



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, December 9, 2009

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, *Chair* – Present
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Present

CITY COUNCIL LIAISON:

ROGER HORTON – Present

PLANNING COMMISSION LIAISON: STELLA LARSON – Present

STAFF:

STEVE WILEY, City Attorney – Present from 1:42 p.m. to 2:07 p.m.
 JAIME LIMÓN, Design Review Supervisor – Present until 2:07 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- ** **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- ** **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on Friday, December 4, 2009, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS (1:32):

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of December 2, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 2, 2009, with correction.

Action: Adams/Drury, 8/0/0. Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item B, which was also reviewed by Robert Adams.

Action: Boucher/Shallanberger, 8/0/0. Motion carried.

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

1. Commissioner Sharpe announced that the Santa Barbara Conservancy has been working on a project, originally conceived by Judy Orias, to foster the appreciation of preserving Spanish Colonial Revival architecture. To that end, Steve Hausz designed a poster featuring the most treasured architectural landmarks in Santa Barbara. The posters are available for sale at www.sbconservancy.com.

2. Commissioner Adams reported that, at the December 8th City Council meeting, the Parks & Recreation Department presented the strengthened Tree Preservation and Landscape Plan amendments to the existing Municipal Code. A resolution was adopted to establish administrative penalties for tree removal, excessive pruning, and landscape plan maintenance violations. (Excessive pruning is defined as anything in excess of one-quarter of the tree crown.) The role of the Historic Landmarks Commission was clarified in terms of reviewing proposed major pruning or removal of trees in the setback. Mr. Limón added that there will be greater fines based on the size of the diameter tree, ranging up to \$5,000 for unpermitted removal of trees that are 24 inches in diameter and larger. Additionally, if there is a landscape plan on record, the Ordinance makes it very clear now that the landscaping must be maintained as approved.

3. Commissioner Adams announced that the Kids Draw Architecture Year End Holiday Reception Show will be on Friday, December 11, 5:00-7:00 p.m. at the Architectural Foundation Acheson House, 229 E. Victoria Street. The annual program provides children in Santa Barbara the opportunity to sketch local landmarks with the guidance of architects and artists.

E. Subcommittee Reports.

Commissioner Murray reported that the Survey Subcommittee meeting, that was scheduled to occur in the morning, was cancelled. Mr. Jacobus explained that the Brinkerhoff District Guidelines are still being worked on and are not ready for review by the Subcommittee.

Mr. Jacobus reported that another project being worked on by Staff is a training video that will be used as a tool for the Commission and Staff on different architectural styles and how to identify them. The DVD will also be made available to the public.

CONCEPT REVIEW - CONTINUED

1. CITY-WIDE

ROW Zone

(1:42) Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2009-00367
 Owner: City of Santa Barbara
 Applicant: HP Communications, Inc.

(Proposal by NextG Networks for the installation of a new city-wide network system of fiber optic cables, antennas, and equipment to be located within the city rights-of-way at 52 locations. The antennas will be located on existing utility poles and the associated equipment will be located either on the poles, in above-ground cabinets, or in underground vaults within city rights-of-way. Seven locations are within El Pueblo Viejo Landmark District and will be reviewed by the Historic Landmarks Commission.)

(Comments only pursuant to CUP exemption for microcell antennas - SBMC Section 28.94.030 DD.1.(d). Discussion topic: Update regarding city processing and HLC role in review of microcell and equipment applications proposed by NextG, as a public utility to be located in El Pueblo Viejo Landmark District.)

Present: Steve Wiley, City Attorney
 Jaime Limón, Senior Planner
 Sharon James, Director of Government Affairs
 Heidi Payne, Project Manager

Staff comments: Steve Wiley, City Attorney, stated that the nature of the application is for the installation of microcells that are visually unobtrusive. They are one of the exemptions under the City Ordinance from the typical Conditional Use Permit (CUP) process. The Municipal Code CUP chapter provides that even a microcell application must go to HLC and ABR for comments. Within El Pueblo Viejo Landmark District (EPV) there should essentially be no visual impact, with the exception of the whip antenna that cannot be placed underground. The permit would then be issued by the Community Development Director based on the HLC and ABR comments. The ABR will consider each proposed site on a case-by-case basis and that may mean other areas of the city will have the cables underground.

Mr. Limón stated that, under the direction of the Community Development Director, Staff conducted site visits for each proposed microcell site and has placed a higher standard in EPV than elsewhere in the city as to aesthetics. That is why the applicant has agreed to place underground all utility sites in EPV.

Planning Commission Chair Stella Larson urged that, with the expansion of utility cables, the city consider requiring they be placed underground in all areas of the city rather than attaching more to the existing poles. She pointed out that there are important historic neighborhoods, such as the Bungalow and the Brinkerhoff Districts, where the same considerations should be given as in EPV.

Public comment opened at 1:55 p.m.

Kellam de Forest, local resident, asked how many utility wires or cabinets are required in other neighborhoods with historic structures. He also asked about the amount of energy they require and if they make any noise.

