



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION MINUTES MAY 16, 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
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair La Voie.

ATTENDANCE

Commissioners present: La Voie (absent 4:40-5:03 p.m.), Grumbine, Drury, Hausz (until 4:40 p.m.), Lenvik, Mahan, Orías (absent from 3:25–4:50), and Veyna

Commissioners absent: None

Staff present: Hernandez, Plummer, Reidel, and Krystal M. Vaughn, Senior Commission Secretary

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 2, 2018**, as amended.

Action: Drury/Mahan, 5/0/3 (Hausz abstained. Grumbine abstained from Items 4, 5, and 10. La Voie abstained from Item 10) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 16, 2018**, as reviewed by Commissioners Mahan (Items A through C) and Grumbine (Item D).

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

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

1. Ms. Plummer announced the following:
 - a. The Cabrillo Roundabout Proposal will be reviewed by the Planning Commission on May 17, 2018.
 - b. During the Historic Landmarks Commission meeting on June 13, 2018, there will be a staff presentation on ADA compliance as it relates to design review.
 - c. City Council approved the Accessory Dwelling Unit Ordinance with a 5/0 vote on May 15, 2018; the ordinance will go into effect on June 14, 2018, and the draft ordinance is currently available to view online.
2. Commissioner Oriás requested that the Commission have a discussion on landscaping due to the continued drought, presented The Historic Specimen Tree Action Plan, and requested that copies be made and distributed to the Commission. Commissioner Drury supported Commissioner Oriás's statement and Staff stated that they will produce a tentative date for the discussion.
3. Commissioner Hausz announced that he will be leaving at 5:00 P.M.
4. Commissioner Mahan announced that the Upper East Side is not interested in pursuing a historic district at this time.

E. Subcommittee Reports:

No subcommittee reports.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

(1:50)

Staff: Nicole Hernandez, Urban Historian

(Review of Staff Reports and Public Hearing to consider Structure of Merit designation of 47 historic resources per attached Exhibit A.)

Actual time: 1:42 p.m.

Present: Nicole Hernandez, City of Santa Barbara Historian

Staff comments: Nicole Hernandez, City of Santa Barbara Historian, announced that the owner of 1723 Grand Avenue requested to be postponed to a later round of designation due to schedule conflict and 532 E Haley Street was removed from the list as it was found to not qualify as a Structure of Merit in a Historic Structures/Sites Report that was accepted by the HLC in 2002. The staff at the time did not remove it from the Potential Historic Resources List. Ms. Hernandez also provided a brief summary on what mass designations are and the City's process. Ms. Hernandez later reported that 309 West Arrellaga Street was removed from the attached Exhibit A and postponed at the owner's request due to a scheduling conflict. The item will be added to the next round of designations.

Public comment opened at 1:48 p.m.

The following people expressed support:

1. Christine Hoehner discussed the 6 Moody cottages on Rosemary Lane and clarified key architectural features that support historic structures of designation. Chair La Voie counted for the record that 14 members of the public came to support the designation of the 6 Moody cottages.
2. Rose Thomas reiterated the historic significance and architectural features of the 6 Moody cottages on Rosemary Lane, particularly the diamond pane windows and submitted a letter from Mo Masson; the granddaughter of Dixon McQuitty (the contractor that worked with Harriet Moody on the cottages).
3. Gary Dennis James, owner of 1747 Grand Avenue, stated the home was very distressed when purchased and he re-built it to keep its original integrity, he is in favor of the designation.
4. Laura Bridley expressed that she is in support of the entire list, particularly the cottages on Rosemary Lane, and commemorates staff. Ms. Bridley also submitted written correspondence.
5. Charles Metrebian, owner of 26 Rosemary Lane, read a letter supporting the designation of the Moody cottages and submitted written correspondence with a list of references validating Harriet Moody's significance as a designer and the significance of the cottages on Rosemary Lane.
6. Lyn Krieger voiced her support for the designation of the Moody cottages on Rosemary Lane as Structures of Merit.
7. Correspondence from Fermina Murray, Donna and Larry Mason, Maureen Mason, Warren and Margaret Evans, Steve Dowty, Holly Sherwin, and Mary Louise Days in support of the designation of the Moody Cottages on Rosemary Lane as Structures of Merit was acknowledged.
8. Correspondence from Barbara Hall Peck and Carol Hall Swingle in support of the designation of 2120 Anacapa Street as a Structure of Merit was acknowledged

The following people expressed opposition or concerns:

1. Susan Dunton, owner at 35 East Islay Street, stated her property deemed a Structure of Merit is undesirable and believes it is not in its original condition due to additions made to the house.
2. Sharon Speck, owner at 118 East Islay Street, stated that she does not want her home designated as a Structure of Merit and clarified that modifications and additions have been made to the property.
3. Correspondence from Helen and Kay Wong objecting to the designation of 15 W. Islay as a Structure of Merit was acknowledged
4. Correspondence from Robert Malloy, owner at 1334 Alameda Padre Serra, requesting that he be removed from the Structures of Merit list was acknowledged.
5. Correspondence from an unidentified owner at 118 East Islay Street stating that they do not wish to be on the list was acknowledged.

