



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, September 7, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

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**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
CRAIG SHALLANBERGER, *Vice-Chair*  
MICHAEL DRURY  
ANTHONY GRUMBINE  
WILLIAM LA VOIE  
BILL MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
JULIO JUAN VEYNA

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:**

SHEILA LODGE

**STAFF:**

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
NICOLE HERNANDEZ, Urban Historian  
DAVID ENG, Planning Technician  
JENNIFER SANCHEZ, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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An archived video copy of this regular meeting of the Historic Landmarks Commission is available at [www.SantaBarbaraCA.gov/HLC](http://www.SantaBarbaraCA.gov/HLC) by clicking on Videos under Explore.

### **CALL TO ORDER.**

The Full Commission meeting was called to order at 1:30 p.m. by Chair Suding.

### **ATTENDANCE:**

Members present:      Drury, Grumbine, La Voie, Mahan, Murray, Orías, Suding, and Veyna  
Members absent:      Shallanberger  
Staff present:      Hernandez and Sanchez

### **GENERAL BUSINESS:**

A.      Public Comment:

Kellam de Forest commented on the Planning Commission Special Work Session for the Average Unit-Size Density (AUD) Program on September 6, requesting that the HLC formally ask City Council to put a halt to new AUD applications.

B. Approval of previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of August 24, 2016, as amended.

Action: Drury/Mahan, 7/0/1. (Murray abstained [Item 5]. Shallanberger absent.) Motion carried.

C. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Bill Mahan (Items A-B) and Julio Veyna (Items A-C).

Action: La Voie/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Hernandez announced the following:

- a. Item 12, 225 Calle Manzanita, is postponed two weeks at the applicant's request.
- b. Commissioner Shallanberger will be absent.
- c. The Mills Act projects that require exceptions to be granted by City Council will appear at the Council meeting of September 20.

2. Chair Suding announced that the HLC and staff are invited to attend the Santa Barbara Beautiful Annual Awards Presentation on September 25. Kellam de Forest will be honored with the Jacaranda Award for Outstanding Community Service.

E. Subcommittee Reports.

1. Commissioner Drury reported on the AUD ad hoc subcommittee meeting of August 31. The subcommittee made progress toward finalizing its work for presentation to the Full Commission and will meet again on September 13.
2. Commissioner Grumbine reported his attendance at the Planning Commission Special Work Session for AUD on September 6. At the meeting, he provided a brief summary of the HLC subcommittee's work and showed the 3-D maps that he created.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

**1. 208 WEST QUINTO ST**

**(1:45)** Assessor's Parcel Number: 025-022-012

Owner: Larry S. Moriarty

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit of the Bitterly House, a Craftsman style house constructed in 1922 located at 208 West Quinto Street.)

Actual time: 1:47 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; Larry Moriarty, Owner; and Lauralee Boyle, Architect

Public comment opened at 1:51 p.m.

Kellam de Forest asked why the entire property would not be designated.

Ms. Hernandez replied that the parcel includes a home that is not historic.

Public comment closed at 1:52 p.m.

**Motion: To adopt Resolution 2016-6 to designate as a Structure of Merit the house located at 208 West Quinto Street.**

Action: Drury/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

### **MISCELLANEOUS ACTION ITEM**

#### **2. 208 WEST QUINTO ST**

**(1:50)** Assessor's Parcel Number: 025-022-012

Owner: Larry S. Moriarty

(Application for a Mills Act contract. The property was purchased in 2016 by Larry Moriarty, who intends to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

Actual time: 1:53 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara; Larry Moriarty, Owner; and Lauralee Boyle, Architect

Public comment opened at 1:54 p.m., and as no one wished to speak, it was closed.

**Motion: To recommend that the Community Development Director approve the proposed Mills Act contract for the house located at 208 West Quinto Street.**

Action: Mahan/Murray, 8/0/0. (Shallanberger absent.) Motion carried.

### **MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

#### **3. 402 PLAZA RUBIO**

**(1:55)** Assessor's Parcel Number: 025-263-001

Owner: SWHI, LLC

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit of the Lewis House, a Spanish Colonial Revival house designed by noted architect Mary Craig in 1925 located at 402 Plaza Rubio.)

Actual time: 1:59 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:06 p.m.

Kellam de Forest provided historical background of the Plaza Rubio homes.

Public comment closed at 2:08 p.m.

**Motion:** To adopt Resolution 2016-7 to designate as a Structure of Merit the house located at 402 Plaza Rubio, with recommendation to the HLC Designations Subcommittee to consider the property for City Landmark designation.

