



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 9, 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
JOANNA KAUFMAN, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the Videos under Explore.

CALL TO ORDER.

The Full Commission meeting was called to order at 1:28 p.m. by Chair Suding.

ATTENDANCE:

Members present: Drury, Grumbine (at 1:32 p.m.), La Voie, Mahan (until 4:23 p.m.), Murray, Orías, Shallanberger, Suding, and Veyna

Staff present: Limón, Hernandez, Kaufman, and Sanchez

GENERAL BUSINESS:

A. Public Comment:

1. Jesse Swanhuysen raised concerns about the February 24 meeting minutes for Item 5, 29 E. Victoria Street.
2. Lanny Ebenstein read a letter emphasizing the importance of the Mission Canyon, Puesta del Sol, and Museum of Natural History area and the projects affecting its historical significance.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 24, 2016, with corrections.

Action: Mahan/Drury, 7/0/2. (Grumbine and Shallanberger abstained.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill Mahan (Items A-E) and Philip Suding (Items F-G).

Action: Orías/Murray, 9/0/0. Motion carried.

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

1. Ms. Kaufman announced that Item 8, 7 E. Anapamu Street, has been postponed at the applicant's request.
2. Ms. Hernandez announced that the "Mills Act: Tax Incentive for Preserving and Rehabilitating Locally Designated Historic Properties" brochure is available at the Planning and Zoning Counter at 630 Garden Street. The application submittal deadline for a Mills Act Contract is June 30.
3. Commissioner Mahan requested the minutes from the previous Museum of Natural History project reviews. He also announced that he will step down on Item 7.
4. Commissioner Murray urged the Commissioners to visit the Museum of Natural History site individually for a better understanding of the proposals.

E. Subcommittee Reports.

No subcommittee reports.

MISCELLANEOUS ACTION ITEM**1. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST
3135 CALLE MARIPOSA**

(1:45) Assessor's Parcel Number: 035-175-001

Owner: Hauptert-Harris Revocable Living Trust

(Hold a Public Hearing to consider adding to the Potential Historic Resources List the 1934 Tudor style residential building, based on the recommendation of the HLC Designations Subcommittee. The structure is eligible as a Structure of Merit.)

Actual time: 2:01 p.m.

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

Public comment opened at 2:03 p.m. and, as no one wished to speak, it was closed.

- Motion:** To add the structure located at 3135 Calle Mariposa to the City's Potential Historic Resources List, with comment:
1. Amend the staff report to clarify the building style as "Tudor Revival."
- Action:** Mahan/La Voie, 9/0/0. Motion carried.

MISCELLANEOUS ACTION ITEM

2. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST 519 W. JUNIPERO ST

(1:50) Assessor's Parcel Number: 025-090-008
Owner: Cancer Center of Santa Barbara

(Hold a Public Hearing to consider adding to the Potential Historic Resources List the 1905 Queen Anne Free Classic style house, which was found to qualify as a Structure of Merit in the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009, and was included in the Mitigated Negative Declaration dated May 27, 2010 for the Cancer Center of Santa Barbara, based on the recommendation of the HLC Designations Subcommittee.)

Actual time: 2:06 p.m.

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

Public comment opened at 2:06 p.m. and, as no one wished to speak, it was closed.

- Motion:** To add the structure located at 519 West Junipero Street to the City's Potential Historic Resources List, with comment:
1. Amend the staff report to note that the existing porch posts, handrails on the steps, and front door are not original nor appropriate for the building.
- Action:** La Voie/Shallanberger, 9/0/0. Motion carried.

MISCELLANEOUS ACTION ITEM

3. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST 525 W. JUNIPERO ST

(1:55) Assessor's Parcel Number: 025-090-040
Owner: Cancer Center of Santa Barbara

(Hold a Public Hearing to consider adding to the Potential Historic Resources List the 1906 vernacular style house with a Queen Anne Free Classic style rounded porch, which was found to qualify as a Structure of Merit in the Historic Structures/Sites Report prepared by Shelley Bookspan and accepted by the HLC on September 30, 2009, and was included in the Mitigated Negative Declaration dated May 27, 2010 for the Cancer Center of Santa Barbara, based on the recommendation of the HLC Designations Subcommittee.)

Actual time: 2:08 p.m.

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

Public comment opened at 2:09 p.m. and, as no one wished to speak, it was closed.

