



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
JANUARY 20, 2021

11:00 A.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Dennis Doordan
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Justin Manuel
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, Planning Technician I

ATTENDANCE

Members present: Mahan and Manuel (Items B and E)

Staff present: Hernandez and Plummer

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 2115 GARDEN ST

Assessor's Parcel Number: 025-252-004
Zone: RS-15
Application Number: PLN2018-00618
Owner: Gerald and Sue Ann DeRose
Applicant: Sarah Bronstad, Vanguard Planning Inc.

(The Spanish Colonial Revival style residence, designed in 1927 by George Porter, is on the City's List of Potential Historic Resources, as it is eligible for designation as a Structure of Merit: Carlson House. Proposal to permit an unpermitted 276 square foot roof deck and access stair.)

Project Design Approval and Final Approval are requested. Project received Staff Hearing Officer approval of a Solar Access Modification and Interior Setback Modification for the as-built deck on December 2, 2020. Project requires Neighborhood Preservation Ordinance and Historic Resource Findings. Project was last reviewed March 4, 2020.

Project Design Approval and Final Approval with the following findings:

1. 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.
2. 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.

NEW ITEM: CONCEPT REVIEW

B. 1028 LAGUNA ST

Assessor's Parcel Number: 029-222-001

Zone: R-M

Application Number: PLN2020-00335

Owner: Figueroa, Charles & Micaela 2010 Family Trust
Charlie Figueroa, Trustee

Applicant: Jonathan Villegas, Darkmoon Building Design & Engineering

(Proposal for improvements to a non-historic multi-unit residential property located in El Pueblo Viejo Landmark District. Project involves demolishing the existing wood stairs at the two-story duplex building, to be reconstructed with a slightly new configuration, and installing a new small concrete walkway to access the stairs. Staff Hearing Officer review is required for a Front Setback Modification to allow the new stair configuration to encroach in the required ten-foot front setback.)

Concept Review. No final appealable decision will be taken at this hearing. Project requires Staff Hearing Officer review of a proposed Front Setback Modification to allow the new stair configuration to encroach in the required ten-foot front setback.

Continue indefinitely to the Staff Hearing Officer with the comment that the encroachment of the new stair configuration in the front setback is aesthetically appropriate to the site, and does not pose consistency issues with the project compatibility criteria.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 530 STATE ST**

Assessor's Parcel Number: 037-173-026
Zone: M-C
Application Number: PLN2020-00435
Owner: Patricia Thompson Perry and McColm Family Trust 8/13/99
Barbara McColm, Trustee
Applicant: Paul Poirier + Associates Architects

(The Spanish Colonial Revival style building, designed in 1929, and remodeled in 1951, is eligible for designation as a [Structure of Merit](#). Proposal for a change of use from existing retail to restaurant and remodel of the 10,954 square foot interior. Exterior changes include extending the parapet to screen rooftop equipment, creating covered patio within the building footprint by pushing the front doors back to the original door location, removing glass from front store front arched windows to access the patio, the transoms in the arches and the existing wrought iron entrance surround will be retained and new wrought iron for outdoor seating area will be installed to protect the patio when it is closed. Project includes an off-site trash and recycling agreement with 26 E Cota Street.)

Project Design Approval and Final Approval are requested. Project requires consistency with the Project Compatibility Analysis Criteria and Historic Resource Findings.

Project Design Approval and continued for Final Approval with the following findings:

1. Return with final details.
2. 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.
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.

NEW ITEM: PROJECT DESIGN APPROVAL**D. 225 STATE ST**

Assessor's Parcel Number: 033-042-010
Zone: HRC-2/SD-3
Application Number: PLN2020-00549
Owner: Hangar 225 LLC
Applicant: Jeff Hornbuckle, The Cearnal Collective, LLP

(The Commercial Vernacular style building, constructed in 1925 by E.F. Edwards is on the City's List of [Potential Historic Resources](#). Proposal for a renovation of the existing commercial building. Exterior improvements to the commercial building include restoring the arched storefronts along State Street, replacing existing windows along the parking lot façade to match existing, restoration of the existing clerestory windows, replace the existing low roof, replacing the upper clerestory roofs, and re-painting. Additional improvements include removal of existing rooftop equipment, removal of refrigeration units and equipment at the rear patio, installing new fencing, landscaping and hardscape at the rear patio.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis Criteria, and Structure of Merit Findings.

Continue two weeks to the Full Commission meeting of February 3, 2021.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 1806 EL ENCANTO RD**

Assessor's Parcel Number: 019-170-002
Zone: RS-15
Application Number: PLN2020-00521
Owner: Mike Duca & Shawn Seibert
Applicant: Trish Allen, SEPPS

(The Spanish Colonial Revival style residence, designed by Edwards & Plunkett in 1930, is eligible for designation as a Structure of Merit. Proposal for miscellaneous site work and landscape improvements to the property, including constructing a new steel pergola with canvas shade off the dining and kitchen area of the residence, replacing the existing 495 sq. ft. driveway off Mira Vista Avenue with brick, replacing concrete pathways with pea gravel, constructing a new gas fire pit off the rear patio with built-in bench seating, replacing existing chain-link fencing on the north and west property lines with six foot high wood fencing, and installing new 42-inch high black vinyl-coated chain-link fencing along the front yard accessed from El Encanto Road. Project includes the removal of a Mexican Fan Palm, Pittosporum Undulatum, King Palm, and Olive from the back yard, as well as two Pittosporum Undulatum and a Pygmy Palm from the front yard. Other existing trees on the property are proposed to remain. Project includes Minor Zoning Exception requests to allow for a new six-foot high wood fence and gate to be constructed along the Mira Vista property frontage, a new six-foot high gate on the El Encanto Road frontage, and for a new trash enclosure to be constructed in the secondary front yard accessed off Mira Vista Avenue.)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Ordinance Findings, Historic Resource Findings, and Minor Zoning Exception Findings.

Continue indefinitely to Consent with comments:

1. The chain-link fencing is an inappropriate material for the historic residence.
2. Replacement planting is suggested for the planting removals in the public right-of-way at El Encanto Road.
3. There is concern regarding planting removals at the southeast corner of the residence which currently offers screening.
4. The proposed cedar wood fencing is appropriate to the neighborhood and architecture.
5. The steel pergola is not appropriate for the historic residence. Study an alternative solution; sliding awnings may be acceptable.
6. Provide an elevation of the garage with the proposed trash enclosure, and study locating the enclosure to the end of the garage. Stucco would be a preferred design solution for the enclosure, with wood gates for the enclosure door.