



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
SEPTEMBER 30, 2020

11:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Robert Ooley

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Kristen Sneddon

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

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

ATTENDANCE

Members present: Grumbine
Staff present: Hernandez and Plummer

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. **2304 STATE ST**
Assessor's Parcel Number: 025-123-016
Zone: RS-7.5
Application Number: PLN2020-00403
Applicant: Leila Thomas (Owner)

(The English Cottage style residence, constructed in 1925 is a designated Structure of Merit: Roy E. Jones Residence. Proposal to permit an unpermitted water heater to encroach into the required front setback. Project will address violations listed in ZIR2017-00395 including the removal of two as-built storage sheds, and removal of an unpermitted fish pond and associated pump equipment.)

Project Design Approval and Final Approval are requested. Project includes a request for a Mechanical Equipment Waiver from the distance requirements, to allow the unpermitted water heater to encroach into the required front setback. Neighborhood Preservation Ordinance and Structure of Merit findings are required.

Project Design Approval and Final Approval with the following findings:

1. As required for Structures of Merit in Section 22.22.090 of the Santa Barbara Municipal Code: The exterior alterations are being made for the purposes of restoring the Structure of Merit to its original appearance or in order to substantially aid its preservation or enhancement as a Historic Resource.
2. A Mechanical Equipment Waiver is granted to allow the water heater to encroach in the required setback. The equipment is sufficiently screened by an existing enclosure and hedge, and will not pose a negative impact to the historic resource.

3. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
 - a. Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 - c. Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 - d. Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
 - e. Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.
 - f. Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 - g. Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 1300 E CABRILLO BLVD

Assessor's Parcel Number: 017-382-002
Zone: P-R/SD-3
Application Number: PLN2020-00280
Owner: City of Santa Barbara
Applicant: Cameron Carey, Tynan Group
Architect: Kenneth G. Radtkey

(The Santa Barbara Zoo is located in El Pueblo Viejo Landmark District. Proposal to repurpose the former Asian Elephant Exhibit Area into a visitor-immersive Australian Walkabout Exhibit featuring Kangaroos, Wallabies and Emus. The project includes constructing two small aviaries. Visitors will enter and exit the exhibit via two fenced open-air vestibules and circulate on new accessible pathways through the exhibit space. The existing barn will remain and receive minor alterations to remove the large elephant shade trellis and create indoor and outdoor holding spaces to serve animal care and management needs. The project includes new landscape and irrigation using reclaimed water to provide additional shade and appropriate habitat for the animals.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Criteria. Project was last reviewed by the Full Commission and continued to Consent on July 8, 2020.

Project Design Approval and Final Approval with the following conditions and findings:

1. The precast concrete bench shown on the material board shall be rounded corners, concrete sides to come to the ground, and no toe ledge.
2. The donor wall is not included as part of the approval, as there are outstanding concerns regarding the resin material and design. The Applicant may return for Review After Final for the donor wall at a later time, with additional information provided, and should consider a different material or design.
3. The Project Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:

- a. The project largely 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, height, 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. The design of the project responds appropriately to established scenic public vistas.
- f. The project includes an appropriate amount of open space and landscaping.