



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
MINUTES
MARCH 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 Vice Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Drury, Hausz (at 1:32 p.m.), Lenvik, Mahan (at 1:32 p.m.), Orías (until 5:13 p.m.), and Veyna

Commissioners absent: La Voie

Staff present: 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 **March 7, 2018**, as amended.

Action: Drury/Lenvik, 6/0/1. (Orías abstained. La Voie absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 21, 2018**, as reviewed by Commissioners Mahan and Veyna.

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

Commission comment: Regarding Item G, 700 State Street, it was requested that the Commission's concern about signage at this location be forwarded to the Sign Committee, to

ensure proper consideration and enforcement take place. The Commission also encouraged the public to voice concern about this topic to City Council.

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

1. Ms. Plummer announced that tentatively on April 4, prior to the regular HLC meeting, a Special Meeting will take place for a general discussion about purview. This meeting will not be televised. Commissioners should let Ms. Plummer know of any particular items that they would like to discuss.
2. Ms. Hernandez announced that the Five-Year Historic Resources Work Program subcommittee will meet tomorrow, March 22, at 9:00 a.m. at 630 Garden Street in the Director's Conference Room.
3. Commissioner Orías expressed concern about the drought and HLC approvals of landscaping. When a project like the Cabrillo Boulevard Roundabout and Railroad Bridge replacement proposes significant landscaping, will the City actually allow the applicant to execute the approved landscape plan? Or will there be a moratorium until the end of the drought condition? She suggested a discussion about an alternate landscape plan requirement for projects, to include drought-tolerant or low-water landscaping, if the drought necessitates it.

Ms. Plummer responded that there can be a general discussion item about this topic at a future meeting.

E. Subcommittee Reports:

No subcommittee reports.

ARCHAEOLOGY REPORT

1. 743 LITCHFIELD LN

RS-15 Zone

(1:45)

Assessor's Parcel Number:	041-181-010
Application Number:	MST2018-00002
Owner:	Inger L. Budke

(Proposal to construct a 656 square foot, ground-level addition and a 1,364 square foot, lower-level addition to an existing 1,163 square foot, one-story single residential unit. Other site improvements include the relocation of the existing 387 square foot garage. Approximately 255 cubic yards of cut and fill will occur under the main building footprint, and 15 cubic yards of cut and fill will occur outside of the main building footprint, with 270 cubic yards of export to leave the site. The proposed total of 3,570 square feet of development on a 17,656 square foot lot located in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow a new two-car garage and restroom to be located within the required 30-foot front and 10-foot interior setback.)

(Review of a Phase 1 Archaeological Resources Report prepared by David Stone.)

Actual time: 1:58 p.m.

Present: David Stone, Archaeological Consultant

Staff comments: Ms. Plummer 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 1:59 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

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

CONCEPT REVIEW - NEW

2. 1325 STATE ST

C-G Zone

(1:50)

Assessor's Parcel Number:	039-131-017
Application Number:	MST2018-00079
Owner:	Almond Holdings, LLC
Architect:	Susette Naylor

(The two-story commercial building constructed by Winsor Soule may be eligible to be designated a Structure of Merit. Proposal to convert the existing 1,494 square foot second story from existing office occupancy to a residential unit. The proposal includes a remodel at the first floor commercial space, demolition of one of two existing access stairs to paseo, and minor improvements involving a remodel to the existing roof structure, replacement of skylights, and removal of upper floor exterior awnings. No expansion of existing floor area is proposed. The project requires Planning Commission review for an Open Yard Modification for the second floor balcony, and a Parking Modification for the required one residential parking space.)

(A. Review of the Phase I Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the building designed by Soule and Murphy in 1946 is eligible for listing as a Structure of Merit. The proposed project impacts to the significant historic resource would be less than significant (Class III).)

Actual time: 2:01 p.m.

Present: Tim Hazeltine and Pamela Post, Historical Consultants, Post/Hazeltine Associates; and Susette Naylor, Architect, Thompson Naylor Architects

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that the building is eligible as a Structure of Merit and that there is no negative impact from the project.

