



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 23, 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 – Present
WILLIAM LA VOIE – Present
FERMINA MURRAY – Absent
JUDY ORÍAS – Absent
CRAIG SHALLANBERGER – Present at 2:07 p.m.
BARRY WINICK – Present

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 1:44 p.m. to 4:01 p.m. and again at 4:44 p.m.
MICHAEL BERMAN, Project Planner/Environmental Analyst – Present until 4:00 p.m.
SUSAN GANTZ, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary – Present

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 *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury, La Voie, Shallanberger, Sharpe, Suding and Winick.

Members absent: Murray and Orías.

Staff present: Limón (1:44 p.m. to 4:01 p.m. and 4:44 p.m.), Berman (until 4:00 p.m.), Gantz, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Kellam de Forest, local resident, commented on the Environmental Impact Report for the Veronica Springs project that found the site of the Veronica Springs Mineral Water Company to be worthy of landmark status.

B. Approval of the minutes of the Historic Landmarks Commission meeting of May 9, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 9, 2012, as presented.

Action: Boucher/Sharpe, 4/0/2. Motion carried. (La Voie/Dury abstained. Murray/Orías/Shallanberger absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe.

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

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

1. Ms. Gantz announced the following changes to the agenda:

a) Chair Suding and Commissioner Shallanberger would be stepping down from Item 5 at 902 Chapala Street. Commissioner Drury would be leaving the meeting by 5:00 p.m. and Commissioner Sharpe would be leaving the meeting by 4:30 p.m. Commissioners Murray and Orías would be absent.

b) At the last few meetings, Commissioner Orías had requested information about a possible replacement for the Italian Stone pine tree that was removed from the corner of E. Anapamu and Garden Streets. Street Tree Inspector Randy Fritz informed staff that the Parks and Recreation Department intends to replant a 24-inch box Italian Stone pine tree in that location. The intersection of Garden and E. Anapamu Streets has much more traffic than when the original pines trees were planted, and because the replacement tree will have low, dense foliage for at least 15 years, accommodations will need to be made to replace this tree in-kind. A panel of concrete will be removed to expand the tree planter and attempt to move the tree 10 feet further back from the corner to reduce visibility issues. The plan is to have this tree planting take place during the second or third week of June.

E. Subcommittee Reports.

No subcommittee reports.

PRESENTATION ITEM

1. **OLD MISSION SANTA BARBARA**

A-F/SD-3 Zone

(1:45) Assessor's Parcel Number: 025-140-022

Presenter: Kathryn McGee, Chattel Architecture, Planning & Preservation, Inc.

(Review of preservation projects for the Old Mission Santa Barbara covered by a federal Save America's Treasures grant.)

Actual time: 1:38

Present: Tina Foss, Curator/Cultural Resources Manager, Mission Santa Barbara
Robert Chattel, Chattel Preservation Architect

Kathryn McGee, Chattel Associate Planner

Public comment opened at 2:11 p.m. and, with no one wishing to speak, it was closed.

Public comment reopened at 2:13 p.m.

Mary Louise Days, local resident, commented on the extent of the aqueduct lines intersecting from the Lavandería.

Public comment closed at 2:13 p.m.

Discussion held. The Commission gave positive comments in support of the preservation projects.

**** THE COMMISSION RECESSED FROM 2:22 P.M. TO 2:29 P.M. ****

REVIEW AFTER FINAL

2. 500 FOWLER RD

A-F/SD-3 Zone

(2:30) Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architect: Fred Sweeney
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project received Planning Commission approval on September 20, 2007 (Resolution No. 037-07). The project received Final Approval from the ABR on May 19, 2008.)

(Second review of a Review After Final of the following changes to the approved plans to relocate and rehabilitate the original 1942 terminal building: replace all exterior stucco, replace the decorative stair riser tile, omit installation of one new window on the east elevation, and install frosted glazing in the Ladies Restroom windows. This was last reviewed on April 11, 2012.)

Actual time: 2:29 and reopened at 4:44

Present: Leif Reynolds, City Project Engineer
Andrew Bermond, City Project Planner

Chair Suding disclosed that he, along with Commissioners Drury, Murray, Orías, and Winick attended a meeting on May 21, 2012, to view a mock-up of the building's stucco.

Public comment opened at 2:35 p.m.

Kellam de Forest, local resident, commented on the landscaping and proposed statuary.

Public comment closed at 2:36 p.m.

- Motion:** **Final Approval of Review After Final with the following findings and conditions:**
1. **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.
 2. The recommendation of the Airport *Ad hoc* Subcommittee for the stucco replacement is acceptable.
 3. Use a detail that allows stucco to go to ground and provide the necessary drip gap. If that type of detail is not approved by the Building and Safety Division, any newly proposed detail shall return to the Consent Calendar for review.
- Action:** La Voie/Sharpe, 7/0/0. Motion carried. (Murray/Orías absent.)

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED

3. CABRILLO BLVD

(2:50) 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.))

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 9, 2012.)

Actual time: 2:50

Present: Derrick Bailey, City Supervising Transportation Engineer

Public comment opened at 2:52 p.m.

