



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
FEBRUARY 21, 2018

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

COMMISSION MEMBERS:

William La Voie, *Chair*
Anthony Grumbine, *Vice Chair*
Michael Drury
Steve Hausz
Ed Lenvik
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, Drury, Hausz, Lenvik (until 4:18 p.m.), Mahan, Orías, and Veyna

Commissioners absent: Grumbine

Staff present: Unzueta (until 3:41 p.m.), Hernandez, Plummer, and Sanchez

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **February 7, 2018**, as amended.

Action: Drury/Hausz, 6/0/1. (Hausz abstained from Item 9. Grumbine absent.) Motion carried.

C. Consent Calendar:

Motion: Continue Item C.

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

Motion: Ratify the Consent Calendar of **February 21, 2018**, as reviewed by Commissioner Mahan.

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

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

1. Ms. Plummer announced that Commissioner Grumbine is absent from today's meeting.
2. Ms. Hernandez announced that the three City Landmark recommendations from the HLC will be considered at the City Council meeting of March 6: the Live Oak Dairy Building, Margaret Baylor Inn/Lobero Building, and La Arcada Building. A representative from the HLC is requested to attend.

Chair La Voie asked that Commissioner Grumbine be notified, and the Chair will also try to attend.

E. Subcommittee Reports:

Commissioner Drury reported on the Sign Committee meeting of February 13.

F. Appointment of Members to Los Patos/Cabrillo Roundabout and Railroad Bridge Design Ad Hoc Subcommittee:

Public Comment:

Kellam de Forest stated that people have expressed to the Pearl Chase Society their opposition to a roundabout at this location.

Motion: Appoint Commissioners Drury, Mahan, and Veyna to the subcommittee.

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

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

1. 1415 DOVER RD

(1:45)

Assessor's Parcel Number: 019-201-001

Owner: Paul and Julie Candau

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the American Colonial style house designed by architect Leonard Cooke in 1927 and constructed in 1928, located at 1415 Dover Road.)

Actual time: 1:49 p.m.

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

Public comment opened at 1:52 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2018-2 to designate as a Structure of Merit the American Colonial Revival style house located at 1415 Dover Road.

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

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

2. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

(1:55) (The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 16, 2018 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

Actual time: 1:54 p.m.

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

Public comment opened at 1:55 p.m.

Kellam de Forest asked if the Rosemary Lane houses (designed by the Moody sisters) have been considered for a historic district instead of individual designation.

Ms. Hernandez responded that the Historic District Ordinance is not yet passed; furthermore, there are only six Moody houses on that street, unlike other historic districts, which encompass many more buildings. Individual Structure of Merit designation will provide protection for the homes until a historic district can be considered.

Public comment closed at 1:58 p.m.

Motion: Adopt Resolution of Intention 2018-3 to hold a Public Hearing on May 16, 2018 to consider Structure of Merit designations of the multiple historic resources per attached Exhibit A.

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

HISTORIC STRUCTURES REPORT

3. 610 SIERRA ST

R-2 Zone

(2:00) Assessor's Parcel Number: 025-404-002
Application Number: MST2017-00774
Owner: Jane Killebrew
Agent: Roberta Serbia
Architect: Susan Sherwin

(The Spanish Colonial Revival residence constructed in 1924 is on the City's Potential Historic Resources List, eligible to be designated a Structure of Merit. Proposal to convert the existing 396 square foot two-car garage to habitable space and construct a new 442 square foot two-car garage. Also proposed are an interior remodel, additions to the dining room, entry area, service porch, master bedroom, and existing second-floor deck. The project will include a new exterior stair to the upper deck, a new spa, and hardscape. The proposed total 3,193 square feet on an 8,155 square foot lot is 99% of the maximum guideline floor-to-lot area ratio.)

(Review of the Historic Structures/Sites Report prepared by Alexandra Cole. The report concluded that the building does not rise to a level to be considered eligible to be designated as a Structure of Merit.)

Actual time: 2:02 p.m.

Present: Susan Sherwin, Architect; and Alexandra Cole, Historian

Staff comments: Ms. Hernandez stated that she reviewed the report and agrees with its conclusions.

Public comment opened at 2:04 p.m.

Kellam de Forest wondered why the property’s construction is not listed in the plan books.

Public comment closed 2:05 p.m.

Individual comments:

1. Commissioner Drury stated that the home is part of a cultural and visual landscape that is significant on this small street. The owner and architect should tread lightly to keep the relationship between this house and those adjacent to it. Together they represent as valuable a view as any in the City because of how the buildings relate to each other.
2. Chair La Voie stated that this home, in conjunction with the two houses above it, represents a unique example of Spanish Colonial Revival style, regardless of the lack of a tile roof. As this relationship and other character-defining elements of the architecture have not been discussed adequately, he finds the report incomplete.

