



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION MINUTES SEPTEMBER 6, 2017

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

William La Voie, *Chair*
Philip Suding, *Vice Chair*
Michael Drury
Anthony Grumbine
Steve Hausz
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
Jennifer Sanchez, Commission Secretary

CALL TO ORDER

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

ATTENDANCE

Commissioners present: La Voie, Suding (absent 4:06-4:39 p.m.), Drury, Grumbine (at 1:40 p.m., until 5:30 p.m.), Hausz, Mahan, Orías, and Veyna
Commissioners absent: None
Staff present: Hernandez, Plummer, and Sanchez

GENERAL BUSINESS

A. Public Comment:

Rick Closson expressed appreciation for the work of the Commission and for its attention to projects at the Architectural Board of Review.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **August 23, 2017**, as submitted.
Action: Hausz/Drury, 6/0/1. (Veyna abstained from Items 4-5. Grumbine absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **September 6, 2017**, as reviewed by Commissioners Mahan and Veyna.
Action: Hausz/Drury, 5/0/2. (La Voie abstained from Item D; Suding abstained from Items D and F. Grumbine absent.) Motion carried.

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

1. Ms. Plummer announced the following:
 - a. Commissioner Suding will step down from Item 5 and Item F (continued from the Consent agenda), 35 State Street.
 - b. The appeal of the HLC approval of 1809 Mira Vista Avenue will be heard at the City Council meeting of September 12.
 - c. For Items 2-3, 1700 Block E. Cabrillo Boulevard, the applicant has requested tabling the report considerations and reviewing the project first.
 - d. Item 5 and Item F (continued from the Consent agenda), 35 State Street, will be heard concurrently.
2. Ms. Hernandez reported on the status of the Historic Structures Ordinance. Ms. Unzueta, the new Design Review Supervisor, is reviewing the ordinance, as is the City Attorney.
3. Commissioner Orías requested that the HLC be availed the opportunity for input on the proposed Accessory Dwelling Unit ordinance before it is brought to City Council.
4. Chair La Voie recommended a book called *Courtyard Housing in Los Angeles* as showing good examples of the design of dense urban housing.

E. Subcommittee Reports:

No subcommittee reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

(1:45) (The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on November 29, 2017 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

Actual time: 1:42 p.m.

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

Public comment opened at 1:43 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution of Intention 2017-18 to hold a Public Hearing on November 29, 2017 to consider Structure of Merit designation of the multiple historic resources per attached Exhibit A.

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

ARCHAEOLOGY REPORT**2. 1700 BLK E CABRILLO BLVD****(1:50)**

Assessor's Parcel Number: ROW-001-693
 Application Number: MST2017-00526
 Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating a quarter-mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Environmental Review will also be conducted.)

(Review of the Archaeological Survey Report for the Cabrillo Boulevard Pedestrian and Bicycle Improvements and Replacement of the Union Pacific Railroad Bridge Project, prepared by Rincon Consultants, Inc.)

Actual time: 1:44 p.m.

Present: James Faber, Project Manager, Ty Lin International; Shannon Carmack, Architectural Historian, Rincon Consultants, Inc.; and Alex Ubaldo, Project Engineer & Jessica Grant, Project Planner, City of Santa Barbara

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

Public comment opened at 1:48 p.m., and as no one wished to speak, it closed.

*** The motion was tabled until after Item 3. ***

Motion: Accept the report as submitted.

