



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
MARCH 3, 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
Ted Hamilton, Assistant Planner
Heidi Reidel, Planning Technician I

ATTENDANCE

Members present: Mahan and Manuel

Staff present: Hernandez and Hamilton

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 219 W ARRELLAGA ST

Assessor's Parcel Number: 027-221-003

Zone: R-MH

Application Number: PLN2020-00578

Owner: Thomas Whitaker

Applicant: Chris Cottrell, Native Son Design Studio

(The Folk Victorian style residence, constructed in 1903 is a designed Structure of Merit. Proposal to construct a new 166-square-foot covered entry at the historic residence.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required. The project was last reviewed February 3, 2021.

Project Design Approval and Final Approval with comments:

1. 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.
2. 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.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B.	<u>222 E CONSTANCE AVE</u>
Assessor's Parcel Number:	025-042-002
Zone:	RS-15
Application Number:	PLN2021-00080
Owner:	Joy Kunz
Applicant:	Valerie Froscher

(The Mid-Century Modern style residence, constructed in 1959 by noted architect Richard Neutra, is a designated Structure of Merit. Proposal for a 542-square-foot one story addition to the rear of an existing single family home. Also proposed is a 21-square-foot interior remodel and the conversion of 32 square feet of the existing garage to habitable space. The proposed total of 2,576 square feet of development on a 12,681 square foot lot is 64% of the guideline maximum floor to lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required. [Staff report](#) by City Architectural Historian found the project meets the Secretary of the Interior's Standards for the Treatment of Historic Resources.

Project Design Approval with Final Approval continued to Consent with 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. 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.

CONTINUED ITEM: FINAL APPROVAL

C. 701 CHAPALA ST

Assessor's Parcel Number: 037-082-008
Zone: C-G
Application Number: PLN2020-00575
Owner: Nancy Boeseke Brock
Applicant: Ed Devicente, DMHA

(Proposal for tenant improvements to an existing commercial building located in El Pueblo Viejo Landmark District. Project involves various improvements including smooth stucco over existing CMU walls, painting the existing wood trim and wood fascia, replacing existing doors, and replacing the existing brick wainscot with a new tile wainscot.)

Final Approval is requested. Project requires substantial conformance to the plans granted project design approval on February 17, 2021, which was when the project was last reviewed.

Final Approval with comments:

1. Utilize Option B for Green chevron tile.
2. Replace the palm tree to be removed in the planter with a smaller palm tree.

CONTINUED ITEM: FINAL APPROVAL

D. 1806 EL ENCANTO RD

Assessor's Parcel Number: 019-170-002
Zone: RS-15
Application Number: PLN2020-00521
Owner: Mike Duca
Applicant: Trish Allen, SEPPS Inc.
Scott Menzel, Landscape Architect

(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 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, and replacing existing chain-link fencing on the north and west property lines with six foot high wood fencing, and replacing the existing Oleander hedge in the front yard along El Encanto Road with a Bay hedge. 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 and proposes to install additional planting on the embankment between the hedge and the edge of El Encanto Road. Other existing trees on the property are proposed to remain. Project includes Minor Zoning Exceptions 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 with plaster pillars 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.)

Final Approval is requested. Project requires substantial conformance to the plans that received project design approval on February 17, 2021, which is when the project was last reviewed.

Final Approval as submitted.

CONTINUED ITEM: FINAL APPROVAL

E. 206 E VICTORIA AVE

Assessor's Parcel Number:	029-122-001
Zone:	C-G
Application Number:	PLN2016-00528
Owner:	Simon Maida, Presidio Market & Grill, Inc.
Applicant:	Brooke Van Duyne, Sherry & Associates

(The Victorian style buildings constructed in 1888, "Bernasconi Residence and Barn" are designated as Structure of Merit. Proposal for improvements to the Bernasconi Residence including replacement of the unpermitted stucco siding with wood siding, replacement of vinyl sliders with double-hung, wood windows to match the original windows, and a change of use from office occupancy to residential use. Project includes a revised parking configuration to provide a total of six vehicle parking spaces and four bicycle parking space to serve the neighborhood market, and retention of two uncovered parking spaces at serve the residential unit. Additional site improvements involve constructing a new trash enclosure, permitting existing A/C units, and new site landscaping. Project will address violations listed in ENF2016-00262. Project includes a Landscape Waiver for the Presidio Parking Lot, and a Waiver to allow one of the existing A/C units to be located within five feet of the front lot line.)

Final Approval is requested. Project requires substantial conformance to the plans that received project design approval on February 3, 2021, which was when the project was last reviewed.

Final Approval as submitted.