



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 9, 2012

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair* – Present  
DONALD SHARPE, *Vice-Chair* – Present  
LOUISE BOUCHER – Present  
MICHAEL DRURY – Absent  
WILLIAM LA VOIE – Absent  
FERMINA MURRAY – Present  
JUDY ORÍAS – Present  
CRAIG SHALLANBERGER – Absent  
BARRY WINICK – Present at 1:37 p.m.

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

DALE FRANCISCO – Absent

**PLANNING COMMISSION LIAISON:**

STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present until 2:34 p.m.  
MICHAEL BERMAN, Project Planner/Environmental Analyst – Present until 1:52 p.m.  
SUSAN GANTZ, Planning Technician – Present  
GABRIELA FELICIANO, Commission Secretary – Present

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**CALL TO ORDER.**

The Full Board meeting was called to order at 1:31 p.m. by Chair Suding.

**ATTENDANCE:**

**Members present:** Boucher, Murray, Orías, Sharpe, Suding, and Winick (at 1:37 p.m.).

**Member absent:** Drury, La Voie and Shallanberger.

**Staff present:** Limón (until 2:34 p.m.), Berman (until 1:52 p.m.), Gantz, and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of April 25, 2012, and the Santa Barbara Museum of Natural History Workshop meeting of February 29, 2012.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of April 25, 2012, as presented.

**Action:** Boucher/Sharpe, 5/0/0. Motion carried. (Drury/La Voie/Shallanberger/Winick absent.)

- Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of February 29, 2012, as presented.
- Action:** Boucher/Sharpe, 5/0/0. Motion carried. (Drury/La Voie/Shallanberger/Winick absent.)

**\*\* THE COMMISSION RECESSED FROM 1:36 P.M. TO 1:37 P.M. \*\***

C. Consent Calendar.

- Motion:** Ratify the Consent Calendar as reviewed by Chair Suding.
- Action:** Boucher/Sharpe, 5/0/0. (Drury/La Voie/Shallanberger/Winick absent.) Motion carried.

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

1. Ms. Gantz announced that Commissioners Drury, La Voie and Shallanberger would be absent from the meeting.
2. Michael Berman, Environmental Analyst, explained that the role of the HLC during archaeological report acceptance is described in the Master Environmental Assessment (MEA) and California Environmental Quality Act (CEQA). Archaeological report preparers must be found to be properly qualified before they are considered for placement on the City's Archaeological Consultants List. Reports are prepared by approved consultants and then reviewed by UCSB Professor Michael Glassow. In addition, a City environmental analyst reviews the reports.

Adding mitigation measures to a Phase 1 Archaeological Report over and above what the expert proposed in the report is not consistent with the City's MEA document and CEQA. There must be a nexus between the project impacts and the mitigation measures. Only if new evidence or expert opinion is presented during the hearing (and not just opinion) can changes to the report be required. HLC comments should be directed to staff to address and, if necessary, HLC acceptance of the report would be continued to a later date in order to allow further investigation and revisions.

E. Subcommittee Reports.

Commissioner Winick reported that he and Commissioner Orías attended the Architectural Board of Review hearing on April 30 of the proposal for a Marine Corps Air Station Tribute at the Santa Barbara Airport consisting of a large sculpture of glass wings located in front of the new terminal building. There will also be a Planning Commission hearing to review the project.

Commissioner Winick reported that he and Commissioners Drury, Murray and Suding attended a meeting with respect to the relocation and refurbishment of the 1942 Historic Airline Terminal at the Santa Barbara Airport.

Chair Suding reported on the Street Tree Advisory Committee of May 3 with respect to consideration of an additional tree species on the 0-100 Blocks of Kimberly Avenue. The other project is on the 0-Block of W. Mason Street where they are proposing to change the street tree designation.

Commissioner Orías inquired as to replacement of the removed Stone Pine Landmark Tree that was located at the corner of E. Anapamu and Garden Streets. Staff is to contact the City's Urban Forest Superintendent.