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

CONCEPT REVIEW - NEW**3. 1700 BLK E CABRILLO BLVD****(2:00)**

Assessor's Parcel Number: ROW-001-693
 Application Number: MST2017-00526
 Owner: City of Santa Barbara

(The City of Santa Barbara and the Santa Barbara County Association of Governments (SBCAG) are proposing the Pedestrian and Bicycle Improvements on East Cabrillo Boulevard and Union Pacific Railroad Bridge Replacement Project (Project). The Project would create a safe corridor along East Cabrillo Boulevard for pedestrians and bicyclists through the creation of a new multi-use path, bike lanes, and new sidewalks, thus eliminating a quarter-mile infrastructure gap that would allow access and connectivity to and from the coastal recreational areas and to the commercial areas along Los Patos Way and Coast Village Road. To accommodate the new pedestrian and bicycle facilities and standard vehicular lane widths, the existing narrow Union Pacific Railroad Bridge would need to be replaced with a new bridge over the widened roadway. Intersection operations would also be improved with a proposed dedicated right turn lane on northbound Cabrillo Boulevard for the proposed southbound onramp onto Highway 101. There would be a reduction in traffic congestion and improved mobility with the proposed construction of a roundabout at the intersection of East Cabrillo Boulevard and Los Patos Way. The Project requires design review and approval by the Historic Landmarks Commission, a Coastal Development Permit by the Planning Commission, and Parks and Recreation Commission review and approval for the removal of 7 Mexican fan palm trees in the City right of way. Environmental Review will also be conducted.)

(A. Review of the Historic Resources Evaluation Report prepared by Rincon Consultants, Inc. The East Cabrillo Boulevard Historic District and Santa Barbara Cemetery and Crematorium were determined eligible for listing in the National Register of Historic Places in 1992. The report concluded a finding of No Adverse Effect, as the proposed Cabrillo Boulevard Pedestrian and Bicycle Improvements and Replacement of the Union Pacific Railroad Bridge Project will not adversely affect either historic property because the project does not constitute an adverse effect as defined by 36 CFR 800.5(a)(2).)

Actual time: 1:51 p.m.

Present: James Faber, Project Manager, Ty Lin International; Shannon Carmack, Architectural Historian, Rincon Consultants, Inc.; and Alex Ubaldo, Project Engineer & Jessica Grant, Project Planner, City of Santa Barbara

Public comment opened at 1:52 p.m.

Kellam de Forest stated that the Pearl Chase Society was listed as a consultant on the report, but it has not been consulted as a whole.

Public comment closed at 1:53 p.m.

Staff comments: Ms. Hernandez stated that this area is a designated California State Historic District and is already on the City's Potential Historic Resources List. With this most recent survey work, she recommended discussion about designating the cultural landscape as a City Landmark at a future meeting.

*** The motion was tabled until after the concept review. ***

Motion: Continue the report until the next concept review with comments:

1. Show the location of the Los Patos Way Railway Bridge with the sandstone wall abutments.
2. Include discussion of the Olmsted brothers' aesthetic for an appropriate design.

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

(B. Concept Review. Comments Only.)

Actual time: 2:14 p.m.

Public comment opened at 2:46 p.m.

Kellam de Forest stated that the closure of the southbound entrance to the freeway on Cabrillo Boulevard and the impact to Coast Village Road traffic should be considered, and the safety of palm trees in the roundabout.

Public comment closed at 2:48 p.m.

Motion: Continue indefinitely with comments:

1. The Commission supported the project and recognized the need to improve the area for transportation.
2. The Commission understood the potential need for improving and widening the roadbed for the trains.
3. The design in its entirety needs to be more Santa Barbara: minimize the amount of paving; maximize the amount of landscaping; maintain the rustic, rural quality of the Bird Refuge area and Cabrillo Boulevard; and design to be one of the significant entrances to the City.
4. Minimize the width of the bridge perpendicular to the roadway to the extent possible.
5. The bridge design needs to be traditional in the Santa Barbara understanding of such.
6. Make the least disturbance to the cultural landscape of E. Cabrillo Boulevard.
7. The design has no poetry.
8. The design needs to be inspired by the Olmsted brothers' work.
9. Functional issues—lighting, signage, drainage, and graffiti removal—need to be handled in an aesthetic way and consistent with the rest of Santa Barbara.
10. Restudy the treatment and connection of Channel Drive to be sympathetic to the original design and the historic district.
11. The landscaping of the roundabout should relate to the landscaping surrounding the fountain.
12. Plant more palm trees.
13. Provide the preliminary design for the freeway bridge from Caltrans.

