



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 12, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS: PHILIP SUDING, *Chair* – Present until 2:33 p.m. and returned at 3:00 p.m.
 DONALD SHARPE, *Vice-Chair* – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 WILLIAM LA VOIE – Present until 3:02 p.m.
 FERMINA MURRAY – Present
 JUDY ORÍAS – Present
 CRAIG SHALLANBERGER – Absent
 BARRY WINICK – Present at 1:37 p.m.

ARCHITECTURAL BOARD OF REVIEW: CHRIS GILLILAND, – Present at 3:00 p.m.

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: DALE FRANCISCO – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present

STAFF: JAIME LIMÓN, Design Review Supervisor – Present until 2:20 p.m.
 NICOLE HERNÁNDEZ, Project Planner/Urban Historian – Present
 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, Murray, Orías, Sharpe, Suding (until 2:33 p.m.), and Winick (at 1:37 p.m.)
Members absent: Shallanberger.
Staff present: Limón (until 2:20 p.m.), Hernández, Gantz, and Feliciano.
Others present: Chris Gilliland, Architectural Board of Review's Landscape Architect (at 3:00 p.m.)

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of August 29, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of August 29, 2012, with corrections.

Action: Boucher/Sharpe, 7/0/1. Motion carried. (Drury abstained. Murray abstained on Item 1. La Voie abstained on Items 8 and 9. Shallenberger absent.)

C. Consent Calendar.

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

Action: Orías/Winick, 8/0/0. Motion carried. (La Voie abstained on Item B. Shallenberger absent.)

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

1. Ms. Gantz announced that Commissioner Shallenberger would be absent.

2. Chair Suding and Commissioner La Voie announced they would be stepping down on Item 5.

E. Subcommittee Reports.

Commissioner Boucher reported that the proposed sign approved on Conforming Review for the Wells Fargo located at 1036 Anacapa Street is bright red and not appropriate to the location. Staff agreed to research and report back.

Chair Suding reported on the September 6, 2012, Street Tree Advisory Committee meeting.

Chair Suding and Commissioner Orías reported they attended a meeting on the Highway 101 Improvements Project. The landscaping will be increased between Garden and Chapala Streets as off-site mitigation for the loss of landscaping at the Salinas Street off ramp.

HISTORIC STRUCTURES REPORT

1. **33 E CAÑÓN PERDIDO ST** C-2 Zone

(1:45) Assessor's Parcel Number: 039-322-009

Application Number: MST2011-00174

Owner: Lobero Theatre Foundation

Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal to add one new rooftop HVAC unit and revisions to the front entry landscape/hardscape. Also proposed is a new accessible ramp to be constructed on the west elevation. This is a **City Landmark: "Lobero Theatre."**)

(Review of Phase 2 Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

Actual time: 1:46

Present: Alexandra Cole, Architectural Historian
Mat Gradias, Architect

Staff comments: Nicole Hernández, Urban Historian, stated that Staff supports the Phase II report's conclusions that the project meets the State CEQA Guidelines of the MEA and relevant Secretary of the Interior's Standards and will not result in significant adverse impacts to the historic resource.

Public comment opened at 1:47 p.m. and, with no one wishing to speak, it was closed.

Motion: To accept the report with the added mitigation measure that the report shall address the loss of the brick walkway with photo documentation.

Action: Drury/Sharpe, 7/1/0. Motion carried. (Winick opposed because he considered the brick walkway a character-defining feature. Shallenberger absent.)

PUBLIC HEARING

2. 2300 GARDEN ST

(2:00) Assessor's Parcel Number: 025-140-024

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the St. Anthony's Seminary Complex and Grounds be designated a City Landmark. This item was continued from the August 29, 2012, public hearing.)

Actual time: 1:54

Staff comments: Nicole Hernández, Urban Historian, stated that the previously distributed Staff Report was updated to reflect what was discussed at the previous hearing.

Public comment opened at 1:58 p.m. and, with no one wishing to speak, it was closed.

Motion: To adopt Resolution 2012-02 recommending that City Council hold a public hearing to consider landmark designation of St. Anthony's Complex and Grounds located at 2300 Garden Street with the comment that the property owner is thanked for supporting the nomination and for the preservation work.

Action: La Voie/Winick, 8/0/0. Motion carried. (Shallenberger absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 403 LOMA ALTA DR**

E-1 Zone

(2:20) Assessor's Parcel Number: 035-243-002
 Application Number: MST2012-00324
 Owner: Scarlett Dawn Moorehead
 Applicant: Souter Land Use
 Designer: Dexign Systems

(Proposal to construct a new 162 square foot detached carport with 334 square feet of permeable paving to replace a garage that was demolished without the required permits. Also proposed on this 23,087 square foot parcel is to permit an as-built six foot tall fence with gate at the southwest corner and to remove an unpermitted storage shed, patio cover, and laundry hookups. No new floor area is proposed in the existing 2,345 square foot single-family dwelling. This proposal will address violations called out in enforcement case ENF2011-00952. Staff Hearing Officer review is requested for zoning modifications. This is a designated **City Landmark: "Carl Oscar Borg House."**)

(Project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 2:02

Present: Scarlett M. Elkhazen, Owner
 Cindy Souter, Agent
 Tony Xiques, Designer

Public comment opened at 2:32 p.m.

