



THE CAPITAL

"Preserving Santa Barbara's historic sites of enduring community value"

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PEARL CHASE SOCIETY JUNE SCHEDULED MEETINGS OF INTEREST

PEARL CHASE SOCIETY

Board Meetings are typically held the first Thursday of the month at the MacVeagh House on the grounds of the Natural History Museum. Next meeting: June 1

Preservation Committee Meetings are now held at 4 pm on the fourth Thursday of the month at Wood Glen Hall, 3010 Foothill Road. Next meeting: June 22

CITY OF SANTA BARBARA

City meetings are broadcast live on City TV channel 18 and streamed live at www.santabarbaraca.gov/Government/Video, where they are also archived and viewable on demand.

City Council Meetings are held on Tuesdays at 2 pm at Council Chambers, City Hall: June 6, 13, 20, 27

Planning Commission Meetings are held on the first, second and third Thursdays of the month at 1 pm at Council Chambers, City Hall: June 1, 8, 15

Historic Landmarks Commission Meetings are held every other Wednesday at 1:30 pm at the David Gebhard Public Meeting Room, 630 Garden Street: June 14, 28

Architectural Board of Review Meetings are held Mondays at 3 pm at the David Gebhard Public Meeting Room, 630 Garden Street. Full Board meets on June 5, 19

COUNTY OF SANTA BARBARA

County Board of Supervisor Meetings and Planning Commission meetings are broadcast live on CSBTv20. They are also streamed at www.countyofsb.org/ceo/media02.aspx, where they are also archived and viewable on demand.

County Board of Supervisors Meetings are held on three Tuesdays of the month at 9 am. The first and third meetings are held in Santa Barbara in the Board of Supervisors Hearing Room, 105 East Anapamu St., 4th Floor. The second meeting is (typically) held in Santa Maria at 511 East Lakeside Parkway: June 6 & 20 (SB)

County Planning Commission Meetings are held three Wednesdays of the month at 9 am. The first and third meetings are held in Santa Barbara at 123 East Anapamu Street, Room 17, and the second meeting is (typically) held in Santa Maria at 511 East Lakeside Parkway: June 7, 28 (SB), June 14 (SM)

County Historic Landmarks Advisory Commission Meetings are held the second Monday of the month at 10 am at 123 East Anapamu, Room 17 (unless specified otherwise): June 12

Society News and Notes *by Kelly Mahan Herrick*

This year's Pearl Chase Society Annual Meeting is on Thursday, July 6, from 5:30 pm to 7:30 pm at the Maritime Museum.

There will be a guest speaker, as well as delicious food and wine from Arnoldi's.

At May's board meeting, the board discussed new HLAC nominations for Historic Landmark status. Board members discussed the nominees, including the "cow building" on Milpas Street, the Kim Webber Building/ Christian Science Reading Room at Victoria and State Streets, the Ygnacio House at 214 East De La Guerra, and Arnoldi's.

Also discussed was the Franceschi House, with PCS president Steve Dowty providing sketches for an open pavilion concept for the home, which is in disrepair. Since restoration and rehabilitation is no longer feasible, the City's latest focus is an alternative plan: a "Pavilion" on the footprint of the original house after its deconstruction. The intent is to create a useable public space by improving public access, reinforcement of failing retaining walls (which is already in the works), and storm water improvements. The board discussed how best to preserve the historical elements of the house, including the medallions, signage, rockwork, and more. The board will schedule a site visit to the home in the coming weeks.

An Historic Homes Tour is in the works for next year, and board members tossed around a few ideas for where the tour should take place. One idea is hold an estate tour in Montecito, featuring Casa Dorinda, Music Academy of the West, La Casa de Maria, and other Montecito locales.

The next Pearl Chase Society board meeting is Thursday, June 1. *Don't forget to...*

MARK YOUR CALENDAR!

The Pearl Chase Society
Annual Meeting is Thursday,
July 6, at the Maritime Museum,
5:30 pm to 7:30 pm.

