



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
MAY 26, 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
Ted Hamilton, Assistant Planner
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Commissioners present: Grumbine, Doordan, Drury, Edmunds, Lenvik, Mahan, Ooley, and Manuel

Commissioners absent: Hausz

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

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Anna Marie Gott, Victoria Valente, Christee Chafee, Marina Martinez, Andi Gee, Bob Cunningham, and Barbara Parmet was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 7, 2021**, as submitted.

Action: Ooley/Mahan, 6/0/2. (Edmunds and Manuel abstained. Hausz absent.) Motion carried.

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 12, 2021**, as submitted.

Action: Ooley/Edmunds, 6/0/2. (Drury abstained. Hausz absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 26, 2021**, as reviewed by Commissioners Mahan (Items A, B and C), Manuel (Items A, B, and C), and Grumbine (Item C).

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

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:**1. Ms. Hernandez announced the following:**

- a. City Council approved the Historic Resource Amendments and Guidelines on May 25, 2021, and Staff will begin updating related documents.
- b. The City granted approval for a Santa Barbara Historic Preservation Instagram blog beginning in June 2021, which will feature one historic building every few days in order to educate the community on historic resources, #sbhistoricpreservation.

2. Mr. Hamilton announced that the Mission Canyon Bridge project will be reviewed by the HLC on June 9, 2021 at 1:20 p.m. There will be a site visit on Monday, June 7, 2021 at 1:00 p.m. and the public is invited to attend.**3. Commissioner Ooley announced that he will be leaving the meeting early.****E. Subcommittee Reports:**

Commissioner Mahan reported on the Bicycle Paseo project.

(1:50PM) MISCELLANEOUS ACTION ITEM: HISTORIC RESOURCE LISTING OR DESIGNATION

1. **26 E GUTIERREZ ST**
Assessor's Parcel Number: 037-254-004
Zone: M-C (C-M)
Reference Number: PLN2021-00039
Owner: Ryan Brown

(Review historic significance report and accept or not accept the findings of the report that the church building constructed in 1925 as the Second Baptist Church was established as an important institution to Santa Barbara's African American/Black community may be eligible as a historic resource. If the Commission accepts the findings of the report, 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.)

Actual time: 1:46 p.m.

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

Public comment opened at 1:55 p.m.,

The following individual(s) spoke:

1. Krystle Sieghart
2. Simone Akila
3. Leticia Forney

Public comment closed at 2:05 p.m.

Motion: Accept the report as submitted and designate the church as a Structure of Merit.

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

(2:05PM) MISCELLANEOUS ACTION ITEM: HISTORIC RESOURCE LISTING OR DESIGNATION

2. [22 W ISLAY ST](#)
Assessor's Parcel Number: 027-031-017
Zone: R-MH (R-4)
Reference Number: PLN2021-00039
Owner: Laura Drammer

(Review historic significance report and accept or not accept the findings of the report that the Craftsman bungalow constructed in c. 1911 may be eligible as a historic resource. If the Commission accepts the findings of the report, 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)

Actual time: 2:11 p.m.

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

Public comment opened at 2:15 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted and designate the Craftsman bungalow as a Structure of Merit.

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

(2:20PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION

3. [1618 GILLESPIE ST](#)
Assessor's Parcel Number: 043-211-016
Zone: R-2
Reference Number: PLN2021-00039
Owner: Gloria Fletcher

(The Commission is requested to Review Historic Significance Report and hold a Public Hearing to consider Structure of Merit [designation](#) of the Queen Anne Free Classic style house constructed in 1904 at 12 East Sola Street and moved to this location in March of 1980. The HLC designation subcommittee reviewed the nomination on April 23, 2021 and recommended the designation consideration to the Full Commission.)

Actual time: 2:21 p.m.

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

Public comment opened at 2:24 p.m.,

The following individual(s) spoke:

1. Gloria Fletcher, Owner

Public comment closed at 2:26 p.m. and re-opened at 2:39 p.m.,

The following individual(s) spoke:

1. Gloria Fletcher, Owner

Public comment re-closed at 2:41 p.m.

Motion: Adopt Resolution 2021-29 to designate as a Structure of Merit the transitional style house, with the comment that Staff shall correct the historic significance report to note the house's style as transitional.

Action: Mahan/Ooley, 6/2/0. (Lenvik and Manuel opposed. Hausz absent.) Motion carried.

(2:35PM) MISCELLANEOUS ACTION ITEM: STRUCTURE OF MERIT DESIGNATION

4. **1915 LAS TUNAS RD**
Assessor's Parcel Number: 019-013-008
Zone: RS-1A (A-1)
Reference Number: PLN2021-00039
Owner: Raina Marie Palta

(The Commission is requested to Review Historic Significance Report and hold a Public Hearing to consider Structure of Merit [designation](#) of the Spanish Colonial Revival style house designed in 1929 by noted architect Reginald Davis Johnson, FAIA, with garden designed by noted landscape architect Ralph Tallant Stevens. The HLC designation subcommittee reviewed the nomination on April 23, 2021 and recommended the designation consideration to the Full Commission.)

Actual time: 2:46 p.m.

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

Public comment opened at 2:50 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2021-30 to designate as a Structure of Merit the Spanish Colonial Revival style house designed by Reginald Davis Johnson, FAIA, as a Structure of Merit.

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

(2:50PM) REVIEW AFTER FINAL APPROVAL**5. 214 E DE LA GUERRA ST**

Assessor's Parcel Number: 031-082-002
Zone: C-G (C-2)
Application Number: PLN2016-00447
Owner: Betty Jo Lauritson Trust
Betty Lauritson, Trustee
Applicant: The Cearnal Collective, LLP

(The Louisa Ygnacio House, constructed in the Italianate style in 1875 is a designated City Landmark. Proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot, and construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay (37-63 dwelling units per acre). The Louisa Ygnacio House and duplex at 214 E. De La Guerra will be preserved and renovated. The City's Architectural Historian prepared a [memo](#) evaluating the project to the Secretary of the Interior Standards. All memos and staff reports can be viewed online at SantaBarbaraCA.gov/HLC.

Review After Final is requested to permit an as-built wall for a monument sign instead of the wall that received Final Approval. Project requires substantial conformance to the plans that received Final Approval on December 13, 2017. Project was continued to the Full Commission at the May 12, 2021 Consent hearing.

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

Actual time: 2:55 p.m.

Present: Brian Cearnal, Applicant, The Cearnal Collective, LLP; Courtney Miller, Landscape Architect, CJMLA; and Niki Valner

Public comment opened at 3:11 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn was acknowledged.

Public comment re-opened at 3:23 p.m.,

Written correspondence from Bob Tuler was acknowledged.

Public comment re-closed at 3:24 p.m.

Motion: Approval of Review After Final with the comment that the as-built wall is in substantial conformance with the plans that received Final Approval.

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

Individual Comments: Commissioner Drury finds the wall lovely but believes it is located in the wrong place.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 3:45 P.M. ***