**DISCUSSION ITEM**

**(1:45)** City Attorney presentation on Fair Political Practices Commission conflict of interest rules applicable to design review board members. Staff: Steve Wiley, City Attorney.

Actual time: 1:54

Present: Steve Wiley, City Attorney

**Discussion held.**

**DISCUSSION ITEM**

**(2:15)** Overview of the proposed Financial Plan for Fiscal Year 2013 with highlights for the Community Development Department (CDD). On April 17, 2012, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Wednesday, May 16, 2012. Staff: Bettie Weiss, City Planner.

Actual time: 2:17

Present: Sue Gray, Administrative Services Manager  
Paul Casey, Community Development Director

**Discussion held.**

**CONCEPT REVIEW - NEW****1. CABRILLO BLVD – VARIOUS LOCATIONS**

**(2:35)** Assessor's Parcel Number: ROW-002-912  
Application Number: MST2012-00175  
Owner: City of Santa Barbara  
Applicant: Public Works Department

(Proposal to install pedestrian-activated flashing lights at three intersections to improve the safety of pedestrians crossing the streets. The proposed locations are as follows: E. Cabrillo Blvd. at Corona Del Mar, W. Cabrillo Blvd. at Chapala St., and W. Cabrillo Blvd. at Bath St., and the following APN segments are involved: ROW-002-912, -002-877, --002-117, -002-880, -002-890, -002-184, -002-841, and -001-882.)

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

Actual Time: 2:34

Present: Derrick Bailey, Supervising Transportation Engineer

Public comment opened at 2:45 p.m.

Kellam de Forest, local resident, commented on flashing lights alerting drivers of pedestrian crossing and possible liabilities.

Public comment closed at 2:46 p.m.

**Motion: Continued two weeks with the following comments:**

1. The Commission acknowledges the importance of this project and expressed appreciation.
2. Keep the design solution simple.
3. All equipment should be the least intrusive as possible.
4. The 15-foot pole is acceptable where there is no existing pole.
5. Study placing the battery and controls in-ground or in the landscape.
6. The push button pole should be the smaller diameter option.
7. The beacon box should be Malaga green.
8. Mount the solar panel at the highest point possible on any streetlight.

Action: Boucher/Winick, 6/0/0. Motion carried. (Drury/La Voie/Shallanberger absent.)

**CONCEPT REVIEW - NEW**

**2. 100 BLK STATE ST**

(3:05) Assessor's Parcel Number: ROW-002-066  
 Application Number: MST2012-00170  
 Applicant: John Fritsche  
 Owner: City of Santa Barbara

(Proposal for the installation of a ceramic tile plaque to commemorate the location of Loughhead (Lockheed) Aircraft Manufacturing of Santa Barbara originally located at 101 State Street and historically known as the "William L. Rust Garage." The plaque will be located within an existing public telephone niche on a site wall within the public right-of-way. A Public Works permit is required for alterations within the public right-of-way.)

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

Actual Time: 3:03

Present: John Fritsche, Applicant

Public comment opened at 3:08 p.m.

Kellam de Forest, local resident, expressed support for the project.

Public comment closed at 3:09 p.m.

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Sharpe/Boucher, 6/0/0. Motion carried. (Drury/La Voie/Shallanberger absent.)

The ten-day appeal period was announced.

**\*\* THE COMMISSION RECESSED FROM 3:10 P.M. TO 3:20 P.M. \*\***

**CONCEPT REVIEW - CONTINUED****3. 1936 STATE ST**

C-2 Zone

(3:30) Assessor's Parcel Number: 025-372-001  
 Application Number: MST2011-00167  
 Owner: Mobil Oil Corporation  
 Agent: Lucy Dinneen  
 Applicant: Cadence Development  
 Architect: Kirk Gradin

(Proposal to construct a new 3,450 square foot, 33 foot tall, one-story, non-residential building on a 22,466 square foot lot. A new parking lot behind the building will provide 18 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

**(Third Concept Review. Comments only: Project requires Environmental Assessment and Development Plan Approval findings. Project was last reviewed on October 26, 2011.)**

Actual Time: 3:20

Present: Lucy Dinneen, Agent  
 Kirk Gradin, Architect  
 Tom Rejzek, County Professional Geologist  
 Kelly Brodison, City Assistant Planner

Public comment opened at 3:29 p.m.