Public comment closed at 2:23 p.m.

Straw vote: How many Commissioners can support 35 East Islay Street remaining on the list to be designated a Structure of Merit? 7/1 Passed

Straw vote: How many Commissioners can support 118 East Islay Street remaining on the list to be designated a Structure of Merit? 8/0 Passed

Straw vote: How many Commissioners can support 1830 Anacapa Street remaining on the list to be designated a Structure of Merit? 8/0 Passed

Straw vote: How many Commissioners can support 222 West Haley Street being removed from the list to be designated a Structure of Merit? 1/7 Failed

Straw vote: How many Commissioners can support 802 East Haley Street being removed from the list to be designated a Structure of Merit? 1/7 Failed

Straw vote: How many Commissioners can support 1746 Grand Avenue remaining on the list to be designated a Structure of Merit? 6/1/1 (Drury Abstained) Passed

Straw vote: How many Commissioners can support 1620 Grand Avenue being removed from the list to be designated a Structure of Merit? 7/0/1 (Drury Abstained) Passed

Straw vote: How many Commissioners can support 856 Arguello Road remaining on the list to be designated a Structure of Merit? 7/1 Passed

Straw vote: How many Commissioners can support 127 Anacapa Street being removed from the list to be designated a Structure of Merit? 2/6 Failed

Straw vote: How many Commissioners can support 434 East Arrellaga Street being removed from the list to be designated a Structure of Merit? 3 / 4 Failed. It was noted that the Olive Street elevation retained integrity and the Arrellaga elevation has been altered.

Straw vote: How many Commissioners can support 301 East Haley Street remaining on the list to be designated a Structure of Merit? 3/5 Failed

Straw vote: How many Commissioners can support 1419 Alta Vista Road remaining on the list to be designated a Structure of Merit? 0/8 Failed

Straw vote: How many Commissioners can support 1334 Alameda Padre Serra remaining on the list to be designated a Structure of Merit 8/0 Passed

Straw vote: How many Commissioners can support 15 West Islay Street remaining on the list to be designated a Structure of Merit? 8/0Passed

Straw vote: How many Commissioners can support 3626 San Remo Drive being removed from the list to be designated a Structure of Merit? 4/4Failed

Motion: Remove the following addresses from Exhibit A and the Potential Historic Resources List due to extensive alterations that have compromised their historic integrity:

1. 301 East Haley, 1419 Alta Vista Road, and 1620 Grand Avenue

Action: Mahan/Veyna, 7/0/1. (Drury abstained from Items on Grand Avenue.) Motion carried.

Motion: Postpone the following addresses:

1. 111 East Arrellaga Street to June 13, 2018; 1723 Grand Avenue due to owner unable to appear.

Action: Drury/Veyna, 7/0/1. (Drury abstained from Items on Grand Avenue.) Motion carried

Staff comment: It was later noted during ratification of these minutes that 326 Arrellaga St., from Exhibit A, Potential Historic Resources List, will be re-noticed and added to the next collective designated Potential Historic Resources List.

Motion: Adopt Resolutions to designate as Structures of Merit the multiple historic resources per attached Exhibit A. except for those removed or postponed.

Action: Grumbine/Mahan, 6/1/1. (Drury abstained from Items on Grand Avenue. Lenvik opposed.) Motion carried.

Individual comments: Lenvik stated that because the Commission is nominating numerous residences that he believes do not warrant Structure of Merit status, he must vote against the entire list which is being offered in one motion.

*** THE COMMISSION RECESSED FROM 3:15 TO 3:25 P.M. ***

CONCEPT REVIEW - CONTINUED

2. 226 E ANAPAMU ST

O-R Zone

(2:35)

Assessor's Parcel Number:	029-162-006
Application Number:	MST2017-00092
Owner:	Barranca Enterprises, Inc.
Architect:	DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008,-029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated office/High Density within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires concept review by Planning Commission.)

(Fourth Concept Review. Comments Only. Project requires review by Planning Commission. Project design was last reviewed on April 4, 2018.)

Actual time: 3:25 p.m.