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

*** THE COMMISSION RECESSED FROM 3:36 TO 3:46 P.M. ***

CONCEPT REVIEW - NEW**4. 100 BLK W MONTECITO ST**

(3:00) Assessor's Parcel Number: ROW-002-099
 Application Number: MST2017-00520
 Owner: City of Santa Barbara
 Owner: Santa Barbara County Flood Control
 Applicant: Matthew Griffin
 Engineer: Alex Ubaldo, Public Works

(Proposal for a partial removal of an asphalt concrete commercial parking lot and the construction of an open, reinforced concrete, channel bypass structure. The channel bypass ties into Mission Creek at its upstream end, where a concrete structure will be constructed and is designed to divert excessively high flows from Mission Creek and convey them under the US Highway 101. A galvanized steel grate will be constructed behind the weir, within the channel, for both debris control and pedestrian access denial. Channel walls will consist of colored concrete with a faux sandstone block architectural treatment topped with ornamental metal railings and chain link fences. This is Reach 2B - Phase II, which is part of the Lower Mission Creek Flood Control Project.)

(Action may be taken if sufficient information is provided.)

Actual time: 3:46 p.m.

Present: Matthew Griffin, Santa Barbara County Flood Control; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Staff comments: Ms. Plummer stated that this is a comments only review; no action may be taken.

Public comment opened at 4:00 p.m.

Kellam de Forest asked about the visibility of the proposal.

Public comment closed at 4:01 p.m.

Motion: Continue indefinitely to Consent with comments:

1. The chain link fence should be continuous.
2. There is no need for a form liner; sandstone-colored concrete with a rough finish is acceptable, as it is not visible to the public.
3. Show the view from the freeway.

Action: Mahan/Orías, 8/0/0. Motion carried.

REVIEW AFTER FINAL

5. 35 STATE ST

HRC-2/S-D-3 Zone

(3:30) Assessor's Parcel Number: 033-102-018
 Application Number: MST97-00357
 Owner: 35 State Street Hotel Partners, LLC
 Agent: Ken Marshall
 Applicant: Michael Rosenfeld
 Architect: DesignARC, Inc.
 Engineer: Penfield & Smith Engineers, Inc.
 Landscape Architect: Suding Design
 Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area, and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final is requested for alterations to the approved Area C Plaza Lawn.)

Actual time: 4:06 p.m.

Present: Mark Shields and Kevin Dumain, Architects, DesignARC

Public comment opened at 4:15 p.m.

1. Kellam de Forest stated that artificial turf does not conform to El Pueblo Viejo Guidelines.
2. Douglas Fell, attorney, read language from the Landscape Design Standards for Water Conservation about use of turf in commercial projects.

Public comment closed at 4:16 p.m.

Straw vote: How many Commissioners can support the proposed material? 3/4 Failed

Motion: Deny the project with comment:
 1. The material is inconsistent with the HLC Landscape Design Guidelines and the quality of the design of the project, and is unacceptable because the project is located on a major public street and is a major open space.

Action: Grumbine/Drury, 4/3/0. (Mahan, Orías, and Veyna opposed. Suding stepped down.) Motion carried.

Individual comments: Commissioner Mahan stated that he opposed due to the proposal being an acceptable alternative to buffalo grass.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**F. 35 STATE ST****HRC-2/S-D-3 Zone**

Assessor's Parcel Number: 033-102-018
 Application Number: MST97-00357
 Owner: 35 State Street Hotel Partners, LLC
 Agent: Ken Marshall
 Applicant: Michael Rosenfeld
 Architect: DesignARC, Inc.
 Engineer: Penfield & Smith Engineers, Inc.
 Landscape Architect: Suding Design
 Business Name: Entrada De Santa Barbara

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area, and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Review After Final is requested to stain the concrete on Mason Street between Area B & Area C.)