**Action:** La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

#### **MISCELLANEOUS ACTION ITEM**

##### **4. 402 PLAZA RUBIO**

**(2:00)** Assessor's Parcel Number: 025-263-001

Owner: SWHI, LLC

(Application for a Mills Act contract. The property was purchased in 2015, and the owner intends to rehabilitate it to its original condition after previous remodeling campaigns destroyed some original features, so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

Actual time: 2:13 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:14 p.m., and as no one wished to speak, it was closed.

**Motion:** To recommend that the Community Development Director approve the proposed Mills Act contract for the house located at 402 Plaza Rubio.

**Action:** Mahan/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

#### **MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**

##### **5. 424 PLAZA RUBIO**

**(2:05)** Assessor's Parcel Number: 025-263-005

Owner: Stephen W. Harby Revocable Trust

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit of the Spoor House, a Spanish Colonial Revival house designed by noted architect Mary Craig in 1925 located at 424 Plaza Rubio.)

Actual time: 2:15 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:17 p.m., and as no one wished to speak, it was closed.

**Motion:** To adopt Resolution 2016-8 to designate as a Structure of Merit the house located at 424 Plaza Rubio.

**Action:** Grumbine/Veyna, 8/0/0. (Shallanberger absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM

#### 6. 424 PLAZA RUBIO

**(2:10)** Assessor's Parcel Number: 025-263-005

Owner: Stephen W. Harby Revocable Trust

(Application for a Mills Act contract. The current owners have owned the house since 1989. This year they are beginning total rehabilitation to restore the house's original character-defining features so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

Actual time: 2:21 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:22 p.m.

Kellam de Forest asked about a problematic tree in front of the house.

Chair Suding replied that Mr. de Forest was thinking of a different property in the area.

Public comment closed at 2:23 p.m.

**Motion:** To recommend that the Community Development Director approve the proposed Mills Act contract for the house located at 424 Plaza Rubio.

**Action:** Orías/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

#### 7. 219 WEST ARRELLAGA ST

**(2:15)** Assessor's Parcel Number: 027-221-003

Owner: Thomas Whitaker

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit of the Fredericks House, a Folk Victorian style house constructed in 1903 located at 219 West Arrellaga Street.)

Actual time: 2:25 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:29 p.m., and as no one wished to speak, it was closed.

**Motion:** To adopt Resolution 2016-9 to designate as a Structure of Merit the house located at 219 West Arrellaga Street.

**Action:** Drury/La Voie, 8/0/0. (Shallanberger absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM

#### **8. 219 WEST ARRELLAGA ST**

**(2:20)** Assessor's Parcel Number: 027-221-003

Owner: Thomas Whitaker

(Application for a Mills Act contract. The current owners purchased the house in 2016 and intend to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed ten-year rehabilitation plan meets the criteria outlined in Municipal Code 22.22.160.)

**(Review of proposed Mills Act Program Ten-Year Rehabilitation Plan and recommendation to the Community Development Director to approve the Mills Act contract.)**

Actual time: 2:37 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:39 p.m., and as no one wished to speak, it was closed.

**Motion:** To recommend that the Community Development Director approve the proposed Mills Act contract for the house located at 219 West Arrellaga Street, with recommendation to include a seismic retrofit.

**Action:** La Voie/Drury, 8/0/0. (Shallanberger absent.) Motion carried.

### MISCELLANEOUS ACTION ITEM

#### **9. 1332 LAGUNA ST**

**(2:25)** Assessor's Parcel Number: 029-085-024

Owner: Bruce & Ilene Dennis, Trustees

(Review Staff Report to consider adding the Queen Anne Free Classic style house located at 1332 Laguna Street to the City's Potential Historic Resources List as it was found to be eligible as a Structure of Merit by the HLC Designations Subcommittee.)

Actual time: 2:40 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:41 p.m., and as no one wished to speak, it was closed.

**Motion:** To add the structure located at 1332 Laguna Street to the City's Potential Historic Resources List as it is eligible for Structure of Merit designation.

**Action:** Drury/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

## **ARCHAEOLOGY REPORT**

### **10. 6100 HOLLISTER AVE**

**A-I-1/SP-6 Zone**

**(2:30)** Assessor's Parcel Number: 073-080-065  
 Application Number: MST2016-00044  
 Owner: City of Santa Barbara  
 Agent: Leif Reynolds  
 Applicant: Hazel Johns  
 Architect: Kupiec Architects  
 Engineer: Michael Viettone  
 Engineer: Van Sande Structural Engineers  
 Landscape Architect: Arcadia Studio

(Proposal to construct a light industrial park totaling 50,046 square feet on an approximately 14.43 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off. Development Plan approval by the Planning Commission is required.)

