



**City of Santa Barbara**  
**HISTORIC LANDMARKS COMMISSION**  
**MINUTES**  
**APRIL 14, 2021**

1:30 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://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  
Ted Hamilton, Assistant Planner  
Mary Ternovskaya, Commission Secretary

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**CALL TO ORDER**

The Full Commission meeting was called to order at 1:30 p.m. by Chair Grumbine.

**ATTENDANCE**

Commissioners present: Grumbine, Hausz, Doordan, Lenvik, Mahan, Manuel (until 5:00 p.m.), and Ooley

Commissioners absent: Drury and Edmunds

Staff present: Unzueta; Hernandez; Timmy Bolton, Associate Planner; Tony Ruggieri, City TV Production Supervisor; Hamilton; Reidel; and Mary Ternovskaya, Commission Secretary

**GENERAL BUSINESS**

A. Public Comment:

The following individual spoke:

1. Anna Marie Gott

Written correspondence from Richard Closson, Fermina Murray, Francesca Galt, Amy Minter, Joe Mathews, Benjamin Sawyer, and Lisa Carlos was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **March 17, 2021**, as submitted.

Action: Ooley/Doordan, 7/0/0. (Drury and Edmunds absent.) Motion carried.

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 14, 2021**, as reviewed by Commissioners Mahan and Manuel.

Action: Ooley/Hausz, 6/0/1. (Manuel abstained. Edmunds and Drury absent.) Motion carried.

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

## 1. Mr. Hamilton announced the following:

- a. The archaeological report for Item 8, Los Patos Way Off-Ramp Underpass, was prepared by Ken Victorino of Rincon Consultants, Inc., rather than David Stone as stated on the agenda.
- b. The property at 431 West Micheltorena Street is postponed from Item 2 at the owner's request.
- c. The HLC/Plaza De La Guerra Advisory Committee joint work session is scheduled for May 7, 2021 at 1:00 p.m.

## 2. Mr. Bolton announced that the City received a grant from the State to update effective design standards and will be forming a subcommittee over the summer that will rely heavily on the expertise of the HLC to revise those design standards.

## 3. Ms. Hernandez announced the following:

- a. City Council approved the request to apply for a grant for an African American/Black Context Study, which will be submitted on May 14, 2021.
- b. The final hearing to review the Historic Resources Ordinance amendments is scheduled at City Council on May 18, 2021.

## 4. Vice Chair Hausz announced that the art deco gas station at the corner of De La Vina Street and Gutierrez Street was demolished without a permit.

## 5. Chair Grumbine reported on the Santa Barbara Trust for Historic Preservation Symposium.

## E. Subcommittee Reports:

No subcommittee reports.

**(1:50PM) DISCUSSION ITEM****1. STATE STREET ADVISORY COMMITTEE**

Reference Number: PLN2021-00038

(Vote on one State Street Advisory Subcommittee Member and One Alternate. This item was requested at the March 17, 2021 HLC meeting.)

Actual time: 1:51 p.m.

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

**Motion:** Appoint Commissioner Lenvik as the primary member and Commissioner Doordan as the alternate member of the State Street Advisory Subcommittee.

**Action:** Mahan/Grumbine, 7/0/0. (Edmunds and Drury absent.) Motion carried.

**(1:55PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATIONS**

**2. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A**

Reference Number: PLN2021-00039

Staff: Nicole Hernandez, Architectural Historian

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

Actual time: 2:00 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.

Straw vote: How many Commissioners can support designating 14 West Micheltorena Street as a Structure of Merit? 7/0 Passed

Public comment re-opened at 2:10 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 305 West Anapamu Street as a Structure of Merit? 7/0 Passed

Public comment re-opened at 2:17 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 309 East Micheltorena Street as a Structure of Merit? 6/1 Passed

Public comment re-opened at 2:20 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 527 East Micheltorena Street as a Structure of Merit? 7/0 Passed

Public comment re-opened at 2:24 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 612 East Micheltorena Street as a Structure of Merit? 7/0 Passed

Public comment re-opened at 2:26 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 645 East Micheltorena Street as a Structure of Merit? 7/0 Passed

Public comment re-opened at 2:32 p.m.