Kellam de Forest, local resident, commented on the effectiveness of the flashing lights for increasing pedestrian safety.

Public comment closed at 2:54 p.m.

Motion: Continued two weeks with the following comments:

1. The majority of the Commission is in favor of the project.
2. Provide finer details of the cabinet placement and present a complete design of all three proposed locations with the flashing component, signage, and placement of controls.

Action: Winick/Boucher, 5/2/0. Motion carried. (Drury/Shallanberger opposed because they do not support the concept of the lights. Murray/Orías absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(3:20) Assessor's Parcel Number: 029-110-027
 Application Number: MST2012-00180
 Owner: Ernest Brooks II Trust
 Applicant: Peikert Group Architects
 Business Name: Santa Barbara Middle School

(Proposal for a minor addition and exterior alterations in the basketball court area and rear parking lot including the following: removal of existing portable storage, construction of a new 438 square foot storage building with clay tile roof and 8-foot tall wood fence enclosure, a 14-foot tall sound barrier wall on the east side of the basketball court, a 6-foot tall black chain link fence around two sides of the court, and a new wood trellis with stucco pilasters on the rear elevation. Also proposed is to restripe a small section of the parking lot, reducing the number of parking spaces from 115 to 112, which still meets the parking requirement of 109 spaces. New light fixtures, planters, and landscaping will complete the project. This is on the **City's List of Potential Historic Resources: "Jefferson Campus."**)

(Comments only; project requires Environmental Assessment.)

Actual time: 3:10

Present: Lisa Plowman and April Palencia, Peikert Group Architects
 Natira Jones, David Black Landscape Architects
 Bettie Weiss, City Planner

Public comment opened at 3:21 p.m.

Jacques Habra, adjacent neighbor, commented on compatibility issues and ongoing potential problems.

Paul Welterlen, adjacent neighbor, expressed support for the project with the addition of a sound wall and landscaping for mitigating noise; and visual and acoustic screening.

Staff acknowledged letters received in support of the project from Gene and Judy Howard, and Kathleen Boomer, adjacent neighbors.

Public comment closed at 3:29 p.m.

- Motion:** **Continued two weeks with the following comments:**
1. Return with detailing on sound wall and storage building.
 2. Revise the landscaping plans.
 3. Study alternate methods for fencing.
 4. Return with an alternate solution to the pergola.
- Action:** Shallanberger/Drury, 7/0/0. Motion carried. (Murray/Orías absent.)

PROJECT DESIGN REVIEW

5. **902 CHAPALA ST** C-2 Zone

(3:50) Assessor's Parcel Number: 039-321-019
 Application Number: MST2012-00149
 Owner: Cynthia Howard Trust
 Architect: Cearnal Andrulaitis

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under a separate master application.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided. This was last reviewed on April 25, 2012.)

Actual time: 4:01

Present: Brian Cearnal and Rogelio Solís, Architects

Motion: **Project Design Approval and Final Approval; and continued two weeks to the Consent Calendar for lighting fixture and hardware details with the understanding that the applicant may submit plans to the Building and Safety Division prior to the June 6, 2012, Consent hearing.**

Action: Winick/Boucher, 5/0/0. Motion carried. (Shallanberger/Suding stepped down. Murray/Orías absent.)

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW

6. **720 STATE ST** C-2 Zone

(4:10) Assessor's Parcel Number: 037-092-034
 Application Number: MST2012-00192
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Blenders in the Grass

(Proposal to repaint the facade of an existing commercial building.)

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

Actual time: 4:14

Present: Richard Six, LMA Architects

Motion: Project Design Approval and Final Approval with the condition that the entry/soffit color Frazee "Blondee" CL1872W shall be replaced with body color Frazee "Amiskwi" CLW1004W.

Action: La Voie/Winick, 6/0/0. Motion carried. (Boucher opposed because does not support the change from a white building. Murray/Orías/Sharpe absent.)

The ten-day appeal period was announced.

CONCEPT REVIEW – NEW

7. **718 STATE ST** C-2 Zone

(4:15) Assessor’s Parcel Number: 037-092-021
 Application Number: MST2012-00193
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Killer B’s BBQ

(Proposal to repaint the façade of an existing commercial building. This building is on the **City’s List of Potential Historic Resources: “Brentner & Company Bicycle Shop.”**)

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

Actual time: 4:29

Present: Richard Six, LMA Architects

Public comment opened at 4:30 p.m. and, with no one wishing to speak, was closed.

Motion: Continued two weeks with the comment that the body color is not consistent with El Pueblo Viejo Guidelines.

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

CONCEPT REVIEW – NEW

8. **716 STATE ST** C-2 Zone

(4:20) Assessor’s Parcel Number: 037-092-020
 Application Number: MST2012-00194
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Mac Cosmetics

(Proposal to repaint the façade of an existing commercial building.)

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

Actual time: 4:38

Present: Richard Six, LMA Architects

Motion: Continued two weeks with the comment that the body color is not consistent with El Pueblo Viejo Guidelines.