*** This item was referred to the Full Commission from the September 6, 2017 Consent agenda. ***

Actual time: 4:29 p.m.

Present: Mark Shields and Kevin Dumain, Architects, DesignARC

Public comment opened at 4:33 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comment that the stain is to match existing colors on the site to the extent possible.

Action: Hausz/Veyna, 7/0/0. (Suding stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED**6. 2925 PASEO DEL REFUGIO****E-3 Zone**

(3:45) Assessor's Parcel Number: 053-204-002
 Application Number: MST2017-00421
 Owner: Sean Malis

(The Spanish Colonial Revival Style residence constructed in 1928 is eligible to be designated as a Structure of Merit. Project involves an approximately 478 square foot first-floor addition, a new approximately 260 square foot cellar, and a 542 square foot interior remodel. The proposal also includes alterations to the existing roofline with a new hip roof, two new gables at the front and rear façade, new French doors replacing windows on the front elevation, new windows on the side elevation, approximately 161 square feet of uncovered rear deck, and approximately 141 square feet of covered rear deck. This project will address violations in ENF2017-00724 by permitting an "as-built" masonry wall.)

(Action may be taken if sufficient information is provided. Project was referred to the Full Commission from Consent on August 23, 2017.)

Actual time: 4:39 p.m.

Present: Tom Smith, Architect

Staff comments: Ms. Hernandez stated that per the Demolition Review Ordinance, when a project is proposed for a building over 50 years old, the building is evaluated for historic significance by the Urban Historian. If that evaluation finds the property may qualify as a historic resource, the project is to be scheduled for review by the HLC, and at the same hearing, the HLC must decide whether to 1) list on the Potential Historic Resources List, 2) designate as a Structure of Merit, or 3) recommend to the City Council to designate as a City Landmark.

Public comment opened at 4:46 p.m.

Rick Closson, neighbor, stated that the wall negatively impacts the streetscape.

Public comment closed at 4:48 p.m.

*** The motion was tabled until after Item 7. ***

Motion: Project Design Approval and continued to Consent with comments:

1. The Commission accepted the French doors in the front elevation to replace the existing original windows, but they must fit the width of the existing opening, so they will likely need side lights.
2. Provide a landscape plan for both the outside and inside of the walled area.
3. The Commission accepted the garden wall either in its current configuration or modified to move the gate on axis with the front door.
4. Provide an archway over the gate of the front wall.
5. Provide a different light fixture with no glass in the top portion so it will only down light.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

7. 2925 PASEO DEL REFUGIO

(4:15) Assessor’s Parcel Number: 053-204-002
 Owner: Sean Malis

(Pursuant to Municipal Code Section 22.22.035.(d)(2), the Historic Landmarks Commission is requested to consider 1) listing on the Potential Historic Resources List, 2) designation as a Structure of Merit, or 3) recommendation to the City Council to designate as a City Landmark of the Spanish Colonial Revival style house constructed in 1928 located at 2925 Paseo Del Refugio.)

Actual time: 4:48 p.m.

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

Public comment opened at 4:49 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution of Intention 2017-17 to hold a Public Hearing on September 20, 2017 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 2925 Paseo Del Refugio.

Action: Grumbine/Mahan, 8/0/0. Motion carried.

PROJECT DESIGN REVIEW

8. 214 E DE LA GUERRA ST

C-2 Zone

(4:20) Assessor’s Parcel Number: 031-082-002
 Application Number: MST2016-00447
 Owner: Betty Jo Lauritson Trust
 Applicant: The Cearnal Collective, LLP

(The project contains a City Landmark: the Louisa Ygnacio House, an Italianate house constructed in 1875. The 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. The project proposes to 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. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio Residence and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26-unit count.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 012-17. Project was last reviewed on April 19, 2017.)