The following individual spoke:

1. Eva Kirkpatrick

Public comment closed at 2:34 p.m.

Straw vote: How many Commissioners can support designating 731 East Micheltorena Street as a Structure of Merit? 5/2 Passed

Public comment re-opened at 2:40 p.m.

The following individual spoke:

1. Brian Miller

Public comment closed at 2:42 p.m.

Straw vote: How many Commissioners can support designating 1101 Garcia Street as a Structure of Merit? 6/1 Passed

Public comment re-opened at 2:44 p.m., and as no one wished to speak, it closed.

Public comment re-opened at 2:48 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 1812 Garden Street as a Structure of Merit? 5/2 Passed

Straw vote: How many Commissioners can support designating 1707 Garden Street as a Structure of Merit? 6/1 Passed

Public comment re-opened at 2:56 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 2225 De La Vina Street as a Structure of Merit? 3/4 Failed

Public comment re-opened at 3:02 p.m., and as no one wished to speak, it closed.

Straw vote: How many Commissioners can support designating 2400 Bath Street as a Structure of Merit? 7/0 Passed

**Motion: Adopt Resolutions to designate as a Structure of Merit the resources in the attached Exhibit A and remove 2225 De La Vina Street from the Potential Historic Resources List as it does not qualify as a historic resource.**

Action: Hausz/Mahan, 7/0/0. (Edmunds and Drury absent.) Motion carried.

**\* THE COMMISSION RECESSED FROM 3:09 TO 3:21 P.M. \***

**(2:35PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATION**

3. **530 STATE ST**  
Assessor's Parcel Number: 037-173-026  
Zone: M-C  
Reference Number: PLN2021-00039  
Owner: Patricia Thompson Perry and McColm Family Trust  
Barbara McColm, Trustee

(Review of Staff Report and Public Hearing to consider [designation](#) of the Spanish Colonial Revival style building, designed in 1929, with entrance remodeled in 1951 as a Structure of Merit.)

Actual time: 3:21 p.m.

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

Public comment opened at 3:23 p.m.

The following individual spoke:

1. Michael McColm

Public comment closed at 3:25 p.m.

**Motion: Adopt Resolution 2021-23 to designate as a Structure of Merit the Spanish Colonial Revival style building located at 530 State Street.**

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

**(2:45PM) MISCELLANEOUS ACTION ITEM: PUBLIC HEARING FOR STRUCTURE OF MERIT DESIGNATION**

4. **1806 EL ENCANTO RD**  
Assessor's Parcel Number: 019-170-002  
Zone: RS-15  
Reference Number: PLN2021-00039  
Owner: Mike Duca & Shawn Seibert

(Review of Staff Report and Public Hearing to consider [designation](#) of the Spanish Colonial Revival style building designed in 1930 by Edwards and Plunkett as a Structure of Merit.)

Actual time: 3:27 p.m.

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

Public comment opened at 3:28 p.m., and as no one wished to speak, it closed.

**Motion: Adopt Resolution 2021-22 to designate as a Structure of Merit the Spanish Colonial Revival style building located at 1806 El Encanto Road.**

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

**(2:55PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**

**5. 1919 LAS TUNAS RD**

Assessor's Parcel Number: 019-013-009  
Zone: RS-1  
Reference Number: PLN2021-00039  
Owner: Mike McCourt

(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 Revival style house designed by George Washington Smith constructed in 1920.)

**The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on July 7, 2021 to consider Structure of Merit designation of the house designed by George Washington Smith in 1920 in the Spanish Colonial Revival style.**

Actual time: 3:32 p.m.

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

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

**Motion: To adopt Resolution of Intention 2021-8 to hold a Public Hearing on July 7, 2021 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 1919 Las Tunas Road.**

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

**(3:00PM) DISCUSSION ITEM**

**6. FLOOR-TO-LOT AREA RATIO MAP**

Reference Number: PLN2021-00038  
Staff: Jessica Metzger, Project Planner

(Review the Public Outreach Draft FAR (Floor-to-lot Area Ratio) Map and provide feedback to staff.)

