



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 21, 2016 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

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

An archived video copy of this regular meeting of the Historic Landmarks Commission is available at 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 (at 1:32 p.m.), Mahan, Murray, Orías, Suding, and Veyna

Members absent: La Voie and Shallanberger

Staff present: Limón, Hernandez (until 4:00 p.m.), Eng, and Sanchez

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 7, 2016, as presented.

Action: Orías/Murray, 6/0/0. (Grumbine, La Voie, and Shallanberger absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill Mahan and Julio Veyna.

Action: Drury/Murray, 6/0/0. (Grumbine, La Voie, and Shallanberger absent.) Motion carried.

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

1. Mr. Eng announced the following:

- a. At the end of this year, the terms for Commissioners Murray and Shallanberger will expire. Any qualified members of the public who are interested in serving on the HLC can inquire and submit applications at the City Clerk's office. The seats are for a professional architectural historian and a licensed architect.
- b. Commissioners La Voie and Shallanberger will be absent from today's meeting.
- c. The project at 821 Coronel Street will be reviewed at the October 5 meeting, and the applicants are requesting a site visit prior to this review.

2. Commissioner Murray reported that the public has inquired about the construction fence around the Santa Barbara Museum of Art, as it covers the whole plaza around the Library, and asked if the boundaries changed since the HLC approval.

Mr. Limón responded that there was a slight adjustment that was approved administratively, and that staff has verified the fence matches its approved layout.

3. Christopher Manson-Hing from the American Institute of Architects, Santa Barbara Chapter, announced the 8th Annual ArchitecTours to be held on Saturday, October 1. The theme is "Spirit of Santa Barbara—Past & Present," featuring a combination of commercial and residential projects showcasing historic structures that have withstood the test of time, balanced by contemporary buildings strongly rooted in the community.

E. Subcommittee Reports.

Commissioner Murray reported on the Designations Subcommittee meeting of September 21. The subcommittee will have candidates for the next batch of City Landmark designations, as well as recommendations for properties to be removed from the Potential Historic Resources List.

Commissioner Mahan, who also attended, added that although some properties have lost architectural integrity, they will remain on the Potential Historic Resources List for their cultural significance.

DISCUSSION ITEM**1. AVERAGE UNIT-SIZE DENSITY PROGRAM SUBCOMMITTEE**

(1:50) (Presentation of recommendations to the Historic Landmarks Commission concerning future reviews of Average Unit-Size Density [AUD] projects proposed within El Pueblo Viejo Landmark District and adjacent neighborhoods, with specific attention to the issues of neighborhood compatibility, livability, setbacks, and parking, among others.)

Actual time: 1:46 p.m.

Present: Renee Brooke, City Planner; Jaime Limón, Senior Planner; and Irma Unzueta, Project Planner, City of Santa Barbara

Public comment opened at 2:28 p.m.

Kellam de Forest encouraged a moratorium on new AUD projects and the implementation of new limitations and requirements for the program.

Public comment closed at 2:31 p.m.

Discussion held.

**** THE COMMISSION RECESSED FROM 2:46 P.M. TO 2:52 P.M. ****

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 1819 LAS CANOAS RD**

(2:50) Assessor's Parcel Number: 021-040-024

Owner: City of Santa Barbara

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on October 19, 2016 to consider a recommendation to the City Council for Landmark designation of the Rattlesnake Canyon Bridge located at 1819 Las Canoas Road, Skofield Park.)

Actual time: 2:52 p.m.

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

Public comment opened at 2:53 p.m., and as no one wished to speak, it was closed.

Motion: To adopt Resolution of Intention 2016-10 to hold a Public Hearing on October 19, 2016 to consider a recommendation for Landmark designation of Rattlesnake Canyon Bridge located at 1819 Las Canoas Road, Skofield Park.

Action: Mahan/Murray, 7/0/0. (La Voie and Shallenberger absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 1000 STATE ST****(2:55)** Assessor's Parcel Number: 039-282-014

Owner: Quincy/1000 Associates, LP

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on October 19, 2016 to consider a recommendation to the City Council for Landmark designation of the Santa Barbara County National Bank [now known as Montecito Bank & Trust] located at 1000 State Street.)