Motion: Accept the report and its conclusion that the property does not warrant Structure of Merit designation.

Action: Lenvik/Hausz, 4/3/0. (Drury, La Voie, and Orías opposed. Grumbine absent.) Motion carried.

HISTORIC STRUCTURES REPORT

4. 219 E HALEY ST

M-C Zone

(2:10) Assessor’s Parcel Number: 031-202-014
 Application Number: MST2016-00078
 Owner: Price Living Trust
 Architect: Greg Christman

(Proposal for a new mixed-use development using the Average Unit Density Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units totaling 3,416 square feet and the construction of a four-story (previously three-story) mixed-use development. The new residential unit mix will include 14 two-bedroom units (8 townhomes, 5 flats), 16 one-bedroom units, and 5 studios, totaling 35 residential units and 26,093 square feet, with an average unit size of 732 square feet. Also proposed are two commercial spaces totaling 1,816 square feet. Total development on site will be 52,055 square feet. The proposed density on this 25,541 square foot parcel will be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 35 covered parking spaces for the residential units and 7 covered parking spaces for the commercial area, with 38 spaces required. Grading is yet to be determined. Planning Commission review is required.)

(A. Review of the Historic Structures/Sites Report prepared by Alexandra Cole for 219 E. Haley. The report found the property does not meet the criteria to qualify as a historic resource.)

(B. Review of the Historic Structures/Sites Report prepared by Alexandra Cole for 221 E. Haley. The report found the property does not meet the criteria to qualify as a historic resource.)

Actual time: 2:14 p.m.

Present: Alexandra Cole, Historian

Staff comments: Ms. Hernandez stated that for Part A, the Commission is requested to consider the demolition of all seven structures at 219 E. Haley. If the Commission denies the demolition permit, then according to the Municipal Code, it must initiate designation as a City Landmark. For Part B, if the Commission finds the buildings next door at 221 E. Haley significant, the new development at 219 E. Haley must be found compatible with those buildings.

Public comment opened at 2:18 p.m.

Kellam de Forest stated that these little houses have been part of the “vernacular cultural landscape” of the area for decades, and tearing them all down and building a four-story development will change the landscape of this area and Santa Barbara.

Public comment closed at 2:19 p.m.

Motion: Accept the reports for both 219 and 221 E. Haley Street and their conclusions that the properties do not rise to the level of Structure of Merit designation, with conditions:

1. The Commission expressed concern about: increased density and its impact on quality of life; the loss of a “story” of Santa Barbara of low-cost workforce housing; and this example of historical declassification caused by demolition due to neglect and abuse.
2. Prior to demolition, the two properties shall be recorded with site plans, plot plans of the entire block, and black and white archival photographs, to be deposited at the Glenhill Library.
3. Salvage work shall be conducted, to include both historic and contemporary additions.

Action: Mahan/Drury, 6/1/0. (La Voie opposed. Grumbine absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:33 TO 2:40 P.M. ***

DISCUSSION ITEM

5. ACCESSORY DWELLING UNIT (ADU) ORDINANCE

(2:35) Staff: Marck Aguilar, Project Planner
Rosie Dyste, Project Planner

(ADU discussion of design standards for administrative approval, proposed for inclusion in the ADU Ordinance. The draft ADU Ordinance is scheduled for a City Council Ordinance Committee hearing on February 27, 2018, for review and to make a recommendation to City Council.)

Actual time: 2:40 p.m.

Present: Marck Aguilar, Project Planner

Public comment opened at 2:51 p.m.

1. Kellam de Forest stated that ADUs should match primary residential units across the board, not just if they meet certain criteria. He also stated that height, especially for garage additions, needs to be studied more so ADUs do not tower over primary structures.
2. Everett Woody stated that state law mandates ADU permitting be ministerial only; this makes it difficult for the HLC to establish design criteria that complies with the law and maintains the architectural integrity of the community. He requested the HLC continue this item until staff provides a legal opinion about the design criteria's compliance with state law.
3. Alex Pujo (appeared with Tere Jurado) emphasized that ADU proposals will mostly be conversions of existing small structures, which should not require so much review and so many fees. This is the most important ordinance of this generation; people want less bureaucracy and more housing. These design guidelines will become standards, and they are not legal. He discussed height, stating that ADU units in the rear could have different height requirements than others. He also expressed concern about privacy standards, which are mostly taken from the Single Family Design Guidelines; these might be flexible for primary unit applications, but will be standards for ADU applications and will reduce the number of ADUs.
4. Mara Hochman stated that her neighbor is proposing a two-story ADU, and she asked questions about when the City ordinance will be enacted and its provisions for enforcement and for minimizing impacts on noise, privacy, and parking.