Public comment opened at 2:03 p.m., and as no one wished to speak, it closed.

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

Motion: Continue indefinitely with comment that the rear storefront is to return to the original Soule design.

Action: Mahan/Hausz. Motion substituted.

The motion was substituted as follows:

Motion: Approve the report with comments:

1. The rear storefront is to return to the original Soule design.
2. If there is significant change to the design, the Urban Historian shall approve the revised report.
3. The property shall be added to the Potential Historic Resources List at the next meeting.

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

(B. Concept Review. Comments Only. Project requires Planning Commission review for an Open Yard Modification for the second floor balcony, and a Parking Modification for the required one residential parking space.)

Actual time: 2:05 p.m.

Present: Tim Hazeltine and Pamela Post, Historical Consultants, Post/Hazeltine Associates; and Susette Naylor, Architect, Thompson Naylor Architects

Staff comments: Ms. Plummer stated that the project has two requested modifications; the Commission should consider if the modifications are aesthetically appropriate. Also, the project will require Project Compatibility Criteria if it is forwarded to the Planning Commission.

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

Straw vote: How many Commissioners are concerned about restaurant odors impacting the residential unit? 7/0 Passed

Straw vote: How many Commissioners can support a two residential unit option? 7/0 Passed

Straw vote: How many Commissioners can support open space being provided outside of the residential unit, such as at nearby parks, instead of changing the balconies? 7/0 Passed

Straw vote: How many Commissioners can support the storefront returning to the original Soule architecture? 7/0 Passed

Straw vote: How many Commissioners can support asking the Planning Commission to restrict occupancy of the residential unit and number of allowed vehicles? 7/0 Passed

Straw vote: How many Commissioners can support the Parking Modification? 5/2 Passed

Individual comments:

1. Commissioner Lenvik can support the Parking Modification; parking is important in the Central Business District, but the project location is at the periphery, and there are opportunities to accommodate off-site parking for a small project at this edge.
2. Commissioner Mahan cannot support the Parking Modification due to a negative cumulative parking impact in the immediate neighborhood.
3. Commissioner Hausz cannot support the Parking Modification and requested that the Planning Commission carefully consider whether it will set a precedent.

Motion: Continue to the Planning Commission with comments:

1. The Commission in its entirety supports the Open Yard Modification because of the proximity of recreational areas.
2. The majority of the Commission supports the Parking Modification.
3. The rear storefront is to return to the original Soule design.
4. Study window openings in the bedrooms. The floor plan will need to allow light, air, and emergency egress.
5. Concern was expressed about restaurant odors and equipment noise impacting the residential unit.
6. An option for two smaller units was supported.
7. The Commission requests that the Planning Commission, if possible, restrict the occupancy and the number of allowed vehicles for the residential unit.
8. 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 size, mass, bulk, and scale of the project 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. Public views of the ocean and mountains are not affected.
 - f. The use of open space and landscaping is irrelevant.

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

CONCEPT REVIEW - CONTINUED

3. 806 VINE AVE

R-M Zone

(2:30)

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 a designated 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. Project requires a Modification by the Staff Hearing Officer for the reduced area of qualifying open yard.)

(A. Review of the Phase II Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that the proposed project's impacts to significant historic resources on and adjacent to the existing location of the resource and its proposed relocation from 415 Old Coast Highway to 806 Vine Avenue are less than significant (Class III).)

Actual time: 2:54 p.m.

Present: Keith Rivera, Architect; Jessica Harlan, Landscape Architect, Barefoot Designs; and Pamela Post and Tim Hazeltine, Historical Consultants, Post/Hazeltine Associates

Staff comments: Ms. Hernandez listed revisions to be made to the report. On page 4, state the material of the porch floor and steps, and if it is not the original material, state whether it will be restored. On page 18, discuss restoration of the windows, front doors, and siding in the scope of work; also, add more discussion of the French doors in the front and whether they are original. On page 22, note that the brick chimney will be a veneer to match the original. On page 30, under Standard 6, instead of retaining windows "to the maximum extent feasible," there should be stronger language that all materials will be evaluated as per the preservation briefs and also reviewed by the Urban Historian and the historical consultants to determine if they can be restored or replaced.