Actual time: 2:55 p.m.

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

Public comment opened at 2:56 p.m., and as no one wished to speak, it was closed.

Motion: To adopt Resolution of Intention 2016-11 to hold a Public Hearing on October 19, 2016 to consider a recommendation for Landmark designation of Santa Barbara County National Bank (now known as Montecito Bank & Trust) located at 1000 State Street.

Action: Grumbine/Mahan, 7/0/0. (La Voie and Shallanberger absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**4. 1721 SANTA BARBARA ST****(3:00)** Assessor's Parcel Number: 027-111-005

Owner: WGH Ventures, Inc.

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on October 19, 2016 to consider a recommendation to the City Council for Landmark designation of the George Edwards House located at 1721 Santa Barbara Street.)

Actual time: 2:56 p.m.

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

Public comment opened at 2:57 p.m., and as no one wished to speak, it was closed.

Motion: To adopt Resolution of Intention 2016-12 to hold a Public Hearing on October 19, 2016 to consider a recommendation for Landmark designation of the George Edwards House located at 1721 Santa Barbara Street.

Action: Drury/Mahan, 7/0/0. (La Voie and Shallanberger absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**5. 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. The structure is listed on the Potential Historic Resources List as an English Vernacular style constructed in 1928.)

(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.)

Actual time: 2:59 p.m.

Present: Dale Pekarek, Architect; and Mark Johnston, Owner

**** THE COMMISSION RECESSED FROM 3:02 P.M. TO 3:03 P.M. ****

Public comment opened at 3:09 p.m.

Kellam de Forest stated that the prominent front chimney is a significant feature of the house and the neighborhood, and it should not be moved.

Public comment closed at 3:11 p.m.

Motion: Continued indefinitely with comments:

1. The existing chimney on the east elevation is apparently unique, which raises the home to a higher level of integrity.
2. The Commission, reversing its previous position, mostly supports moving the chimney in kind to the south elevation. However, the applicant shall study and present a proposal to keep the chimney on the east elevation, perhaps in a different location.
3. The proposed porch is acceptable as long as it is detailed in the same way as the existing porch.
4. The proposed bay window does not fit English Vernacular style; make the east elevation and bay window appropriate to this architectural style.
5. Continue studying English Vernacular style buildings in Santa Barbara.

Action: Mahan/Veyna, 7/0/0. (La Voie and Shallenberger absent.) Motion carried.

CONCEPT REVIEW - NEW**6. 122, 202, 212, 222 W CABRILLO BLVD & 211 W MASON ST****HRC-1/SD-3 Zone****(3:40)** Assessor's Parcel Number: 033-92-006; -008; -009; -015
033-101-012

Application Number: MST2016-00414

Owner: HHP Santa Barbara I Assoc, LLC

Architect: Joe Andrulaitis + Mixon

(Proposal to install packaged terminal air conditioning [PTAC] units and custom decorative grills under the existing windows of hotel buildings at 122, 202, 212, and 222 W. Cabrillo Boulevard and 211 W. Mason Street. 202 W. Cabrillo Boulevard and 211 W. Mason Street are on the City's Potential Historic Resources List.)

(Action may be taken if sufficient information is provided.)

Actual time: 3:38 p.m.

Present: Joe Andrulaitis, Architect

Public comment opened at 3:44 p.m.

Kellam de Forest inquired about the El Pueblo Viejo guidelines for this type of air conditioning unit and if they are available in a less prominent configuration.

Public comment closed at 3:45 p.m.

Motion: Continued indefinitely with comment:

1. The applicant shall restudy screening solutions that are compatible with El Pueblo Viejo design guidelines.

Action: Drury/Mahan, 6/1/0. (Suding opposed. La Voie and Shalanberger absent.) Motion carried.

**** MEETING ADJOURNED AT 4:05 P.M. ****