Public comment closed at 3:08 p.m.

Public comment reopened at 3:40 p.m.

Alex Pujo emphasized that single-family dwelling additions for which none of the criteria under Item 8, Design Style, apply do not undergo any design review, and it would be illegal to require this review for ADUs.

Public comment closed at 3:41 p.m.

Discussion held.

Commission comments:

- The state is painting planning with a broad brush with this type of legislation.
- Ministerial approval is a concern; there must be a provision for keeping the HLC informed.
- Emphasized that Item 8, Design Style, should read: "New detached or attached Accessory Dwelling Units *shall be compatible* [not "matching"] with the design of the Primary Residential Unit in style, fenestration, materials, colors, and details," with no further qualifications. This standard should be applied to all units; requiring it for some units but not others will degenerate neighborhoods, reduce property values, and is not consistent with the Secretary of the Interior's standards for historic properties, which require compatibility.
- ADU structures should be made to look residential; this criterion is missing.
- A statement requiring "sensitivity to historic structures" is missing.
- Provisions to soften the ADU from the streetscape are very important.
- The "Santa Barbara Colors" guide should be made available to staff when making approvals.

- Solar access, street safety, privacy, and quality of life are important considerations.
- Water resources should be considered.
- Keep the prohibition on ADUs in the mountainous fire zones. The coastal fire zones should be included in the prohibition as well. The Painted Cave Fire is a prime example of what can occur.
- There is a concern about building in the flood zone, considering the recent disaster.
- Requirements for submittal should include a site plan, floor plan, and elevations demonstrating compliance.

Additional comments:

Commissioner Lenvik:

- Item 5, Garage Conversions, should read: "If a garage is converted to an Accessory Dwelling Unit, the garage door opening shall be replaced with siding, or residential windows and doors, to match the existing garage *walls and detailing*."
- Furthermore, to make the ADU blend in, unnecessary driveway to the garage should be removed, so that it looks like a home.
- Questioned why Item 7b, Front Yard Location, requires that the ADU be screened from the street view by landscape or topography, when a primary residential unit would not be required to landscape that view.
- Doubted that Item 9c, Privacy Standards, is a criterion for additions to single-family homes and asked staff to research that, as the relevance was not understood.
- It should be pointed out in the document that the Solar Access Ordinance applies to ADUs.
- Additional units are going to exacerbate parking problems, which is a street safety issue that should be considered.

Commissioner Veyna:

- We are adding housing with ADUs, but how do we make them affordable?

*** THE COMMISSION RECESSED FROM 3:41 TO 3:50 P.M. ***

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**6. 3014 PASEO DEL REFUGIO****(3:20)** Assessor's Parcel Number: 053-201-011

Owner: Nancy Tuomey and Frederick Graham

(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 constructed in 1928 located at 3014 Paseo Del Refugio.)

Actual time: 3:50 p.m.

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

Motion: Adopt Resolution of Intention 2018-4 to hold a Public Hearing on March 7, 2018 to consider Structure of Merit designation of the Spanish Colonial Revival style house located at 3014 Paseo Del Refugio.

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

CONCEPT REVIEW - NEW**7. 3014 PASEO DEL REFUGIO****RS-7.5 Zone****(3:20)** Assessor's Parcel Number: 053-201-011

Application Number: MST2018-00044

Owner: Nancy Tuomey and Frederick Graham

Architect: Jonathan Villegas

(The Spanish Colonial Revival residence, constructed in 1927, is eligible for designation as a Structure of Merit. Proposal for a 1,345 square foot addition and interior remodel to the one-story, single-unit residence. The existing 476 square foot detached garage is proposed to be demolished and will be replaced with a new detached accessory building, consisting of a two-car garage and second floor Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other improvements include a new trellis, outdoor fireplace, new ribbon driveway, and alterations to the front façade and entry patio. The proposed total of 2,748 square feet of development on an 8,959 square foot lot is 80% of the maximum guideline floor-to-lot area ratio (FAR).)

(Concept Review. Comments Only.)

Actual time: 3:56 p.m.

Present: Jonathan Villegas, Architect; and Nancy Tuomey, Owner

Staff comments: Ms. Plummer stated that the Commission is evaluating the proposed addition to the main residence, not the ADU.