Actual time: 3:35 p.m.

Present: Jessica Metzger, Project Planner, City of Santa Barbara; and Daniel Gullett, Principal Planner, City of Santa Barbara

Public comment opened at 4:05 p.m., and as no one wished to speak, it closed.

**Discussion held.****(3:45PM) MISCELLANEOUS ACTION ITEM****7. HISTORIC RESOURCE REVIEW GUIDELINES**

Reference Number: PLN2021-00038

Staff: Nicole Hernandez, Architectural Historian

(Review and Recommend to City Council to adopt the Historic Resource Design Guidelines.)

Actual time: 4:37 p.m.

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

Public comment opened at 4:48 p.m., and as no one wished to speak, it closed.

**Motion:** Recommend that City Council adopt Appendix A through E of the Historic Resource Design Guidelines as a companion to the Amendments to the Historic Resources Ordinance, and to have the Guidelines be a living document that can be updated.

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

**(4:05PM) ARCHAEOLOGY REPORT****8. LOS PATOS WAY OFF-RAMP UNDERPASS (BRIDGE NO. 51-0235)**

Assessor's Parcel Number: 017-010-079, ROW-001-628

Zone: HRC-2/S-D-3, P-R/S-D-3

Application Number: PLN2019-00591

Owner: Southern Pac Co

Applicant: Eric Goodall, Public Works Department

(The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed and replaced because the U.S. Route 101 off-ramp at Los Patos Way is being vacated and is no longer needed.)

**Review of a Phase I Archaeological Resources Report prepared by Ken Victorino, Rincon Consultants, Inc.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Commissioner Manuel recused himself from hearing this item and items 9, 10, and 11 on the agenda.

Actual time: 5:00 p.m.

Present: Ken Victorino, Senior Principal Investigator, Rincon Consultants, Inc.

Staff comments: Mr. Hamilton stated that the report was prepared by Ken Victorino rather than David Stone as stated on the agenda, and that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 5:05 p.m., and as no one wished to speak, it closed.

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

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

#### **(4:10PM) ARCHAEOLOGY REPORT**

**9. 501 NINOS DR/DWIGHT MURPHY FIELD**

Assessor's Parcel Number: 017-362-005

Zone: P-R/SD-3

Application Number: PLN2018-00494

Owner: City of Santa Barbara

Applicant: Justin Van Mullem, Parks & Recreation

(Proposal for renovation and alterations to Dwight Murphy Field, including conversion of an existing grass soccer field to artificial turf with new fencing and lighting, replacement of existing buildings with restrooms at a new location, and accessible pathways. Additional new amenities include a fitness area, youth baseball field, picnic areas, and a universally accessible playground. The project will also involve the conversion of Park Road to primarily one-way circulation with angled parking, and redesigned park entries.)

#### **Review of a Phase I Archaeological Resources Report prepared by David Stone of Stone Archaeological Consulting.**

Actual time: 5:07 p.m.

Present: David Stone, Stone Archaeological Consulting

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

Public comment opened at 5:09 p.m., and as no one wished to speak, it closed.

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

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

#### **(4:15PM) CONTINUED ITEM: IN-PROGRESS REVIEW**

**10. 801 STATE ST**

Assessor's Parcel Number: 037-400-013

Zone: C-G

Application Number: PLN2019-00557

Owner: Tammy Hughes, Miramar Management

Applicant: Jeff Hornbuckle, The Cearnal Collective



(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style, by A. C. Sanders, is a designated Structure of Merit. Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings are required for the construction of 2,996 square feet (net) new commercial floor area.)

**In-Progress Review of a trellis at the roof deck, building sections to illustrate parapet heights, and roof, door, window, plaster, and balcony details. Project received Project Design Approval on April 15, 2020, which is when the project was last reviewed.**

Actual time: 5:12 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective; and Rogelio Solis, Project Manager, The Cearnal Collective

Public comment opened at 5:24 p.m.

