



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
DECEMBER 12, 2018

11:00 A.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:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

ATTENDANCE

Members present: Mahan and Veyna
Staff present: Hernandez and Plummer

NEW ITEM

A. 536 BRINKERHOFF AVE C-G Zone

Assessor's Parcel Number: 037-163-001
Application Number: MST2018-00611
Owner: Robert Kautz

(The Folk Victorian residence constructed in 1904 is a designated Structure of Merit: Huffman Residence. Proposal to install new ornamental fencing along the property lines bordering Brinkerhoff and Cota Streets. A Minor Zoning Exception is required for the fence to be 48 inches tall within the first ten feet of the front lot line.)

(Action may be taken if sufficient information is provided. A Minor Zoning Exception is requested for the fence to be 48 inches tall within the first ten feet of the front lot line. Structure of Merit Findings are required.)

Continue four weeks with comments:

1. The proposed steel ornamental fencing is not appropriate for the historic resource and needs to be compatible with the other residences on Brinkerhoff Avenue.
2. Provide detailed drawings of the proposed fence design.
3. A wrought iron fence would be appropriate with a minimum of 1 ½" drawn dimensions and punched through horizontal members rather than welded.

NEW ITEM**B. 2115 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number: 025-252-004
Application Number: MST2018-00618
Owner: Derosé and Sue Ann Gerald
Applicant: Mark Edwards

(The Carlson House is eligible for designation as a Structure of Merit as it is on the City's List of Potential Historic Resources. Proposal to permit the existing 322 square foot second story roof deck.)

(Action may be taken if sufficient information is provided. Historic Resource Findings are required.)

Project Design Approval and Final Approval with the following findings as required for Historic Resources in section 22.22.037 of the Municipal Code: the proposed alteration will not substantially and adversely alter the structure's appearance or remove a character-defining feature of the structure, site or natural feature.

CONTINUED ITEM**C. 813 ANACAPA ST****C-G Zone**

Assessor's Parcel Number: 037-052-033
Application Number: MST2018-00612
Owner: Sima El Paseo LP
Applicant: Bob Cunningham

(This is a City Landmark: El Paseo. Proposal to permit the removal of two mature fern pine trees to be replaced with a new appropriate species.)

(Action may be taken if sufficient information is provided. Landmark Findings are required. Project was last reviewed on November 28, 2018.

Item postponed four weeks at applicant's request.

REVIEW AFTER FINAL**D. 1816 STATE ST****C-G Zone**

Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar li, 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 foot lobby addition and 92 square foot entry porch, a tower addition with a 138 square foot storage room, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square foot, widening the second floor corridor by 164 square foot, 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 to add an accessible lift and walkway at the front parking lot area. Project was last reviewed on May 30, 2018.)

Approval of Review After Final as submitted.

NEW ITEM**E. 5 ROSEMARY LN****RS-15 Zone**

Assessor's Parcel Number: 015-091-019
 Application Number: MST2018-00603
 Owner: Nancy Hassett
 Architect: Sophie Calvin

(The English Cottage style residence, constructed in 1940 and designed by Harriet Moody is a designated Structure of Merit. Proposal to construct a six foot high wood fence along the north property line and address violations listed in ENF2018-00716 by permitting a new wood gate and arbor with bougainvillea plants on either side of the arbor.)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Ordinance, and Structure of Merit Findings are required.)

Public Comment:

The following people expressed support:

1. The following spoke in support of the proposal, stating the property owner's right to a fence, privacy, and security:
 - a. Anne Knight
 - b. John Leconte
 - c. Carolyn Toane
 - d. Lorraine Leconte
 - e. Anne Hurst Rojas

The following people expressed opposition or concerns:

1. Lyn Krieger stated she was not opposed to a fence, but that it should be consistent with the neighborhood in height and style.
2. Paul Krieger stated he was not opposed to a fence, but that he values the historic integrity of the residences on Rosemary Lane.
3. Correspondence from Warren and Margaret Evans, Paul and Lyn Krieger, Charles Metrebian, and Larry and Donna Mason with concerns was acknowledged.