Public comment opened at 2:58 p.m., and as no one wished to speak, it closed.

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

Motion: Continue the report indefinitely with comment that the design changes will be incorporated into the report if necessary.

Action: Mahan/Drury. Motion substituted.

The motion was substituted as follows:

Motion: Accept the report with comment that the Commission expects an Addendum to the report when the requested changes are made to the architecture.

Action: Mahan/Hausz, 7/0/0. (La Voie absent). Motion carried.

Individual comment: Commissioner Drury requested that future reports include cross-street names in the street maps.

(B. Second Concept Review. Comments Only. Project requires a Modification by the Staff Hearing Officer for the reduced area of qualifying open yard. Project was last reviewed on September 6, 2017.)

Actual time: 3:02 p.m.

Present: Keith Rivera, Architect; Jessica Harlan, Landscape Architect, Barefoot Designs; and Pamela Post and Tim Hazeltine, Historical Consultants, Post/Hazeltine Associates

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

Straw vote: How many Commissioners can support the modification for the open yard? 7/0 Passed

Motion: Continue to the Staff Hearing Officer with comments:
1. The Commission supports the Open Yard Modification.

2. The Commission thanks the applicant for a great project and for saving this Craftsman house.
3. Study the lower termination of the shingles and the head height of the windows for the lower level, including the detail of the belly band.
4. Study the head height of the two external doors on the lower level as well as the garage door.
5. Study a visual support for the pop-out and it not extending to the end of the eave.
6. Study restoring the front elevation to the original.
7. Provide the detailing of the brick veneer, weep screed with plaster to grade, and stucco texture.

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

*** THE COMMISSION RECESSED FROM 3:42 TO 3:50 P.M. ***

CONCEPT REVIEW - NEW

4. 1220 STATE ST

C-G Zone

(3:15)

Assessor's Parcel Number:	039-183-059
Application Number:	MST2016-00555
Owner:	Nasssau Land Company, LP
Applicant:	The Towbes Group, Inc.
Architect:	The Cearnal Collective, LLP
Engineer:	Stantec Engineers

(Proposal for exterior improvements to the existing public paseo north of the Granada Theatre. The project includes the demolition of an existing pedestrian ramp and repaving of an existing parking lot. Construction of two new residential garages of 470 and 567 square feet are proposed, as well as a new trash and recycling enclosure. Improvements to the public paseo will include a new stair, ramp, and lighting, and new 8'-6' foot high walls to enclose bus/truck parking service to the Granada Theatre. Access to the parking garages, bus/truck parking, and trash/recycling enclosure will be off Paseo De Las Granadas, with no changes to occur to Paseo De Las Granadas. The paseo connecting State Street to Paseo De Las Granadas will be enhanced with a new site wall, landscaping, lighting, and paving to match Paseo De Las Granadas. Lot line adjustments are required for the existing parcels to accommodate the proposed configuration.)

(Concept Review. Comments Only. Project requires Planning Commission review for the proposed lot line adjustment.)

Actual time: 3:50 p.m.

Present: Andrew Salter, Applicant, Towbes Group; Brian Cearnal, Architect, The Cearnal Collective, LLP; and Allison De Busk, Project Planner, City of Santa Barbara

Public comment opened at 4:02 p.m.

Anna Marie Gott stated that the rendering is not shown to scale and does not accurately represent what is existing; she pointed to several problems of the proposed configuration.

Public comment closed at 4:07 p.m.

Commission comment: The HLC would like to attend the Planning Commission’s site visit when it occurs.

Motion: Continue to the Planning Commission with comments:

1. The Commission finds the direction of the project compatible with this particular area and El Pueblo Viejo.
2. The differentiation of public and private areas by paving is important and functional, though the gray concrete is not appropriate to El Pueblo Viejo.
3. Correct the perspective of the rendering so it is accurate; it should show the differentiation of the paving and the appropriate wall heights.
4. Keep the bollards.
5. The current design of the garages is supportable, with future study of a possible gable roof.
6. Study the wall lighting.
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.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara.
 - c. The size, mass, bulk, height, and scale of the project are appropriate to this area.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks.
 - e. There are no scenic public vistas for this site.
 - f. Landscaping should be studied and increased if possible.