Public comment opened at 4:04 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The next submittal should include the location and design of the garage.
2. The Commission complimented the architect on the drawings but requested that the existing and proposed elevations be shown together rather than on separate pages.
3. This is a good design, compatible with the potential historic resource; the Commission is pleased with the matching of the stucco, style, and windows.
4. The proposal appears to be compatible with neighborhood in size, bulk, and scale.
5. The proposal appears to be consistent with requirements for adding onto a Structure of Merit, should it be so designated.
6. The changes to the front elevation, specifically the porch and French doors, are improvements and provide character.
7. Carry the plaster over the parapet so as to avoid seeing metal flashing.
8. Explore retaining the simplicity of the west wall running into the chimney instead of a tile roof.

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

Individual comments: Commissioner Lenvik stated that if the HLC designates this house as a Structure of Merit, it will have to designate many other houses in this neighborhood. In his opinion, there is nothing significant about this house that would warrant its designation. It is unfortunate that the Commission conducts a design review for a structure that may not be designated. He requested that staff be careful about recommending designations and look at the surrounding neighborhood, as there is much larger context to be considered. He suggested that the Commission drive by the house and neighborhood before the designation hearing.

PROJECT DESIGN REVIEW**8. 20 W FIGUEROA ST****C-G Zone**

(4:05) Assessor's Parcel Number: 039-231-017
 Application Number: MST2017-00772
 Owner: 2024 Fig, LLC
 Applicant: Valerie Froscher

(This building was designed in 1931 by Windsor, Soule, and Murphy in the Spanish Colonial Revival style. Proposal for façade improvements to the existing commercial building including changes to paint, awnings, tile, lighting, and new windows and doors in the existing openings.)

(Project Design Approval is requested. Project was last reviewed on February 7, 2018.)

RECUSAL: Commissioner Lenvik stepped down from this item.

Actual time: 4:18 p.m.

Present: Valerie Froscher, Architect; and Kevin Boss, Owner

Public comment opened at 4:22 p.m., and as no one wished to speak, it closed.

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

1. The Commission compliments the owner for maintaining the integrity of this building and thus the neighborhood.
2. The dimension of the entry doors of the vertical rails shall be wider to mimic the original wood ones.
3. Provide a photograph indicating the original bulkhead height as shown in the plaster return.

Action: Hausz/Drury, 6/0/0. (Grumbine and Lenvik absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 4:31 P.M. ***

EXHIBIT A

APN	St. Number	Prefix	St. Name/Vicinity
019-201-011	1334		Alameda Padre Serra
029-150-038	1226		Alta Vista Rd.
029-033-011	1415		Alta Vista Rd.
029-033-10	1419		Alta Vista Rd.
033-082-010	127-131		Anacapa St.
027-041-018	1830		Anacapa St.
025-251-009	2120		Anacapa St.
025-192-005	2233		Anacapa St.
025-032-003	2535		Anacapa St.
029-060-002	856		Arguello Rd.
027-251-005	326	E.	Arrellaga St.
027-252-005	434	E.	Arrellaga St.
027-212-006	309	W.	Arrellaga St.
027-153-048	1620		Grand Ave.
027-153-047	1630		Grand Ave.
027-153-043	1640		Grand Ave.
027-141-014	1723		Grand Ave.
027-153-037	1740		Grand Ave.
027-153-038	1746		Grand Ave.
027-141-010	1747		Grand Ave.
025-346-015	2010		Grand Ave.
031-201-014	133	E.	Haley St.
031-211-020	301	E.	Haley St.
031-291-007	532	E.	Haley St.
031-303-001	802	E.	Haley St.
037-211-003; 037-211-002	17-23	W.	Haley St.
037-211-028	35	W.	Haley St.
037-161-017	222	W.	Haley St.
027-032-010	35	E.	Islay St.
027-041-012	115	E.	Islay St.
027-111-002	118	E.	Islay St.
027-112-003	224	E.	Islay St.
027-121-001	300	E.	Islay St.
027-051-012	321	E.	Islay St.
027-064-005	512	E.	Islay St.
027-101-007	11	W.	Islay St.
027-101-006	15	W.	Islay St.
027-101-005	21	W.	Islay St.
027-101-004	23	W.	Islay St.
027-101-003	25	W.	Islay St.
027-101-002	29	W.	Islay St.
027-101-001	33	W.	Islay St.
015-093-005	1		Rosemary Ln.
015-093-018	2		Rosemary Ln.
015-093-019	3		Rosemary Ln.
015-093-002	4		Rosemary Ln.
015-091-019	5		Rosemary Ln.
015-091-010	26		Rosemary Ln.
053-231-011	3626		San Remo Dr.
025-131-007	2311		Santa Barbara St.