Present: Mark Sheild and Jason Greer, DesignARC; and Greg Wrights, Project Applicant

Public comment opened at 3:46 p.m.,

The following people expressed opposition or concerns:

1. Kellem De Forest stated that the project is still too big and needs the height figures to be specified. Mr. De Forest also inquired if the Queen Ann Structures will lose their structure of merit designation if they are moved.
2. Alison Galindo is enthusiastic about the new development and supports the Queen Ann Buildings being moved; however, the project is still too large for the neighborhood, a two-story project would be more appropriate, the project is too dense, and creates parking concerns. Ms. Galindo also requested that landscaping be implemented to encourage privacy and discourage trespassing.
3. Paul Kontos is concerned with the integrity of the motor court being maintained and the height of the project.
4. Sasha Kapernekas stated that the project damages the integrity of the courtyard and the style is incompatible with the neighborhood.
5. Theron Kontos requested that the two rear bungalows be restored instead of demolished so as to maintain the integrity of the courtyard and stated that the project is too high and will impact traffic negatively.
6. Josephine DiLoreto asked about the underground parking and wanted to know where the entrance and exits would be located. Ms. DiLoreto also stated that she would like the applicant to consider ways to maintain the courtyard.
7. Steve Hogerman stated that the size, bulk, and scale of the project is incompatible with the neighborhood, believes the two houses up for demolition add to the character of the neighborhood so their removal will negatively impact the street scape, suggests that the applicant consider building behind the existing cottages or applying for a lot split to keep the cottages intact and separate, and also expressed that signage is insufficient to inform the public of the project.
8. Correspondence in opposition or with concerns from Emily Bell and Mark Ehlen was acknowledged.

Public comment closed at 4:05 p.m.

Straw vote: How many Commissioners can support the 3 styles of architecture proposed? 4/3
Passed

Motion: Continue indefinitely with comments:

1. Printed elevations along with the 3D model should be provided.
2. The size, bulk, and scale of the project is incompatible with the neighborhood.
3. The Commission appreciates the reduction of the building height, the reduction in the number of units, and division of the units.
4. The setbacks currently proposed along Garden Street and East Anapamu Street are inadequate.
5. The Two-story element that was removed should be restored at the corner of Garden Street and Anapamu Street.
6. The scale is incompatible with the incremental increase and scale as identified in the cultural landscape plan.

7. The encroachment of balconies over the private yard and the encroachment of the building into the open space is a concern and should be restudied.
8. A slim majority of the Commission is in support of breaking the building up into the three styles of architecture as proposed, however more information is required.
9. The folding plate roof is not an appropriate roof form on the craftsman style and should be restudied.
10. The building should be more residential in scale and simplified.

Action: Drury/Grumbine, 7/0/1. (Orías abstained.) Motion carried.

*** THE COMMISSION RECESSED FROM 4:40 TO 4:50 P.M. ***

CONCEPT REVIEW - CONTINUED

3. 301 E YANONALI ST

M-1/SP-2/SD-3 Zone

(3:20)

Assessor’s Parcel Number:	017-630-005
Application Number:	MST2012-00494
Owner:	Wright Partners THE
Agent:	Suzanne Elledge Planning and Permitting
Architect:	The Cearnal Collective LLP

(This is a revised project. Proposal to construct a new 25,390 square foot, single-story commercial building and a new 8,065 square foot, two-story building with 138 surface level parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit, Development Plan square footage and two front setback Modifications is required.)

(Seventh Concept Review. Comments Only. Project requires a Zoning Modification by the Planning Commission for the pergola to encroach into the required 10-foot setback along Garden and Yanonali Street. Project requires review by Planning Commission. Project was last reviewed on November 29, 2017.)

Actual time: 4:50 p.m.

Present: Brian Cearnal, The Cearnal Collective; and Trish Allen, Suzanne Elledge Planning and Permitting

Staff comments: Pilar Plummer clarified that the Zoning Modification will be reviewed by the Planning Commission as opposed to the Staff Hearing Officer and during the last review of the project, the Commission made the project compatibility criteria so those comments do not need to be reiterated.

Public comment opened at 4:55 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Planning Commission with comments:

1. The Commission finds the location of the pergola in the setback to be appropriate to the architecture and an asset to the sidewalk experience.
2. The iron fence is more appropriate than the chain link fence.

Action: Mahan/Drury, 6/0/0. (Hausz absent. La Voie stepped down.) Motion carried.