Kellam de Forest, local resident, commented on shielding of parked cars by vegetation.

Public comment closed at 3:30 p.m.

**Motion: Continued four weeks with the following comments:**

1. The architectural style is acceptable. Its architecture should be exemplary as this location is on the upper eastside and an important gateway.
2. The landscaping is vital.
3. The Moorish detailing should be enhanced. The fenestration needs to be more of a Moorish style.
4. Study making the arches taller. The fenestration behind the arches can be shorter. There needs to be less mass above the arches.
5. Study eliminating the rhythm created by the closed arches on the east elevation.
6. Study the window proportions on the north end of the east elevation.
7. Study siting the building closer to the intersection of Mission and State Streets.
8. The State Street driveway should only allow a right hand turn.

Action: Boucher/Orías, 5/0/1. Motion carried. (Murray abstained. Drury/La Voie/Shallanberger absent.)

**CONCEPT REVIEW - NEW****4. 1019 STATE ST**

C-2 Zone

(4:15) Assessor's Parcel Number: 039-281-017  
 Application Number: MST2012-00176  
 Owner: Ray Mahboob  
 Architect: Henry Lenny Design Studio

(Proposal for a new iron storefront and to infill an existing entry foyer. The project will result in an increase of 250 square feet of Measure "E" floor area.)

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

Actual Time: 4:25

Present: Mahboob, Owner  
 Henry Lenny, Architects

Public comment opened at 4:38 p.m. and, with no one wishing to speak, it was closed.

Straw vote: How many Commissioners could support the elimination of the proposed tile roof? 6/0.

**Motion: Project Design Approval and Final Approval with the following conditions:**

1. Eliminating the tile roof as proposed is acceptable.
2. The color tone of the storefront system would be best in a bronze color.
3. Photograph the original Rodenbecks walkway.

Action: Orías/Winick, 6/0/0. Motion carried. (Murray abstained. Drury/La Voie/Shallanberger absent.)

The ten-day appeal period was announced.

**CONSENT CALENDAR (11:00):**

HLC Representative: Philip Suding

**NEW ITEM****A. 100 BLK W CABRILLO BLVD**

Assessor's Parcel Number: ROW-002-880  
 Application Number: MST2012-00177  
 Applicant: Ray Ward  
 Owner: City of Santa Barbara Public Works Department

(Proposal to install a sandstone boulder and 18"x10"x1/4" bronze plaque bordered by 1" ceramic tile in the public right-of-way. The location will be next to the existing Syuxtun Chumash tile story circle in the sidewalk adjacent to West Beach.)

**Project Design Approval and Final Approval of the project with the following conditions:**

1. There shall be no material other than bronze affixed to the boulder.
2. There shall be at least 4" of exposed boulder around the border of the plaque.
3. The boulder shall be buried into the ground 1/4 to 1/3 of the size of the boulder.

**NEW ITEM****B. 125 E DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 031-011-012

Application Number: MST2011-00406

Owner: Presidio Properties of Santa Barbara

Applicant: Jaeger Partners Commercial Real Estate

Landscape Architect: True Nature Landscape Architecture

(Proposal for a new Giant Bird of Paradise to replace a Tipuana tree legally removed under permit in October 2011. Also proposed is to relocate an existing New Zealand Flax and to install a new Palo Verde street tree.)

Disclosure: Commissioner Suding met with property manager Richard Berti on site prior to the meeting.

**Project Design Approval and Final Approval of the project with the following conditions:**

1. The replacement trees will be two 24" box and one 15-gallon Australian tree ferns, planted at staggered heights.
2. One 24" box Palo Verde tree shall be planted across the street in an existing empty street tree well in the public right-of-way in front of 120 E. De La Guerra Street.

**\*\* MEETING ADJOURNED AT 4:40 P.M. \***