Actual time: 5:07 p.m.

Present: Brian Cearnal and Laura Benard, The Cearnal Collective, LLP; Katie Klein, Landscape Architect, CJMLA; Alberto Valner, Kibo Group; and Jessica Grant, Project Planner, City of Santa Barbara

Staff comments: Ms. Grant provided background of the project. The Planning Commission reviewed it on July 6, 2017 and granted Development Plan Approval, made an environmental finding, and provided comments to the HLC. The applicant is seeking design approval, and additional HLC conditions of approval related to the AUD portion of the project will apply.

Public comment opened at 5:17 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The relationship of the west wall of the easterly wing and the driveway entrance needs to be resolved with more mass or an element that suggests more mass.
2. The roofs of the easterly-most building need to be lowered.
3. Add a landscape element (a large specimen 60-inch box tree, species to be provided for review) on the northeast corner.
4. This approval is subject to the Conditions of Approval as outlined in the Staff Memo dated September 6, 2017.
5. In the next submittal, include the rehabilitation details for the Ygnacio House.
6. The Commission reviewed the proposed project and found that the Compatibility Analysis Criteria have been generally met (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a. The Commission supported the size, bulk, and scale of the project and found it an appropriate development of the site.
 - b. The project is compatible with the City Charter, and the architecture is compatible with HLC design guidelines.
 - c. The project is appropriately sensitive to the adjacent Landmark as it is set back from the historic resource.
 - d. The project is compatible with the neighborhood in size, bulk, scale, and architectural articulation.
 - e. Public views of the mountains and ocean are not negatively affected.
 - f. The open space and landscaping are appropriate to the site.

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

The ten-day appeal period was announced.

*** The motion was re-opened at 5:48 p.m. and amended as follows. ***

Motion: Project Design Approval with comments:

1. The relationship of the west wall of the easterly wing and the driveway entrance needs to be resolved with more mass or an element that suggests more mass.
2. The roofs of the easterly-most building need to be lowered.
3. Add a landscape element on the northeast corner.
4. This approval is subject to the Conditions of Approval as outlined in the Staff Memo dated September 6, 2017.
5. In the next submittal, include the rehabilitation details for the Ygnacio House.

6. The Commission reviewed the proposed project and found that the Compatibility Analysis Criteria have been generally met (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a. The Commission supported the size, bulk, and scale of the project and found it an appropriate development of the site.
 - b. The project is compatible with the City Charter, and the architecture is compatible with HLC design guidelines.
 - c. The project is appropriately sensitive to the adjacent Landmark as it is set back from the historic resource.
 - d. The project is compatible with the neighborhood in size, bulk, scale, and architectural articulation.
 - e. Public views of the mountains and ocean are not negatively affected.
 - f. The open space and landscaping are appropriate to the site.
7. The Commission made the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.

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

*** THE COMMISSION RECESSED FROM 5:41 TO 5:48 P.M. ***

HISTORIC STRUCTURES REPORT

9. 415 OLD COAST HWY

C-P Zone

(5:00)

Assessor's Parcel Number: 015-291-005
 Application Number: MST2017-00319
 Owner: Kurt Oliver
 Applicant: Post Hazeltine Associates

(Review of Historic Structures Report and Resolution of Intention to hold a Public Hearing on September 20, 2017 to consider designating the Perini House constructed in 1916 in the Craftsman style located at 415 Old Coast Highway as a Structure of Merit.)

(A. Review of Phase I Historic Structures/Sites Report. The report concluded that the Craftsman style house meets significance criteria that would make it eligible to be designated a Structure of Merit. The property is not eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. The landscaping, low stucco wall, and garage on the parcel are not significant historic resources on the site.)

(B. Miscellaneous Action Item. Resolution of Intention to consider Structure of Merit designation.)

Actual time: 5:48 p.m.