PEARL CHASE SOCIETY
Board of Directors

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Steve Dowty

Vice President

Erik Davis

Secretary

Barbara Boyd

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Patti Ottoboni

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Maureen Masson

Kitty Peri

Marcella Simmons

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Sue Adams

Bob Baum

Roger Horton

Barbara Lowenthal

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and comments to:

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Newsletter

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Printing Impressions, *press*

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PRESERVATION WATCH

By Kellam de Forest

(Initiated by popular request, Preservation Watch informs Pearl Chase Society members of community projects that may disturb historical structures and features, explains community preservation efforts, and/or lists opportunities for public input for those concerned with a particular issue.)

Average Unit Density Program: The Pearl Chase Society is concerned about the City's AUD program; projects such as 835 Canon Perdido Street and 711 Milpas Street seem to get approval with little consideration of their impact to neighborhoods and historical resources. Stricter guidelines for HLC and ABR commissioners and requirements for applicants have been written, but guidelines are only guidelines. The Housing Task Force is yet to propose any new ordinances or a moratorium on new project applications. 835 E. Canon Perdido Street has resubmitted as of April 26, 2017, and is being reviewed internally. It may be scheduled in the near future for Project Design Approval. 711 N. Milpas St. has not been resubmitted yet for Final ABR Approval.

Beth Farnsworth, the KEYT reporter interviewed PCS vice president Erik Davis and Eastside PCS member Christine Neuhauser for an in-depth piece on the issue that aired May 7. Here is a link to the piece: www.keyt.com/news/santa-barbara-s-county/santa-barbaras-aud-incentive-program/488801006.

Accessory Dwelling Units: In 2016 the State legislature enacted two bills (Assembly Bill 2299 and Senate Bill 1069) to streamline the process for homeowners who want to add an accessory dwelling unit (ADU) on their residentially zoned property by either (1) converting floor area within existing structures, (2) adding floor area to existing structures, or (3) building a new structure. The "streamlining" process permits owners to obtain building permits without design review. Existing local ADU ordinances are void unless they are rewritten. ADUs cannot be prohibited. Historic residences and sites are not protected, but the laws do allow local governments to impose design conditions as long as the ability to add a new dwelling unit is not prohibited.

Montecito Planning Commission instructed staff to prepare revised ordinances and to specifically address historic structures and compatibility. The proposed ordinance reads: "If the accessory dwelling unit is proposed to be located on a lot that contains a structure that is 50 years old or greater, then the application shall be submitted to the Historic Landmarks Advisory Commission for review and comment as to the compatibility of the proposed development with the historical context of the site, whether the development will result in a detrimental effect on any existing or potential historical significance, and other factors that the Historic Landmarks Advisory Commission may choose to comment on." The entire draft revision is to be reviewed by the MPC on May 17. The Santa Barbara Planning Commission is yet to have a revised ordinance on its agenda. It is hoped that the City might use this language.

Moody Cottage from 170 Middle Road: PCS members Charity Walton Masters and her husband have come forward to pay to relocate the cottage to their property on Camino del Rosario just off Romero Canyon Road. HLAC has approved the move. The ability to move the cottage is included in the Landmark designation.

Pedestrian and Bicycle Improvements: Plans for East Cabrillo Boulevard

—continued on next page.



Petitioning More AUDs

by Erik Davis, vice president of the Pearl Chase Society

The Marc on upper State Street is the first AUD project to come to fruition; two-bedroom apartments rent for \$3000 per month

The Average Unit Density Incentive Program, technically a City ordinance, was established in 2013 to encourage the development of smaller, more-affordable workforce housing. The ordinance allows developers the opportunity to build large apartment houses with a lot of small apartments onto a lot with major breaks on parking spaces and planning fees.

The AUD ordinance was intended to be an experiment that ran eight years, or created 250 units, whichever came first. However, the floodgates have opened and local residents are largely unaware of the height, bulk and scale of projects slated for their neighborhoods and our historic areas.