Motion: To add the structure located at 525 West Junipero Street to the City's Potential Historic Resources List, with comment:

1. Amend the staff report to note that the existing shutters are not original nor appropriate for the building.

Action: La Voie/Orias, 9/0/0. Motion carried.

CONCEPT REVIEW - NEW

4. 519 & 525 W JUNIPERO ST

C-O Zone

(2:00)

Assessor's Parcel Number: 025-090-046
 Application Number: MST2016-00087
 Owner: Cancer Center of Santa Barbara
 Applicant: Kenneth Marshall
 Architect: The Cearnal Collective, LLP
 Landscape Architect: Martha Degasis

(Proposal to convert two existing single-family residences at 519 and 525 West Junipero Street to duplexes. At 519 West Junipero, a total of 265 square feet of first-floor and 514 square feet of second-floor additions are proposed to the rear of the 1,093 square foot residence. Additional exterior changes to the residence comprise a new roof, restoration of windows and siding, and remodel of front porch. At 525 West Junipero, 237 square feet will be demolished on the first floor, and 48 square feet will be demolished on the second floor. Additional exterior changes comprise a new roof and restoration of windows and siding. Site work is reviewed under the Cancer Center of Santa Barbara project under MST2007-00092. These buildings are to be added to the City's List of Potential Historic Resources.)

(Action can be taken if sufficient information is provided. Project was previously reviewed under MST2007-00092.)

Actual time: 2:10 p.m.

Present: Christine Pierron and Lisa Liles, The Cearnal Collective, LLP

Public comment opened at 2:21 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design Approval with final drawings to return to the Consent calendar, with comments:

1. The Commission commends the project for its minimal impact to the historic structures and the streetscape.
2. The Commission requests that the Architectural Board of Review examine the tree removal and replacement plan carefully, with an intent toward preservation.
3. The Commission emphasizes that any changes to the drawings must return to staff and, if necessary, the Commission.
4. Resolve the detailing on the porch and above the door on the south elevation of 519 W. Junipero.
5. Install French doors on the south elevation of 519 W. Junipero.

Action: La Voie/Drury, 9/0/0. Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:56 P.M. ****

CONCEPT REVIEW - NEW**5. 1130 STATE ST****C-2 Zone**

(2:40) Assessor's Parcel Number: 039-232-020
 Application Number: MST2016-00077
 Owner: County of Santa Barbara
 Owner: Jessica Cadiente, Library Director
 Applicant: Trish Allen

(Proposal to install temporary construction fencing in two phases around a portion of the Santa Barbara Museum of Art ["Museum"] and the western portion of the Main Branch of the City Library grounds ["plaza"] to be used for construction staging for the Museum construction project [MST2013-00237]. Proposal consists of an eight foot [8'] high construction/safety fence for construction material storage and public safety. The fence perimeter is approximately 300 linear feet with an interior fence of approximately 230 linear feet to provide required protection for oak trees and also protect plaza features. Per Planning Commission Resolution 029-014, the fencing installation is limited to 90-day intervals, with options for renewal. Anticipated duration for the fencing is two years. The Santa Barbara Museum of Art is on the City's List of Potential Historic Resources.)

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

Actual time: 2:56 p.m.

Present: Trish Allen, Suzanne Elledge Planning & Permitting Services; and Bruce Collar, Diani Building Corporation

Public comment opened at 3:03 p.m.

Chair Suding read a letter of support from Lynne Tahmisian, President of the La Arcada Investment Corporation.

Public comment closed at 3:04 p.m.

Motion: Project Design and Final Approval, with graphics package to return to the appropriate review body:

1. The Commission acknowledges that the project is temporary and necessary, and finds that it is sensitive and well done.
2. The fencing shall be a tan color.
3. The Commission expects that any graffiti will be removed immediately.
4. Study the graphics package to include history of the site and public art.

Action: La Voie/Shallanberger, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED**6. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

(3:00) Assessor's Parcel Number: 045-250-011
Application Number: MST2015-00565
Owner: City of Santa Barbara

(Proposal for alterations to Waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, East Cabrillo Boulevard, and West Cabrillo Boulevard to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed is new landscaping in areas where existing kiosks were removed, and six new ADA access ramps. Requires Coastal Review.)

(Action can be taken if sufficient information is provided. Project last reviewed on December 2, 2015.)

Actual time: 3:17 p.m.

