

## ABR MINUTES -April 17, 2006

DISCUSSION ITEM

## 1. LOWER RIVIERA SPECIAL DESIGN DISTRICT – DESIGN GUIDELINES.

(3:26)

Jaime Limón, Senior Planner; and Jake Jacobus, Associate Planner/Urban Historian, present.

Mr. Limón made an introduction to the Lower Riviera Special Design District Design Guidelines (Guidelines) discussion item with the following background information: When the Demolition Review Ordinance was adopted by City Council in 2004, Council requested staff provide additional protection for the Bungalow Haven neighborhood. Staff created a Special Design District as part of protection mechanisms for that neighborhood. At that time, Council directed staff to return in six months with some design guidelines for this area. The drafting and review of the Guidelines has taken longer than expected but have been reviewed by staff and the Historic Landmarks Commission (HLC). Today's presentation is to assist the Board on understanding their role in the decision process with regard to the "buffer" areas surrounding the potential Bungalow Haven Historic District in the Guidelines.

After the presentation by Mr. Jacobus, the following clarifications were made by Mr. Limón and Mr. Jacobus in response to comments, suggestions, and/or questions by the Board:

1. (Board member Wienke) Specific percentages of R1, R2, R3, or R4 type of residences within the Lower Riviera Special Design District (District) could be researched if the Board would like the information made available to them. The Special Design District does contain multiple-family zoning, which may result in more multiple unit developments requiring some design guidelines to control massing or setback issues. Staff is interested in having the ABR focus in this area of the guidelines to give additional tools to review these types of projects. However, future multiple family design guidelines are planned for the entire City pending future comprehensive planning studies.
2. (Board member LeCron) A computerized Word text-only version of the Guidelines can be emailed to all Board members to facilitate their comments and suggested edits to the guidelines.
3. (Chair Bartlett) The term "interim" used in the Guidelines means that the identification and selected boundaries of the potential historic district has not yet been achieved. Staff expects to continue to work on a set of more comprehensive Citywide Historic Resource/ Historic District guidelines, but the Lower Riviera neighborhood specifically desired to have some guidelines in place "in the interim." Staff will be more specific in future guidelines about how to protect historic districts and how to evaluate the different buffer areas.
4. (Chair Bartlett) The Guidelines will specify three types of structures defined as: CONTRIBUTING STRUCTURES; POTENTIALLY CONTRIBUTING STRUCTURES- (that include those structures which, through either some minor upgrades, alterations or reversals, could be made into Contributing Structures); and NON-CONTRIBUTING STRUCTURES. If a structure is determined to have an historical significance, i.e. Structure of Merit or City Landmark worthy or within the proposed Historic District, then these applications will be subject to HLC review.
5. Historically significant structures outside the proposed historic district would most likely be designated as historic structures and would also be subject to HLC review. Historic survey forms will be specifically prepared for each property and structure and can given to the Board clarifying the location of the historic structures in close proximity ABR projects.

6. (Chair Bartlett) These special design district guidelines are anticipated to be forwarded to City Council for adoption within approximately one to two month's time. The creation of the Bungalow haven Historic District will take longer since it involves some discussions with the neighborhood and the HLC.
7. (Board member Sherry) COMPATIBILITY ISSUES The design overlay area or buffer zone area which surrounds the actual historic district, is the main concern with regard to the Guidelines, and has been created specifically for preservation of the historic buildings and the compatibility of those buildings inside that design overlay area or buffer zone. Outside that area, some determination or leeway can be allowed by the Board regarding homes which could be made to fit into the protected streetscape which gives each neighborhood its quality and character, such as contemporary homes which reference historic elements in their shape, materials, etc., and yet still read as contemporary. Therefore, more flexibility will exist outside the historic district in terms of the type of features the Board may allow applicants to include in their design compared to those deemed acceptable with the designated district. The Special Design District has been created for preservation of the historic buildings at its core, and to ensure the compatibility of new development and buildings surrounding the neighborhood.
8. (Chair Bartlett) The focus for these Guidelines is for only one area of the Lower Riviera Survey Area, however, there are other areas which possess a potential for district designation. Future special design districts could also be created for other building clusters/neighborhoods outside the Bungalow Haven area and possibly near the Santa Barbara Mission area, which possess a lot of Spanish/Colonial revival homes and larger Victorian Craftsman homes.
9. (Board member Mosel) The "demolition review study area" requires the City to review all permit applications for applications involving buildings determined to be at least fifty years old. Mr. Jacobus, the City Historian, makes the initial determination on whether the application requires a Historic Structures Report or not. If he determines the residence can qualify as a Structure of Merit, or a City Landmark, he will then require a Structures Report as part of the project's proposal. Approximately 95% of the 16,000 homes located in the Demolition Review Survey Study Area are deemed not historically significant enough to require a Structures Report. The other 5% of these significant homes are what the City is attempting to "catch" or check to determine whether the City or applicant needs to do more research.

Mr. Limón concluded the presentation by assuring the Board that computerized Word text-only versions of the Guidelines will be emailed to all Board members for their comments and suggestions as soon as possible.

**ABR MINUTES- MAY 22, 2006**  
**MISCELLANEOUS ACTION ITEM: DISCUSSION**

(3:31)

**REQUEST TO FORWARD THE LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES TO CITY COUNCIL FOR ADOPTION.**

*The Lower Riviera Special Design District was created as part of the Demolition Review Ordinance Amendments in October 2004. Over the past few months, City Staff and volunteers from the Bungalow Haven Neighborhood Association have worked on creating draft guidelines which are intended to guide development within the Lower Riviera Special Design District in order to ensure its continuing compatibility to the proposed Bungalow Haven Historic District, which lies within its core. The guidelines, once adopted, will serve to assist property owners, architects, contractors, and commissions and design review boards to design projects that will be appropriate, compatible, and beneficial to the Special Design District, and to assist the City in reviewing applications for new projects and alterations to structures within, and in close proximity to, the proposed Historic District.*

Jaime Limón, Senior Planner; and Jake Jacobus, Associate Planner/Urban Historian, present.