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

CONCEPT REVIEW - NEW

5. 209 STATE ST

C-2/SD-3 Zone

(4:00) Assessor’s Parcel Number: 033-042-017
 Application Number: MST2018-00110
 Owner: City of Santa Barbara
 Applicant: Teri Green

(This is a designated City Landmark: Southern Pacific Railroad Station, constructed in 1905. Proposal to install eight prefabricated bike lockers in conjunction with the new commuter train service, commencing in Santa Barbara on April 2, 2018. The bike lockers are to be painted Malaga green and constructed of fiberglass reinforced plastic to resist impact and stains. The bike lockers are to be installed in a semicircle configuration, totaling approximately 109 square feet, atop the existing concrete area adjacent to the handicap parking at the west end of the lot.)

(Concept Review. Action may be taken if sufficient information is provided. Findings for alterations to a City Landmark are required.)

Actual time: 4:47 p.m.

Present: Kent Epperson, SBCAG; and Victor Garza, Parking Superintendent, City of Santa Barbara

Staff comments: Ms. Hernandez stated that the railroad depot is a sensitive site, both a City Landmark and on the National Register of Historic Places. She and the applicants looked for a location for the bike lockers that would not impact the historic portions of the site. The proposed location is out of the historic designation boundaries and will not negatively impact the historic resource.

Public comment opened at 4:54 p.m., and as no one wished to speak, it closed.

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

1. The alteration to the City Landmark is acceptable because it is distant from the railroad depot.
2. The color shall be Malaga green, matching the "Santa Barbara Colors Guide."

Action: Mahan/Drury. Motion amended.

Amended

Motion: Project Design Approval and Final Approval with comments:

1. The alteration to the City Landmark is acceptable because it is distant from the railroad depot.
2. The color shall be Malaga green, matching the "Santa Barbara Colors Guide," to be verified by staff.
3. This is a pilot project; if expanded, the applicant shall return for further review.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED

6. 24 W GUTIERREZ ST

M-C Zone

(4:20) Assessor's Parcel Number: 037-211-020
 Application Number: MST2017-00303
 Owner: Susan Budinger Loncki Trust
 Applicant: Ryan Jeffrey

(The proposal involves relocation or salvage of historic materials and demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building, containing two residential condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,532 and 3,445 square feet.)

(Fifth Concept Review. Comments Only. Project requires review by the Staff Hearing Officer for a Tentative Subdivision Map. Project was last reviewed on February 7, 2018.)

Actual time: 5:13 p.m.

Present: Ryan Jeffrey, Applicant; Jarrett Gorin, Land Use Planner, Vanguard Planning; and Kathleen Kennedy, Associate Planner, City of Santa Barbara

Staff comments:

1. Ms. Kennedy stated that the applicant has not yet addressed some of the Development Application Review Team (DART) comments, specifically about increasing the open yard. In addition, the project needs to be raised to address base flood elevation.
2. Ms. Plummer stated that the project will require an Open Yard Modification.

Public comment opened at 5:30 p.m.

1. Judith Hopkinson, neighbor, stated that the reduction of the tower is an improvement. However, the height of the northeast and west walls is still oppressive. Also, open space is for the benefit of not only the residents of a building but also for people around it, and it does not exist in this proposal.
2. Neil Ablitt, neighbor, stated that while the building will obstruct his view, it is an improvement for the area. He encouraged the Commission to move the project forward. Suzanne Ablitt ceded her time to Mr. Ablitt.

Public comment closed at 5:36 p.m.