Present: Karl Treiberg, Waterfront Facilities Manager, City of Santa Barbara

Public comment opened at 3:33 p.m.

James Marston, of the Access Advisory Committee, stated that the proposal had been brought before the Committee. He pointed out some outstanding issues of the proposal, to which Mr. Treiberg responded.

Public comment closed at 3:39 p.m.

Motion: Continued four weeks with comments:

1. The Commission appreciates the thoughtful proposal and the reduction of visual clutter from existing signs.
2. The units need to be designed to be compatible with HLC guidelines.
3. Provide adequate separation for two users of the units when two units are placed together.
4. The Commission reiterated its concern about the loss of human contact with the installation of this technology.

Action: La Voie/Grumbine, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED**7. CITYWIDE**

(3:40) Assessor's Parcel Number: ROW-002-084
 Application Number: MST2015-00392
 Owner: City of Santa Barbara
 Applicant: Crown Castle/NG West, Inc.

(Conceptual review for proposed wireless facilities in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. 1) 100 Block West Gutierrez Street: Removal of an existing 35' wooden street pole to be replaced with a 40' tall street pole with two new 55" panel antennas suspended on a cross arm. Also proposed is a new meter pedestal, pad, and equipment cabinet containing Radio Remote Units [RRUs]. 2) 100 Block West Cota Street: Proposed installation of a canister antenna atop an existing 33'-9" service pole with a below grade equipment vault containing RRUs. This proposal is in the Brinkerhoff Avenue Landmark District. 3) 100 Block Chapala Street: Proposed installation of two new 55" panel antennas suspended on a cross arm attached to an existing 43' tall wooden service pole. Also proposed is a new service meter pedestal, pad, and equipment cabinet containing RRUs. This proposal is in the potential West Beach Historic District.)

(Concept review; comments only. Project requires environmental assessment. Project last reviewed on August 26, 2015.)

Actual time: 4:23 p.m.

Present: Heidi Payne and Sharon James, Crown Castle

Staff comments:

1. Ms. Kaufman stated that due to the Gutierrez bridge expansion project, the proposed Gutierrez street location will be not be available; Public Works has indicated that there may be other possible sites in the vicinity.
2. Mr. Limón emphasized that the current ordinance requires the Commission to minimize visual impacts. The panel antenna placed on poles has not been the standard for camouflaged equipment in the downtown area, so in order to grant approval, the Commission must find that the visual impacts have been minimized; if not, the Commission should direct the applicant to what would be acceptable.

Public comment opened at 4:36 p.m. and, as no one was present who wished to speak, it was closed.

Chair Suding apologized to Judith Hopkinson, who left before public comment opened, for the delay of the agenda start item and that the Gutierrez Street location was removed from the discussion.

Motion: Continued four weeks with comments:

1. The Commission finds that the proposed Cota Street installation is the most successful in minimizing negative visual impact.
2. The Commission finds that the proposed Chapala Street installation has not minimized negative visual impact.
3. Study a more aesthetically pleasing solution in locations that do not inherently have design issues.

Action: La Voie/Veyna, 8/0/0. (Mahan absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**8. 7 E ANAPAMU ST****C-2 Zone**

(4:20) Assessor's Parcel Number: 039-183-041
Application Number: MST2016-00066
Owner: Sullivan Goss 2009 Family Trust
Agent: Ernesto Botello

(Proposal to permit "as-built" changes to the rear courtyard area of an existing 2,245 square foot commercial building comprising of new exterior dining layout and planter areas for trees, and a new three inch CMU/stone rubble veneer wall at the rear property line. Also proposed is the removal of an existing guardrail at the front terrace to be replaced with a 42 inch high stucco pony wall and the replacement of the existing the awnings on the front façade. Interior improvements proposed are the addition of a bar and dining areas, accessible restrooms and storage room, a remodel of the existing kitchen area for a proposed restaurant use, and the demolition of restrooms. The project addresses enforcement violations in case ENF2015-00856. This building is on the City's List of Potential Historic Resources: Hitchcock Building.)

(Action can be taken if sufficient information is provided. Project last reviewed on the February 24, 2016 Consent calendar.)

Item postponed at the applicant's request.

Motion: Item postponed four weeks.
Action: Orías/La Voie, 9/0/0. Motion carried.

**** MEETING ADJOURNED AT 4:59 P.M. ****