**UPDATE:** Mr. Limón announced that the Lower Riviera Special Design District Guidelines is tentatively scheduled to be reviewed for City Council adoption on June 13, 2006. Mr. Jacobus stated that the Board should already have the red-lined comments by the Historic Landmarks Commission in addition to the original hard copy sent out last month. Mr. Limón reassured the Board that subsequent amendment of these guidelines could be made, even after City Council adoption, in order to provide the Board with as comprehensive Guidelines as possible. Chair Bartlett requested the rest of the Board to try and send their suggested changes to Mr. Jacobus prior to the next Board meeting scheduled for Tuesday, May 30, 2006.

During the discussion, the following clarifications were made by Mr. Limón and Mr. Jacobus in response to comments, suggestions, and/or questions by the Board:

1. (Board member Wienke) **INTERMEDIARY ZONES.** The actual mapping of the special design district is specific to which residential parcels are located within each area (R1, R2 or R3 zoning) and where they apply. However, the *boundaries*, between a particular “historic district” and the rest of the City, have not been technically certified by the Historic Landmarks Commission (HLC) designation Subcommittee. It is within “buffer zones” that the Board may be called upon to make compatibility decisions on whether or not a proposal should follow or mimic a specific historic district design style; be it “adjacent,” “contiguous,” or “across the street” from the proposed Historic District.
2. (Board member Mosel) **SUGGESTED GUIDELINE INCLUSIONS:** In the Public Works section of the Guidelines, the reference to the “preservation of concrete stamps” should be included in the Guidelines since the Lower Riviera/Bungalow Haven District does have a few in that district. Santa Barbara is unique and one of only five cities in the country which use concrete stamps to mark or indicate the mason, contractors, or owners of each concrete works/monuments; a tradition which dates back to the 1800s. It was suggested that the Guidelines also include the words “art glass” on “windows above the transom” which is in reference to leaded glass patterns above windows (e.g., diamond or round shaped patterns).

Public comment opened at 3:41 p.m.

Ms. Kathleen Daig, neighbor, presented to the Board a list of fellow neighbors who wish to be excluded or “opt-out” from the proposed “actual historic district” (i.e., the Guidelines) for reasons of the possible single-family zoning designation, imposed deed restrictions, diminished property rights and values such as limited financing, sale-ability, and color limits imposed on residences. Ms. Daig included her own reasons to remain excluded from the “actual historic district” pertaining to loss of property owner’s rights, such as the limitation of color choice imposed on residences.

Mr. Limón clarified that the boundaries any proposed historic districts have not been set as of yet and the public will be notified when hearings are held before the HLC to clarify those details in the Guidelines.

Public comment closed at 3:43 p.m.

Motion: Continued one week at Staff’s request.

Action: Wienke/LeCron, 8/0/0.

**ABR MINUTES- October 30, 2006**  
**DISCUSSION ITEM – NEW ITEM: PUBLIC HEARING**

**1. LOWER RIVIERA SPECIAL DESIGN DISTRICT GUIDELINES**

Main Documents: Revised Draft of the Lower Riviera Special District Guidelines

Location: Lower Riviera Special Design District

Applicability: The Design Guidelines will assist property owners, architects, contractors, and design review boards to design projects that will be appropriate, compatible, and beneficial to the Special Design District.

Staff: Jack Jacobus, Associate Planner/Urban Historian

(The purpose of the establishment of the Special Design District and of these Guidelines is the preservation of the unique character and style of the Bungalow Haven Neighborhood, while the historic district proposal is being considered by the City.)

**(RECOMMENDATION FOR CITY COUNCIL ADOPTION OF THE GUIDELINES AND INCORPORATING ABR COMMENTS IS REQUESTED.)**

(3:27)

Present: Jake Jacobus, City’s Urban Historian, provided an update of the Lower Riviera Special District, and offered clarification about the pending historic district’s noncontiguous boundaries. Jaime Limon, Design Review Supervisor, was also available to provide further clarification and answer questions from the Board.

Public comment opened at 3:30 p.m.

Joseph Rution, Bungalow Haven Neighborhood Association, in favor.

Cheri Ray, resident, in favor.

Public comment closed at 3:33 p.m.

Board Comments (condensed):

(Wienke) Portions of the document do not provide leeway for the flair of artistic elements.

(Manson-Hing) The document is helpful, staff’s efforts are appreciated.

(Mosel) If the document is to become a part of the Ordinance, the language of the document should be stronger regarding required architectural styles to preserve neighborhood character.

(Sherry) The document should be open to interpretation in order to allow opportunities for architectural creativity.

(Bartlett) The document illustrates only 5 architectural styles for reference; however, the district is comprised of many styles and combinations of styles. The document does acknowledge that the special district is different from the historic zone.

(Mudge) A check list, similar to the hillside design guidelines checklist, would be beneficial in determining whether projects are in compliance with parameters.

**Motion: Recommend City Council adoption of the Lower Riviera Design Guidelines as presented, with the comment that staff shall develop applicant and Board compliance check lists.**

Action: Wienke/Manson-Hing, 7/0/0. Motion carried. (LeCron absent.)