Motion: Continue to the Staff Hearing Officer with comments:

1. The proposed modification is aesthetically appropriate because open yard area would not be successful and usable on the ground floor and is more appropriate adjacent to the living space. The modification does not pose consistency issues with the El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. Increase the setback and redesign the second- and third-floor terraces.
3. Study thickening the corners of the front façade at ground level, and study the three arches on the front commercial space.
4. Increase the size of the chamfers on the tower.
5. Inset the windows on the tower.
6. Align the Juliet balcony with the opening below to the commercial space.
7. Increase the window width for both bedrooms on the northwest elevation.
8. Study the piercings, the tops, and the wall surfaces of all three exterior elevations to break up the monotony where there are large masses of plaster.
9. Restudy the triple arch element on the southwest elevation.
10. Study alternative finial designs on the southeast and northwest elevations.
11. Look for places for vine pockets.
12. Possibly use shade trees instead of Italian cypress.
13. The garage door configuration as presented is supportable.

Action: Hausz/Drury, 5/1/0. (Lenvik opposed. La Voie and Orías absent.) Motion carried.

Individual comments: Commissioner Lenvik opposed because the proposal continues to locate the garage door opening immediately at the building face and not recessed back.

PROJECT DESIGN REVIEW**7. 501 BRINKERHOFF AVE****C-G Zone**

(4:45) Assessor's Parcel Number: 037-162-008
 Application Number: MST2015-00111
 Owner: Ryan & Jil Bell
 Applicant: Jarrett Gorin
 Architect: Gordon Brewer

(This is a revised project description. The single-unit residence is a designated Structure of Merit: Bungalow Triplet, and is located in the Brinkerhoff Avenue Landmark District. Proposal to replace a shed roof with a gabled roof that will increase the roof height for a portion of the dwelling, and for exterior alterations including new windows and doors and an interior remodel to an existing 708 square foot, one-story, single-family residence with a covered entry deck. No new square footage is proposed to the dwelling, and no parking exists at the site. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00472). Project received Staff Hearing Officer approval on October 12, 2016, for a zoning modification to allow an increased roof height and alterations to the dwelling in the required front setback.)

(Project Design Approval and Final Approval are requested. Historic Resource Findings are required. Project was last reviewed on October 7, 2015.)

Actual time: 6:15 p.m.

Present: Jarrett Gorin, Land Use Planner, Vanguard Planning

Public comment opened at 6:22 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The project will not cause a substantial adverse change in the significance of the historic resource in the historic district.
2. The drawings will reflect double-hung windows in all locations.
3. Provide a detail for the indicated water table and skirt.
4. The colors shall be Seal Gray for the trim and fascia, Gargoyle for the entry door and sash, and Linen for the body.
5. Staff is to verify that all the above conditions are met.

Action: Lenvik/Drury, 6/0/0. (La Voie and Orías absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED**8. 701 ANACAPA ST****C-G Zone**

(5:15) Assessor's Parcel Number: 037-092-010
 Application Number: MST2018-00037
 Architect: Kevin Moore
 Owner: Roy W. Yeabsley Living Trust

(This building is on the City's Potential Historic Resources List: Livingston Arts and Crafts Center, Plunkett design. Proposal for shell and core improvements, including replacement of two existing windows, infilling the wall on the east elevation, and adding a new folding window system and bar-top. Project includes repairing existing pavers, and adding a new fountain at the east side of the building.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on March 7, 2018.)

Actual time: 6:29 p.m.

Present: Kevin Moore, Architect

Public comment opened at 6:42 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. Return with a new proposal. The Commission is very concerned about the protection of this building and that whatever is done is aesthetically appropriate.
2. Provide more information on the existing ironwork, including measurements and close-up photographs. The new ironwork should be compatible with the existing second-floor historic ironwork.
3. The majority of the Commission supports the fountain.
4. The patio brick is acceptable.
5. Protect the bulkhead; the second bay from the north end of the building could be revised to match the existing third bay in plane.
6. The Commission would like to see one door at the northern-most entrance. The Commission recognizes that the angle of windows will have to be revised to meet handicapped standards; this is a reasonable change to a historic building.
7. Reconsider the seating pattern on the brick; perhaps diners do not need to face in.

Action: Mahan/Drury, 6/0/0. (La Voie and Orías absent.) Motion carried.

*** MEETING ADJOURNED AT 7:19 P.M. ***