REVIEW AFTER FINAL**4. 29 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(4:00)

Assessor's Parcel Number: 033-112-006
 Application Number: MST2016-00540
 Owner: Hannah Beachside LLC
 Architect: Henry Lenny

(Proposal for exterior alterations to an existing mixed-use building located in the Appeal Jurisdiction of the Coastal Zone. The project proposes a complete remodel of the building façades that includes changes to the building articulation, windows, doors, lighting, and finish details. It also proposes a new attached trash enclosure at the rear, the conversion of 94 square feet of interior space into an outdoor dining patio, and the creation of additional outdoor dining areas. Interior work includes the subdivision and remodel of the existing restaurant into two new restaurant tenant spaces. No change in uses are proposed for the one-bedroom apartment and office spaces on the second floor. Staff Hearing Officer review is required for exterior changes in the required 20 foot front setback.)

(Review After Final is requested for the following: a new ADA ramp and guardrail in lieu of site stair at the dining patio for Tenant A, improvements to fenestration at the first and second floor of Tenant B, addition of an elevator tower, reconfiguration of Tenant B stair roof and second-floor deck with roof extension and addition of a guardrail, railing for the patio dining area at Tenant B, landscaping, lighting fixtures, and revisions to the color and materials board. Project was last reviewed on April 18, 2018.)

Actual time: 5:03 p.m.

Present: Henry Lenny, Henry Lenny Design Studio; Brian Mills, DMHA; and Courtney Miller, CJM::LA Landscape Architects

Public comment opened at 5:25 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with the condition that the project be reviewed by Nicole Hernandez, City of Santa Barbara Urban Historian, to verify that the following revisions have been made:

1. West elevation is still in question as to the relationship between the tower and adjoining wall.
2. The window on the upper-story, southeast corner is to be compatible with the other windows.
3. Detail 17 is to be more traditional and is unacceptable as drawn.
4. Detail 16 on sheet A7.01 needs to be refined,
5. Door D12, on the west elevation, needs to be set back 4 inches from the face of the stucco.
6. The Commission strongly recommends a *howea forsteriana* palm for the corner planter.
7. The working drawings are to match the renderings.
8. The door surround at Oku Sushi should match the scale in the rendering.
9. Striped awnings are not acceptable and should be solid in color.
10. The Commission is reluctant to approve black awnings in the district.

Action: Drury/Grumbine, 5/2/0. (Hausz absent.) Motion carried.

REVIEW AFTER FINAL**5. 1816 STATE ST**

C-G Zone

(4:40) Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar II, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(This is a revised project description: Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 210 square feet lobby addition and 92 square feet entry porch, a tower addition with a 138 square feet storage room, a 270 square feet storage room addition on the 3rd floor of the building, a new 312 square feet deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

(Review After Final is requested for the addition of an elevator tower, extension of the balcony corridor, and accessibility improvements. Project was last reviewed on February 22, 2017.)

Actual time: 5:52 p.m.

Present: Dario Pini, Owner; and Brian Murphey, Architect

Staff comments: Pilar Plummer clarified that the project has already received Final Approval; the only elements being reviewed today are the addition of an elevator tower, extension of the balcony corridor, and accessibility improvements that were identified during plan check review.

Public comment opened at 5:56 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks to Consent with comments:

1. The proposed location and scale of elevator is acceptable.
2. Restudy the size of the equipment room and note enlarging the equipment room would be acceptable.
3. The south wall of the elevator tower is to go to ground with at least a 12-inch return, proud of the balcony so that it goes into the wall.
4. The Commission requests landscaping to replace that removed by the elevator tower.

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

REVIEW AFTER FINAL**6. 206 E ANAPAMU ST**

C-G Zone

(5:10) Assessor's Parcel Number: 029-162-039
Application Number: MST2015-00342
Owner: Storke LLC
Applicant: Traci Taitt

(Proposal to demolish the wooden members of an existing 720 square foot trellis for safety measures at the front of an existing commercial development. The existing trellis is failing. The existing stucco columns are proposed to remain. A separate application will be submitted at a later date to replace the trellis with a new design. No new non-residential square footage is proposed.)

(Review After Final is requested for a trellis and landscape improvements. Project was last reviewed on November 1, 2017.)

Actual time: 6:05 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis+Mixon Architects; and Kim True, Landscape Architect, True Nature Landscape Architecture

Public comment opened at 6:09 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks to Consent with comments:

1. The Commissioners are in support of the proposed landscape plan.
2. The outermost posts of the trellis design are to be shifted away from the outside.
3. The Commission supports the removal of the tree ferns and requests that it be replaced with more drought tolerant material and deciduous vines.

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

*** MEETING ADJOURNED AT 6:23 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.
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.
027-252-005	434	E.	Arrellaga St.
031-190-008	1202		Diana Road
027-153-047	1630		Grand Ave.
027-153-043	1640		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.
031-303-001	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.
027-101-007	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.

total adopted 41

May 16, 2018