**(Review of Phase 1 Archeological Resources Report, prepared by Karin Pitts-Olmedo, Eric S. Nocerino, and Ann M. Munns, Applied Earthworks.)**

Actual time: 2:43 p.m.

Present: Eric Nocerino, Applied Earthworks, Inc.

Staff comments: Ms. Hernandez stated that Dr. Glassow has reviewed the archaeological report pertaining to the above-mentioned property. He concludes that the archaeological investigation supports the report's conclusions and recommendations. The identified monitoring requirement should be applied per M.A.R.A. provisions.

Public comment opened at 2:44 p.m., and as no one wished to speak, it was closed.

**Motion:** To accept the report as submitted.

**Action:** Grumbine/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:50 P.M. TO 2:56 P.M. \*\***

**FINAL REVIEW****11. 2559 PUESTA DEL SOL****E-1 Zone****(2:35)**

Assessor's Parcel Number: 023-271-003  
 Application Number: MST2015-00511  
 Owner: Santa Barbara Museum of Nat History  
 Engineer: Flowers & Associates  
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.

(This is a revised project description. Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements. Includes replacement of the Butterfly Pavilion, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings. The Santa Barbara Museum of Natural History is a designated Structure of Merit.)

**(Final Approval is requested for the entire project, of which components received Project Design Approval at previous separate hearings. Project must comply with City Council Resolution No. 15-029 adopted on March 24, 2015. Phase I without the right-of-way improvements was last reviewed on June 1, 2016.)**

Actual time: 2:56 p.m.

Present: Suzanne Elledge, Applicant; Susan Van Atta, Van Atta Associates; and Dylan Johnson, Schacht Aslani Architects

Public comment opened at 3:04 p.m.

1. Chair Suding acknowledged e-mailed comments of concern from Paulina Conn, Fran Galt, Warren Wentink, Frank Frost, Michael Pahos, Scott Grafton, Edward Behrman, Barbara Lyon, Roseanne Crawford, Tina Messineo, Pamela Boehr, Stephen Sherrill, Tim Owens, and Maureen & Les Shapiro. Commissioner Orías summarized the main concerns of these letters, which were the following items along Puesta Del Sol: sandstone drainage, trees, the crosswalk, oak and California native plantings, streetlights, and use of natural rock. She stated that those elements are not being reviewed today.
2. Kellam de Forest stated that the sandstone arch is a little heavy and inquired about the oak trees.

Public comment closed at 3:08 p.m.

**Motion: Final Approval, with the exception of the Puesta del Sol right-of-way improvements, with final details to return to the Consent calendar, with comments:**

1. Use welded wire mesh on the diagonal, painted black, on the back side of the butterfly exhibit vestibule gates instead of the perforated plate as proposed.
2. On sheet A2.40, study the stone surround dimensions on the portals on the interior of the vestibule, perhaps making them larger.
3. Correct the cap detail on the elevation shown on sheet A2.60, detail 2, to match the elevations.
4. The mortar used on the arch should match the mortar on the Scottish picket wall.

Action: Drury/Mahan, 8/0/0. (Shallanberger absent.) Motion carried.

**CONCEPT REVIEW – CONTINUED****12. 225 CALLE MANZANITA****E-3/SD-2 Zone****(3:05)**

Assessor's Parcel Number: 053-272-004  
Application Number: MST2016-00321  
Owner: Mark & Maren Johnston  
Applicant: Dale Pekarek

(Proposal for 60 square feet of additions to an existing 1,218 square foot, one-story, single-family residence with a 324 square foot detached two-car garage. Proposed alterations include the relocation of an existing fireplace and chimney from the east elevation to the south elevation, a new oriel bay window and roof form at the east elevation, enclosure of a covered side porch off of the dining room, a new roof over a raised entry porch, and replacement of existing windows. The project includes a remodel and reconfiguration of interior spaces. The proposed total of 1,602 square feet on a 6,920 square foot lot is 53% of the maximum allowed floor-to-lot area ratio [FAR]. This project will address a violation identified in Zoning Information Report #18732.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation Ordinance findings. Project was last reviewed on August 24, 2016.)**

**Item postponed two weeks at the applicant's request.**

**Motion: To postpone the item.**

Action: La Voie/Murray, 8/0/0. (Shallanberger absent.) Motion carried.

**\*\* MEETING ADJOURNED AT 3:29 P.M. \*\***