Public comment closed at 1:57 p.m.

Commission questions:

1. Would it be possible to change the box color to match the ground surrounding materials?
2. Can the color of the antennas be changed to something other than white?

Mr. Limón responded that Staff will research as to whether NextG would be able to change the color of the equipment.

Commission comment: The applicant has responded to the Commission's request to underground the equipment and the applicant's cooperation is appreciated.

**** THE COMMISSION RECESSED FROM 2:07 P.M. TO 2:18 P.M. ****

ARCHAEOLOGY REPORT

2. 601 FIRESTONE RD

A-F/SD-3 Zone

(2:18)

Assessor's Parcel Number: 073-450-003

Application Number: MST2009-00545

Owner: City of Santa Barbara

(Review of a Master Archaeological Resources Assessment for the entirety of the Santa Barbara Airport to guide future archaeological reports at the site.)

(Review of Master Archaeological Resources Assessment prepared by Applied Earthworks, Inc.)

Present: Laurie Owens, Airport Project Planner
Ann Munns, Archaeological Consultant
Michael Berman, City Environmental Analyst

Staff comments: Laurie Owens, Project Planner, commented that the previous Archaeological Sensitivity Map prepared in 1993 was out of date. A more updated report was necessary for the incorporation of new resources that have been discovered and to provide guidance in the preparation of archaeological investigations for future airport projects. Staff does not have comments from Dr. Glassow because he was involved in the actual preparation of the report from the beginning.

Michael Berman, Environmental Analyst, commented that the intent was for the report to be consistent with the format of the Master Environmental Assessment of archaeological and historical resources that was prepared for the rest of the City. In response to public comment, Mr. Berman stated that an archaeological study was already conducted for the new airport terminal and the project itself has been approved by the Commission.

Public comment opened at 2:26 p.m.

Kellam de Forest, local resident, expressed concern that no one will know what archaeological treasures may be buried beneath the new location where the old airport is being moved to.

Public comment closed at 2:27 p.m.

Motion: To accept the report as submitted with the comment that the Commission appreciates the thoroughness of the report.

Action: Adams/Boucher, 8/0/0. Motion carried.

MISCELLANEOUS ACTION ITEM

3. **821 CORONEL ST**

(2:31)

Assessor's Parcel Number: 035-243-013

Owner: Hamilton Family Trust

Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to recommend that the Community Development Director authorize the execution of a Mills Act contract for the designated City Landmark known as the "Hunt-Stambach House.")

(Recommendation to Community Development Director.)

Present: Jake Jacobus, Associate Planner/Urban Historian

Public comment opened at 2:41 p.m.

Mary Louise Days, local resident, commented that she was impressed that the property owner applied for the Mills Act because of the restrictions involved. She confirmed that the owner is not currently proposing any changes to the exterior. Ms. Days also mentioned that there was an article in the National Trust for Historic Preservation's monthly newspaper on this house.

Kellam de Forest, local resident, suggested that the contract be provided to the Commission to show what changes the applicant proposes to do to the landmarked property.

Public comment closed at 2:47 p.m.

Mr. Jacobus responded that the contract application has personal information and would not really be helpful for the Commission to review.

Motion: To recommend that the Community Development Director authorize the execution of a Mills Act contract for the designated City Landmark known as the "Hunt-Stambach House" located at 821 Coronel Street.

Action: Sharpe/Murray, 8/0/0. Motion carried.

CONSENT CALENDAR

FINAL REVIEW

A. 435 STATE ST C-M Zone

Assessor's Parcel Number: 037-211-007
 Application Number: MST2009-00484
 Owner: Stella and James Anthes
 Architect: Henry Lenny Design Studio
 Business Name: Whiskey Richard's

(Proposal to recess an existing storefront and remodel the facade to create a new outdoor dining area. This will result in a Measure "E" credit of 250 square feet. New signage to be reviewed by the Sign Committee under a separate permit.)

(Final Approval of the project is requested.)

Final Approval as submitted with shop drawings to return to consent.

FINAL REVIEW

B. 318 STATE ST C-M Zone

Assessor's Parcel Number: 037-254-020
 Application Number: MST2009-00245
 Owner: 318 State St Properties, LLC
 Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom aka Andalucia Building." Proposal to demolish an existing 2,436 square foot building at the rear portion of 314 State Street and construct a new trash enclosure and loading dock. Proposed for the rear structure of 318 State Street is a facade remodel including new awnings, doors, and windows. Also proposed is a reconfiguration and associated landscaping of five parking lots including the addition of 16 new parking spaces for a total of 84 parking spaces. These spaces are proposed to be the designated parking for the five parcels from 314 through 324 State Street, 323 and 327 Anacapa Street, and 24 E. Gutierrez Street. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

(Final Approval of the project is requested.)

Final Approval as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 2:49 P.M.
 TO THE NEXT HLC MEETING ON JANUARY 6, 2010. ****