ratio Committee.
2. Commissioner Drury reported on the Plaza De La Guerra Subcommittee.

(1:50PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**1. 130 CANYON ACRES DR**

Assessor's Parcel Number: 055-153-012

Reference Number: PLN2021-00039

Owner: Jolynn Hardiman

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit the Mediterranean style house with Spanish Colonial Revival elements designed in 1915 by noted architect Russell Ray, AIA.)

Actual time: 1:51 p.m.

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

Public comment opened at 1:55 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2021-21 to designate as a Structure of Merit the Mediterranean style house with Spanish Colonial Revival elements located at 130 Canyon Acres Drive.

Action: Hausz/Drury, 9/0/0. Motion carried.

(2:05PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

2. 702 ANACAPA ST

Assessor's Parcel Number: 031-081-012
Reference Number: PLN2021-00039
Owner: Reynoso, Josephine Ortega Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on April 28, 2021 to consider designating the Neon Sign and Carrillo Mural as a Structure of Merit.)

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 2021-4 to hold a Public Hearing on April 28, 2021 to consider Structure of Merit designation of the Neon Sign and Carrillo Mural, located at 702 Anacapa Street.

Action: Ooley/Doordan, 9/0/0. Motion carried.

(2:10PM) MURAL EVALUATION REPORT

3. 604 E ORTEGA ST

Assessor's Parcel Number: 031-172-002
Zone: P-R
Application Number: PLN2019-00425
Owner: City of Santa Barbara
Applicant: Justin Van Mullem, Parks & Recreation Department

(Proposal for renovations for Ortega Park. Project consists of a new playing field, expanded pool, water slide, basketball court, skate park, bocce ball courts, corn hole courts, splash pad, shade structures, and two play structures. Also proposed are head-in parking spaces, reconfigured walkways, new pedestrian lighting, and new fencing and gates. This project will require Planning Commission review and has not been reviewed for compliance with the Santa Barbara Municipal Code Title 30.)

A. Requesting acceptance of a Mural Evaluation Report, prepared by Site & Studio Conservation, LLC. The report concluded that seven of the murals are eligible to be designated Structures of Merit and evaluated and recommended treatment plans for the significant murals.

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

Actual time: 2:10 p.m.

Present: Nicole Hernandez, Architectural Historian, City of Santa Barbara; Julia Pujo, Project Planner, City of Santa Barbara; Justin Van Mullem, Project Planner, City of Santa Barbara; Jill Zachary, Parks and Recreation Director, City of Santa Barbara; Andrew Bermond, Parks Capital Project Supervisor, City of Santa Barbara; Kiernan Graves, Site & Studio Conservation, LLC; and Stephanie Swanson, Associate Planner, City of Santa Barbara

Public comment opened at 2:54 p.m.

The following individuals spoke:

1. Anne Petersen
2. Barbara Parmet
3. Frederick Janka
4. Holly Barnet-Sanchez
5. Kai Tepper
6. Manuel Unzueta
7. Mike Imwalle
8. Mark Alvarado

Written correspondence from Adam Jahnke, Ann Hefferman, Anne Petersen, the Association of Raza Educators, Barbara Parmet, Chuck Flacks, Holly Barnet-Sanchez, and Mike Imwalle was acknowledged.

Public comment closed at 3:13 p.m.

Motion: Continue indefinitely with comments:

1. The report writer should return with an evaluation of the park as a historic resource.
2. In general, the Commission feels that the murals are of value as a cultural resource and supports some means to protect them, which needs to be further explored by staff.
3. Any decisions should have extensive community involvement.

Action: Mahan/Hausz, 7/1/0. (Lenvik opposed. Manuel absent.) Motion carried.

Individual Comments: Commissioner Lenvik opposed because he finds the request to be poorly defined and structured.

B. Requesting acceptance of the Architectural Historian report evaluating the proposed mural relocation, demolition and reproduction for the purposes of the California Environmental Quality Act (CEQA) to be included in the Mitigated Negative Declaration for final approval by Planning Commission.

Item 3.B not heard as acceptance of the report is contingent upon Item 3.A.

(3:00PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**4. 604 E ORTEGA ST**

Assessor's Parcel Number: 031-172-002
 Reference Number: PLN2021-00039
 Owner: City of Santa Barbara

(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 seven of the Ortega Park Murals.)

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

Actual time: 4:35 p.m.

Public comment opened at 4:35 p.m.

The following individual spoke:

1. Mark Alvarado

Public comment closed at 4:37 p.m.

Motion: Continue indefinitely with the comment that consideration of the murals as a historic resource is contingent on the approval of the Mural Evaluation Report.

Action: Hausz/Doordan, 8/0/0. (Manuel absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 4:40 TO 4:47 P.M. ***

(3:05PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**5. 225 STATE ST**

Assessor's Parcel Number: 033-042-010
 Zone: HRC-2/SD-3
 Application Number: PLN2020-00549
 Owner: Hangar 225 LLC
 Applicant: Jeff Hornbuckle, The Cearnal Collective, LLP

(The Commercial Vernacular style building, constructed in 1925 by E.F. Edwards is on the City's List of Potential Historic Resources. Proposal for a renovation of the existing commercial building. Exterior improvements to the commercial building include restoring the arched storefronts along State Street, replacing existing windows along the parking lot façade to match existing, restoration of the existing clerestory windows, replace the existing low roof, replacing the upper clerestory roofs, and re-painting. Additional improvements include removal of existing rooftop equipment, removal of refrigeration units and equipment at the rear patio, installing new fencing, landscaping and hardscape at the rear patio.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria, and Structure of Merit Findings. Project was last reviewed at Consent on January 20, 2021, and continued two weeks to the Full Commission meeting of February 3, 2021.