Public comment closed at 5:26 p.m.

Public comment re-opened at 5:32 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 5:35 p.m.

Straw vote: How many Commissioners can support no mullions as drawn? 4/2 Passed

Straw vote: How many Commissioners can support no arches on the State Street side? 5/1 Passed

**Motion: Continue indefinitely with comments:**

1. The section showing the south elevation at the third floor should be set back per the original design.
2. The majority of the Commission is in favor of keep the finial instead of the flag.
3. The Commission supports no mullions as drawn.
4. Drop the height of the trellis on the roof deck to have the underside of the main beam be eight feet.
5. The State Street elevation without arches is acceptable as proposed.
6. The bathroom on the third floor is acceptable as proposed.
7. Show the wrought iron balconies on the third story past the belly band on the plans.
8. Adjust the number seven parapet cap details.

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

**(4:45PM) NEW ITEM: CONCEPT REVIEW**

**11. 410 STATE ST**

Assessor's Parcel Number: 037-212-022  
 Zone: M-C  
 Application Number: PLN2021-00102  
 Owner: Series C of Old Town Properties Sb, LLC  
 Applicant: Brian Cearnal, The Cearnal Collective

(Proposal for an upper story addition at a non-historic structure in El Pueblo Viejo Landmark District to accommodate a new climbing gym. The project consists of the removal and lift of 7,734 square feet of the existing roof and framing structure to construct a new 1,856 square foot mezzanine. Project requires Historic Landmarks Commission review of a Development Plan for the addition of over 1,000 square feet of nonresidential floor area.)

**Concept Review. No Final Appealable Action will be taken at this hearing.**

Actual time: 5:58 p.m.

Present: Brian Cearnal, Architect, The Cearnal Collective; and Yishai Horowitz, The Pad Climbing Gym

Staff comments: Mr. Hamilton stated that the project does not trigger a development review and will not go to Planning Commission or the Staff Hearing Officer.

Public comment opened at 6:06 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 6:08 p.m.

**Motion: Continue four weeks with comments:**

1. The shape and use of the building is generally acceptable but the articulation and design need work.
2. Study the large, blank wall space, keeping it simple but not plain.
3. The roof above the stacked entrance needs to be changed from tile, perhaps a strong molding.
4. Restudy the fenestration on the back.

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

**\* MEETING ADJOURNED AT 6:28 P.M. \***

**EXHIBIT A**

	<b>Address</b>	<b>Name</b>	<b>Year Built</b>	<b>APN</b>
1	<a href="#">2400 Bath St.</a>	Nurses Building	1923	025-061-015
2	<a href="#">2225 De la Vina St.</a>	Mid-Century Modern	1962	025-181-025
3	<a href="#">1101 Garcia St.</a>	Spanish Colonial Revival	1932	029-282-010
4	<a href="#">14 W. Micheltorena St.</a>	Spanish Colonial Revival Residence	1936	027-231-013
5	<a href="#">309 E. Micheltorena St.</a>	Queen Anne style/Parker Residence	1875	027-251-017
6	<a href="#">431 E. Micheltorena St.</a>	Craftsman Residence	1920	027-252-028
7	<a href="#">527 E. Micheltorena St.</a>	Craftsman Residence	1920	027-260-019
8	<a href="#">612 E. Micheltorena St.</a>	Craftsman Residence	1915	029-033-003
9	<a href="#">645 E. Micheltorena St.</a>	Craftsman Residence	1915	029-041-004
10	<a href="#">731 E. Micheltorena St.</a>	Spanish Colonial Revival Residence	1929	029-042-009
11	<a href="#">305 E. Anapamu St.</a>	First United Methodist Church	1926	029-131-024
12	<a href="#">1707 Garden St.</a>	Kinkaid Residence	1909	027-112-010
13	<a href="#">1812 Garden St.</a>	Spanish Colonial Revival Style Residence	1922	027-051-017