Continue four weeks to the Full Commission with comments:

1. Provide a complete scope of work and drawings, including all proposed fencing around the yard, not only a portion of the fence so that the project will not result in a piecemeal development. The full board will make the decision on the proposed style and material of the fencing when the applicant presents the full scope of the work.
2. Study incorporating smaller posts for the arbor, as they are currently too robust.
3. A decision will not be made on the proposed Moody door until it is shown on the plans with the appropriate arbor.

REVIEW AFTER FINAL**F. 1201 ANACAPA ST****C-G Zone**

Assessor's Parcel Number:	039-183-035
Application Number:	MST2016-00379
Owner:	1201 Anacapa Partners
Architect:	Dawn Sherry

(Proposal for minor exterior alterations to an existing non-residential building consisting of window replacements, new wrought iron guard rails, new awnings on three proposed south-facing doors, new screen for roof equipment, new shaft enclosure for hood exhaust, new metal grilles at the north elevation, and the removal of two existing windows to be replaced with a wall.)

(Review After Final is requested to remove the previously approved awnings and wrought iron balconies from the south elevation and the wrought iron balconies from the east elevation. Project was last reviewed on February 8, 2017.)

Approval of Review After Final as submitted.

REVIEW AFTER FINAL**G. 318 LLOYD AVE****R-M Zone**

Assessor's Parcel Number: 029-172-004
 Application Number: MST2018-00143
 Owner: Alta Vista Foundation
 Applicant: Windward Design Services LLC

(Proposal to renovate existing balconies and stairs along the front, rear and loggia of an existing multi-residential building located in El Pueblo Viejo. The project includes installing a new channel drain at the parking lot area, and permitting an existing trash enclosure. A Minor Zoning Exception is required for the trash enclosure to be located in the required interior setback.)

(Review After Final is requested for an Alternative Open Yard Design and Minor Zoning Exception for an "As-Built" trash enclosure. Project was last reviewed on April 4, 2018.)

Continue four weeks with comments:

1. The request for a Minor Zoning Exception for the trash enclosure is generally acceptable, however the proposed lattice is not an acceptable material to screen the trash enclosure. Provide a more durable, functional material.
2. Clearly delineate existing and proposed landscaping and provide photos of the open yard areas for the Alternative Open Yard Design request.

NEW ITEM**H. 1111 CHAPALA ST****C-G Zone**

Assessor's Parcel Number: 039-222-025
 Application Number: MST2018-00626
 Owner: 1111 Chapala Street, LLC
 Architect: Cearnal Collective LLP

(Proposal for tenant improvements to the ground level of an existing commercial building located in El Pueblo Viejo Landmark District. Project includes an interior remodel, 200 square foot addition, new fenestration, removal of an existing raised planter, and a new low wall with wrought iron railing to match the existing planter wall.)

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

Project Design Approval and Final Approval with the condition that all colors, including window and door trim, are to match existing on site.

NEW ITEM**I. 1224 LAGUNA ST****R-M Zone**

Assessor's Parcel Number: 029-132-016
Application Number: MST2018-00541
Owner: John Lind
Applicant: Wade Davis Design

(Proposal to permit the conversion of an existing duplex located in El Pueblo Viejo Landmark District to multi-family housing under the Average Unit-Size Density Incentive Program, by permitting the as-built additional unit at the lower floor of the building, for a total of three units. Project includes conversion of an existing two-car garage into two one-car garages, permitting window and door alterations, and hardscape and landscape improvements. Minor Zoning Exceptions are required for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, exceeding the maximum height of 3'-6" within ten feet of the front lot line, and to permit the as-built roof parapet on the one-car garage. Project will address violations listed in ENF2018-00334 and ZIR2018-00209.)

(Action may be taken if sufficient information is provided. Minor Zoning Exceptions are required for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, exceeding the maximum height of 3'-6" within ten feet of the front lot line, and to permit the as-built roof parapet on the one-car garage.)

Project Design Approval and Final Approval with conditions:

1. The existing and proposed parapet on top of the one-car garage are not acceptable and are to be demolished.
2. The Minor Zoning Exception criteria for the as-built wood fence and gate along Laguna Street and the plaster front wall and wood fence and gate along Donze Street, have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood as defined by the motion.
 - b. Improvements are sited such that they minimize impact next to abutting properties as defined in the motion.
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards of the Single Family Design Board as defined in this particular neighborhood, which is defined by the motion.
 - d. The improvement will be compatible with the existing character of the neighborhood as defined by the motion.