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

Actual time: 4:47 p.m.

Present: Katie Klein, Landscape Architect, Parryi Studio; and Jeff Hornbuckle, Applicant, The Cearnal Collective, LLP

Public comment opened at 5:10 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments and findings:

1. The Commission appreciates the applicant's sensitivity to the historic resource and the improvements to the windows and mechanical equipment.
2. The flag should be lit per flag protocol or not lit at all.
3. The color of the roof is to be as historic as possible.
4. The roll up door in back should have a glazing pattern similar in geometry to the other windows with more vertical light division.
5. The detailed profile of existing wood windows should return for final with a close match door and window profile.
6. Specify flag pole lighting if applicable.
7. 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. As there is minimal change to the existing building, 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 building have not changed with the design of the project and 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 project does not impact public views to the ocean and mountains.
 - f. The project includes an appropriate amount of open space and landscaping, and incorporates new landscaping, which is a benefit.
8. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance, which includes the proposed replacement of windows to be a very close match to the original windows.

Action: Hausz/Drury, 8/0/0. (Manuel absent.) Motion carried.

The ten-day appeal period was announced.

(3:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**6. 206 E VICTORIA AVE**

Assessor's Parcel Number: 029-122-001
 Zone: C-G
 Application Number: PLN2016-00528
 Owner: Simon Maida
 Applicant: Lauren Deason, 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. The project was last reviewed July 8, 2020.

Actual time: 5:31 p.m.

Present: Brooke VanDuyne, Architect, Sherry & Associates; and Kathryn Dole, Landscape Architect, Kathryn L Dole Associates

Staff comments: Mr. Hamilton stated that the applicant is requesting a Landscape Waiver as the plans do not meet the minimum landscape buffer of five feet.

Public comment opened at 5:45 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments and findings:

1. As required for Alternative Landscape Designs in Section 30.175.080.E of the Santa Barbara Municipal Code: The Commission finds that an Alternative Landscape Design Waiver is warranted to provide relief from existing site constraints, as the site is constrained.
2. As required for Exceptions to Distance and Screening Standards for Mechanical Equipment in Section 30.140.130.D of the Santa Barbara Municipal Code: The Commission finds a Mechanical Equipment Exception is warranted to provide relief from existing site constraints, as the site is constrained.
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 project involves existing buildings, therefore the size, mass, bulk, height, and scale of the project have not changed and 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, including the national historic landmark down the street.
 - e. The design of the project does not impact public views of the ocean and mountains.
 - f. The project includes an appropriate amount of open space and landscaping.
4. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance, including replacing windows and removing comprising elements, in order to restore the Structure of Merit close to its original appearance and substantially aid its preservation or enhancement as a Historic Resource.
 5. The plantings as proposed are acceptable but should not block the light.
 6. Show the extent of the paving removed for the survival of the tree to be adequate on the plans.
 7. The glass that is to be replaced should be seeded or historic glass, not translucent.
 8. Show that the van accessibility requirements are met.
 9. Define the lighting height.

Action: Ooley/Mahan, 7/0/1. (Doordan abstained. Drury absent.) Motion carried.

The ten-day appeal period was announced.

(4:35PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

7. WESTSIDE PASEOS PROJECT

Assessor's Parcel Number: Multiple Right-Of-Way Parcels
 Application Number: PLN2020-00339
 Owner: City of Santa Barbara
 Applicant: Jessica Grant, Public Works Department

(The Westside Community Paseos will establish safe and efficient connections within and from the Westside to Downtown and the Eastside. With a focus on low vehicular-volume streets (Gillespie, San Pascual, Mission, Micheltorena, Sola, Panchita Place, Victoria, Alta Vista, Anapamu and Nopal) the improvements will also provide a safe route to four local schools, encouraging students to bike or walk. Exterior improvements within El Pueblo Viejo Landmark District (EPV) include traffic signals, traffic diverter medians, access ramps, landscaping, brick pavers, relocated street lights, high visibility bike lanes at the Sola and Santa Barbara Street intersection and improved crossing with two curb extensions, brick pavers, landscaping, relocated street lights, all way stop signs, and green backed bike roadway stencils at the intersection of Sola and Garden Streets. All roadway improvements follow City, State and/or Federal Standards.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Analysis Criteria and El Pueblo Viejo Design Guidelines. The project was last reviewed January 20, 2021.

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

Actual time: 6:22 p.m.

Present: Jessica Grant, Public Works Department, City of Santa Barbara; and Derrick Bailey, Transportation Engineer, City of Santa Barbara

Public comment opened at 6:33 p.m.

The following individuals spoke:

1. Barry Remis
2. Richard Closson
3. Steve Dowty
4. Fred Sweeney

Public comment closed at 6:42 p.m.

Motion: Deny the proposal with findings:

1. The Commission finds that the Compatibility Analysis Criteria generally have not been met (per SBMC 22.22.145.B.) as follows:
 - a. The project's design is not consistent with design guidelines applicable to its location within the City. An engineering solution to a historic neighborhood is not appropriate.
 - b. The design of the project is not compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project, as the project materials cannot be considered.
 - c. The size, mass, bulk, height, and scale of the project are not appropriate for its location and neighborhood.
 - d. The design of the project is not appropriately sensitive to adjacent Landmarks or other nearby designated historic resources. The project visually and functionally disrupts the historic Santa Barbara grid and the traffic of Sola Street.
 - e. The design of the project does not respond appropriately to established scenic public vistas, as the project disrupts views of the mountains.
 - f. The project does not include an appropriate amount of open space and landscaping, as the landscaping was not ready for review.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:22 P.M. ***