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

CONCEPT REVIEW – NEW

9. **714 STATE ST**

C-2 Zone

(4:25) Assessor's Parcel Number: 037-092-019
Application Number: MST2012-00195
Owner: 710 State St Partners
Architect: LMA Architects
Business Name: Mimosa Restaurant

(Proposal to repaint the façade of an existing commercial building. This building is on the **City's List of Potential Historic Resources: "Tomlinson Building."**)

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

Actual time: 4:40

Present: Richard Six, LMA Architects

Motion: Continued two weeks with the comment that the body color is not consistent with El Pueblo Viejo Guidelines.

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

CONCEPT REVIEW – NEW

10. **712 STATE ST**

C-2 Zone

(4:30) Assessor's Parcel Number: 037-092-013
Application Number: MST2012-00196
Owner: 710 State St Partners
Architect: LMA Architects
Business Name: Restorative Hardware

(Proposal to repaint the façade of an existing commercial building.)

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

Actual time: 4:40

Present: Richard Six, LMA Architects

Motion: Continued two weeks with the comment that the body color is not consistent with El Pueblo Viejo Guidelines.

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

CONCEPT REVIEW – NEW

11. 15 E ORTEGA ST

C-2 Zone

(4:35) Assessor's Parcel Number: 037-092-014
Application Number: MST2012-00197
Owner: 710 State St Partners
Architect: LMA Architects
Business Name: Press Room
(Proposal to repaint the façade of an existing commercial building.)

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

Actual time: 4:41

Present: Richard Six, LMA Architects

Motion: Continued two weeks with the comment that the body color is not consistent with El Pueblo Viejo Guidelines.

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

**** THE COMMISSION RECESSED FROM 4:43 P.M. TO 4:44 P.M. ****

Item 2 was reopened at 4:44 p.m.

CONSENT CALENDAR (11:00):

HLC Representative: Donald Sharpe

Time Adjourned: 11:55 a.m.

FINAL REVIEW**A. 125 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(This is a revised project description. The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 45 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Final Community Priority Designation by City Council on October 25, 2011.)

(Final Approval of architectural details is requested. Requires compliance with Planning Commission Resolution No. 021-11. Project was last reviewed at the Full Board on April 11, 2012.)

Final Approval of architectural details as noted on Sheet A0.1.

Public speaker: Emily Kay, local resident, expressed concerns.

NEW ITEM: PUBLIC HEARING**B. 2010 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-331-015
 Application Number: MST2012-00142
 Owner: Girod Family Trust
 Landscape Architect: Earthform Design
 Contractor: Ben Pettit

(Proposal to remove an existing trellis and deck and to construct a new 170 square foot deck approximately 18 inches off grade. Also proposed is to permit an as-built 10-foot to 12-foot combination wall, fence, and hedge on the front property line on Mission Street. Staff Hearing Officer review is requested for zoning modifications for encroachment into the setback and for the over-height wall, fence, and hedge. This house is on the **City's List of Potential Historic Resources: "Willits/Carrel Residence, Crocker Row."**)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review.)

Positive comments given and continued indefinitely to the Consent Calendar.

REVIEW AFTER FINAL**C. 601 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2012-00022
Owner: City of Santa Barbara
Architect: AB Design Studio
Business Name: Eureka! Burger

(Proposal for an 85 square foot addition and new storefronts on an existing building. Also proposed is a new outdoor dining patio area with planter pot, railing, tables, and chairs. For Measure E purposes, the square footage will be taken from the minor addition category.)

(Review After Final of Development Plan Approval findings.)

Final Approval of Review After Final of Development Plan Approval findings.

REVIEW AFTER FINAL**D. 26 CHAPALA ST****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-102-001
Application Number: MST2010-00176
Owner: Dario Pini
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36-inch" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12-foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10-foot front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Review After Final of changes to approved plans including the following: revise plastered arcade at second floor to wood posts and beams at north end of balcony corridor; revise gable-end stair wall at north end; window at unit 8 to corridor between buildings is omitted.)

Final Approval of Review After Final as noted on Sheet A-2.

REVIEW AFTER FINAL**E. 525 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-172-002
Application Number: MST2011-00349
Owner: John Lindgren
Architect: Van Rooy Design
Business Name: Baja Sharkeez

(Proposal for exterior changes to an existing outdoor dining area including new paint colors, seating, lighting, and patio railing. New signage to be reviewed under a separate permit.)

(Review After Final of changes to rear yard including new mop sink, accessible handrail, and 8-foot tall wood perimeter screening fence and gate.)

Final Approval of Review After Final as noted on Sheet I-0.3.

NEW ITEM**F. 1113 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-231-036
Application Number: MST2012-00189
Owner: 1129 State Street
Architect: LMA Architects

(Proposal for minor exterior alterations including two new rooftop HVAC units, new refrigerant line on the rear of the building, new air return on the ceiling of the front entry area, and revisions to an existing pilaster to meet Americans with Disabilities Act requirements. The new HVAC equipment will not be visible from the public way.)

Project Design Approval and Final Approval with the condition that the applicant shall submit revised plan to HLC Staff for confirmation of HLC supportable handrail detail.

**** MEETING ADJOURNED AT 4:47 P.M. ****