As of February 2nd of this year:

- 67 projects are in review
- 18 of the projects propose four-story structures over 45 feet tall
- 1,238 Units are in the pipeline! Remember the goal was 250.

From a preservation angle, the construction of large apartment buildings poses a threat to Santa Barbara's historic buildings and sites by

overshadowing them with their height and bulk. The flood of applications to City Planning for multi-story apartment buildings as the result of incentives provided by the AUD program is putting historic structures and the look of Santa Barbara in jeopardy.

Capitol Hardware at 711 North Milpas Street will transform into a four-story, 73-unit apartment complex under the AUD program. There is a three-story, 50 unit complex slated for 835 E. Canon Perdido, right next to the McConnell's building and the iconic cow on Milpas. At 219 E. Haley Street, plans are in the works to build a four-story, mixed-use development with 36 units.

A three-story, 19-unit complex will eventually be built around the Louise Ygnacio Residence, an Italianate house constructed in 1875, at 214 E. De La Guerra Street. The cottage is scheduled to become a designated City Landmark this year. The site at the newly demolished Craviotto Brothers Iron Works on the corner of Anacapa Street and Ortega Street will become home to a three-story, Spanish-style housing development with 30 units.

And then there is the BIG question, will the program providing reasonably priced workforce

—continued on page 4.

underneath the Union Pacific Railroad Bridge Project are being circulated. A roundabout at Los Patos and a new Union Pacific bridge is included. The project is to provide for pedestrian and bicycle traffic, and the project might impact the Landmark historic fountain built in 1911 and destroy the 1910 stone railway bridge.

Barnsdall Rio Grande gas station: Just before initiating the bankruptcy process, Venoco Oil quitclaimed its leases in the channel back to the State Lands Commission, along with Platform Holly and its

infrastructure of piers off the shores of Goleta. What effect does the State of California's ownership have on the acceptance by Goleta of the Barnsdall Rio Grande gas station property?

Do any readers know anything about **Rancho Vista del Mundo, 1400 San Marcos Road Route 154?** New owners propose to inappropriately enclose the courtyard of the classic Spanish Revival main ranch house built in 1940 with adobe bricks, with a 1,525 square foot fitness facility.



The Pearl Chase Society

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Petitioning More AUDs – *continued from page 3*

housing? The first completed AUD project on upper State Street called the Marc, is listing two bedroom rentals at \$3,000 per month.

All over Santa Barbara, AUD projects seem to get approval with little consideration of their impact to neighborhoods and historical resources. The Board of the Pearl Chase Society, whose mission it is to preserve Santa Barbara's historic structures and sites, respectfully requests that acceptance of new AUD projects by the Planning Department be halted pending evaluation of the Program.

The cumulative impact of multi-story apartment houses to Santa Barbara's historic structures and neighborhoods has not been fully evaluated. A moratorium would allow time for evaluation especially as to whether the resulting apartments actually will provide housing for the city's workforce. Also, the Society recommends that any revised AUD ordinance allow project denial to any project that compromises a historic resource or is incompatible with the surrounding neighborhood, even if the project otherwise conforms to the ordinance and to zoning.

To sign the PCS petition for a moratorium on these projects, visit www.pearlchasesociety.org/save-santabarbara.

MEMBERSHIP REPORT

by Maureen Masson

Membership Renewals

for April 2017

Tony Spann (Harrison Design)

Don & Jo Webb

Membership Renewals for May 2017

Patricia Chidlaw & Robert Sponsel

Lyda J. Clough • Kathleen B. Flynn

Betsy J. Green • Jill Dore Kent

Dr. and Mrs. C. Seybert Kinsell, M.D.

Wanda Livernois

Ronald & Glenice Mathews

Elizabeth Meinzer • Kathy Piasecki

Sally Sphar • Martha Osborne

Note: Membership in the Pearl Chase Society provides the opportunity to be a part of an important organization dedicated to preserving sites of enduring value in and around Santa Barbara.