



City of Santa Barbara
HISTORIC LANDMARKS COMMISSION
CONSENT MINUTES
AUGUST 4, 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, Architectural Historian
Ted Hamilton, Assistant Planner
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Mahan and Manuel

Staff present: Hernandez and Hamilton

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- A. 1105 STATE ST**
Assessor's Parcel Number: 039-231-013
Zone: C-G
Application Number: PLN2021-00353
Owner: William R. Dougherty Properties, LLC
Applicant: Joe Andrulaitis

(Proposal for a 126 square foot minor addition and alterations to the storefront, replace all exterior doors and windows and add a new stair and railing at the rear elevation, and install new HVAC units on the roof. Project includes an interior remodel.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings are required.

Project Design Approval and Final Approval with the following comment:

1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
 - a. 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.

The ten-day appeal period was announced.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 125 RAMETTO RD

Assessor's Parcel Number: 015-211-011
Zone: RS-25
Application Number: PLN2021-00325
Owner: Donald and Mary Deckebach
Applicant: Debra Leith
Landscape Architect: Zoe Melnick

(The Post WWII- Modernist California Style residence designed by Lulah Maria Riggs and constructed in 1955 is listed on the Historic Resources Inventory and eligible to be designated a Structure of Merit. Proposal to remodel the landscaping to comply with High Fire Hazard Area standards, construct a new driveway gate and pedestrian gate with pilasters, construct a new deck and fire pit at the rear of the residence, and install new outdoor lighting. The City's Architectural Historian prepared a [report](#) evaluating the historical significance of the property and a [memo](#) assessing the project's impacts to the property. All reports and memos can be seen online at SantaBarbaraCA.gov/HLC)

Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Ordinance Findings, Hillside Design & Sloped Lot Findings, and Historic Resource findings.

Project Design Approval and continue indefinitely to Consent with comments:

1. Provide an irrigation plan.
2. Ensure the lighting does not cross the property lines.
3. Restudy the plantings in Zone 1 for High Fire compliance.
4. The Neighborhood Preservation Ordinance criteria have been met as required in section 22.69.050 of the Municipal Code:
 - a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
 - c. 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. The proposed project includes the removal of trees, however there is no significant impact.
 - e. The public health, safety, and welfare are appropriately protected and preserved.
 - f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 - g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside, as the corner visibility is appropriate.
5. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

6. As required for Historic Resources in section 30.157.100 of the Municipal Code: the proposed alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the alterations are consistent with the Secretary of the Interior's Standards.

The ten-day appeal period was announced.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- C. 22 W ISLAY ST**
- | | |
|---------------------------|------------------------|
| Assessor's Parcel Number: | 027-031-017 |
| Zone: | R-MH |
| Application Number: | PLN2021-00085 |
| Owner: | Laura Drammer |
| Applicant: | Michael Holliday, DMHA |

(The residence constructed in 1911 designed in the Craftsman style was designated a Structure of Merit on May 26, 2021. Proposal to convert an existing single unit residence and a portion of the 4-car garage to 4 residential units under the Average Unit Size Density (AUD) Incentive Program. The project includes minor exterior alterations to the northwest elevation of the main residence, the northeast elevation of the existing garage, and removal of the small balcony, railing, and double doors at the southeast elevation of the rear house. A Minor Zoning Exception (MZE) is requested to permit trash and recycle carts to be located within an interior setback. A waiver is requested to allow the proposed uncovered parking to encroach into the interior setback.)

Project Design Approval and Final Approval are requested. Project requires Project Compatibility Findings, Minor Zoning Exception Findings, and Historic Resource Findings. Project was last reviewed May 26, 2021.

Project Design Approval and Final Approval with comments:

- As required for Historic Resources in section 30.157.100 of the Municipal Code: the proposed alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the alterations are consistent with the Secretary of the Interior's Standards.
- The following Minor Zoning Exception criteria have been met:
 - The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - The improvements are sited such that they minimize impact next to abutting properties;
 - The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - The improvement will be compatible with the existing development and character of the neighborhood.
 - The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
- The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F) as follows:
 - The project's design is consistent with design guidelines applicable to its location within the City.
 - 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.
3. The waiver for uncovered parking in setback is appropriate, as the parking area is appropriately screened.

The ten-day appeal period was announced.

REVIEW AFTER FINAL APPROVAL

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| D. | <u>1118 E CABRILLO BLVD</u> | |
| | Assessor's Parcel Number: | 017-353-001 |
| | Zone: | P-R/SD-3 |
| | Application Number: | PLN2019-00165 |
| | Owner: | City of Santa Barbara |
| | Applicant: | Michael Holliday, DMHA |

(The Cabrillo Pavilion and Stoa are designated Structure of Merit. Proposal for exterior patio improvements to the Cabrillo Pavilion for the La Sirena Restaurant. Project includes a windscreen, umbrellas, patio radiant floor heating, and a fire pit.)

Review After Final Approval is requested for the addition of planters with 50-inch tall glass windscreens, changes to the fire pit, and raising the height of the glass windscreens from 36 inches to 50 inches. Project requires substantial conformance to the plans that received Final Approval on April 17, 2019.

Approval of Review After Final with the comment that prior to the building permit phase, the plans shall be corrected to show the proposed windscreen at 60 inches in height, not 50 inches. The Consent reviewer finds the 60-inch height acceptable.

The ten-day appeal period was announced.