Present: Tim Hazeltine and Pamela Post, Historians, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the building is eligible to be designated a Structure of Merit.

Public comment opened at 5:49 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted, and adopt Resolution of Intention 2017-19 to hold a Public Hearing on September 20, 2017 to consider Structure of Merit designation of the Perini house constructed in 1916 in the Craftsman style located at 415 Old Coast Highway.

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

CONCEPT REVIEW - NEW

10. 806 VINE AVE

R-3 Zone

(5:10)

Assessor's Parcel Number: 031-023-009
 Application Number: MST2017-00528
 Owner: Jack Delano Family Limited Partners
 Architect: Keith Rivera

(The residence located at 415 Old Coast Highway is eligible for listing as a Structure of Merit. Proposal to relocate the historic 1,631 square foot single-unit residence from 415 Old Coast Highway to the lot at 806 Vine Avenue. The project includes constructing a new understory consisting of a 1,096 square foot four-car common garage and 608 square feet of habitable area, resulting in a new cumulative 2,239 square foot single-unit residence. No work is proposed on the existing 1,283 square foot single-unit residence also on the lot. The proposal will involve new associated site paving, landscaping, utilities, and a new 24" inch retaining wall.)

(Concept Review. Comments Only.)

Actual time: 5:51 p.m.

Present: Keith Rivera, Architect

Staff comments: Ms. Hernandez stated that this is only a review of the relocation of the house. With a Phase II Historic Structures Report, the Commission will review the detailing.

Public comment opened at 6:00 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission supported and encouraged the relocation and restoration of the house, and expressed gratitude for preservation of the resource.
2. The renderings are impressive.

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

*** MEETING ADJOURNED AT 6:05 P.M. ***

EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
019-193-011	1420		Alameda Padre Serra
029-060-008	1505		Alameda Padre Serra
027-111-001	1734		Anacapa St.
027-032-007	1821		Anacapa St.
025-372-007	1917		Anacapa St.
025-381-019	1924		Anacapa St.
025-192-007	2221		Anacapa St.
039-132-011	25		Arlington Ave.
027-232-001	6 & 8	E.	Arrellaga St.
027-191-006	111	E.	Arrellaga St.
027-192-026	227	E.	Arrellaga St.
037-081-001	730		Bath St.
037-041-001	836		Bath St.
039-271-028	1026		Bath St.
027-162-012	1605		Bath St.
025-301-019, 025-301-020	2026-2030		Bath St.
037-192-008	415		Bath St.
039-271-013	222	W.	Carrillo
039-211-010	1103		Castillo St.
039-112-031	1330		Castillo St.
039-052-025	1416		Castillo St.
027-212-023	1524		Castillo St.
037-245-012	317		Chapala St.
037-211-026	428		Chapala St.
037-171-001	530		Chapala St.
039-313-009	919		Chapala St.
039-272-008	1025		Chapala St.
039-231-021	1100		Chapala St.
039-062-008	1415		Chapala St.
027-181-019	1632		Chapala St.
027-031-018	1802		Chapala St.
025-363-011	1905		Chapala St.
025-183-009	2209		Chapala St.
025-183-007	2215		Chapala St.
025-183-006	2219		Chapala St.
025-121-014	2330		Chapala St.
037-131-020	614		Chapala St.
035-170-005	1528		Cliff Drive
009-293-007	1295		Coast Village Rd.
037-180-012	509		Coronel Place
037-171-011	25	W.	Cota St.
037-173-051, 037-173-052	24-26	E.	Cota St.
031-231-004	716	E.	Cota St.
031-231-008	728	E.	Cota St.
037-052-032	25	E.	De la Guerra St.
037-121-009	617		De la Vina St.
025-232-003	2127		De la Vina St.
039-212-025	318	W.	Figueroa St.
037-245-015	123	W.	Gutierrez St.
029-085-024	1332		Laguna St.
025-312-044	34	E.	Padre St.