Kathleen Barnato, local realtor, commented on an open house of the property.

Public comment closed at 2:33 p.m.

Motion: Continued two weeks with comments:

1. Study using masonry piers as support for the structure.
2. The existing wall and gate, and the concept of a carport are supportable.
3. The carport should be more compatible by referencing elements of the existing house that are character-defining, including its flat roof.

Action: Boucher/Orías, 8/0/0. Motion carried. (Shallanberger absent.)

**** THE COMMISSION RECESSED FROM 2:33 P.M. TO 2:45 P.M. ****

CONCEPT REVIEW - CONTINUED

4 **1321 ALAMEDA PADRE SERRA** A-1 Zone

(2:45) Assessor's Parcel Number: 029-110-027
 Application Number: MST2012-00298
 Owner: Ernest H. Brooks II
 Architect: Peikert Group Architects

(Proposal to conceal exposed electrical conduits on an existing building with metal shrouding. This is on the **City's List of Potential Historic Resources: "Former Jefferson School Campus."**)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 15, 2012.)

Actual time: 2:45

Present: Lisa Plowman and April Palencia, Architects

Public comment opened at 2:50 p.m. and, with no one wishing to speak, it was closed.

Motion: Project Design Approval and continued two weeks to the Consent Calendar with the condition that the exposed conduit shall be concealed both horizontally and vertically with a plaster element that does not extend to the roof, and that comes down to an appropriate height.

Action: Winick/Boucher, 6/1/0. Motion carried. (La Voie opposed because he did not agree that the plans as presented merit an approval. Shallenberger absent. Suding stepped out from 2:33 to 3:00 p.m.)

**** THE COMMISSION RECESSED FROM 3:00 P.M. TO 3:02 P.M. ****

CONCEPT REVIEW - NEW

5. **903 E CABRILLO BLVD** HRC-1/SD-3 Zone

(3:00) Assessor's Parcel Number: 017-351-004
 Application Number: MST2012-00053
 Owner: City of Santa Barbara
 Applicant: Richard Gunner
 Landscape Architect: Suding Design
 Business Name: Santa Barbara Inn

(Proposal for new hardscape sidewalk, tree relocation and removal, and landscape improvements on the City-owned parcel fronting along S. Milpas Street and E. Cabrillo Boulevard. The improvements are associated with a major remodel of the Santa Barbara Inn.)

(This is a revised plan of improvements and zoning modifications previously reviewed and approved under MST2004-00052 and MST2008-00313. Project requires review and approval by the Parks and Recreation Commission and City Council.)

Actual time: 3:02

Present: Philip Suding, Landscape Architect

Public comment opened at 3:05 p.m. and, with no one wishing to speak, it was closed.

Motion: Continued indefinitely with general positive comments and it was noted that the owner is aware of the palm tree maintenance issues at their new location.

Action: Boucher/Orías, 6/0/0. Motion carried. (La Voie/Suding stepped down. Shallenberger absent.)

The Architectural Board of Review's landscape architect, Chris Gilliland, was present, participated in the discussion, was in support of the design, and recommended approval.

CONSENT CALENDAR

REVIEW AFTER FINAL

A. 101 E VICTORIA ST

C-2 Zone

Assessor's Parcel Number: 029-071-013
Application Number: MST2011-00204
Owner: Dehlsen Associates, LLC
Architect: Kirk Gradin

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

(Review After Final of additional changes to building including window replacement, removal of existing trellis, new door, new awning, and new exterior paint color. Project was last reviewed on February 9, 2012.)

Public comment: Virginia Rehling spoke in favor of the project.

Final Approval of Review After Final as submitted.

FINAL REVIEW**B. 2132 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-016
Application Number: MST2012-00188
Owner: Eric Gabrielsen
Architect: William R. La Voie Architect, Inc.
Agent: Post/Hazeltine Associates

(Proposal to demolish 2,407square feet of first and second-story floor area and restore the roof terrace with deck, columns, and pergola; restore quatrefoil windows on the main level of the south elevation; and install new windows and doors on roof terrace. Also included is the demolition of a first-floor breakfast room and adjacent exterior stairs, restoration of original windows on the first floor, and embellishment of the existing elevator tower. Required parking will be provided in a new 667 square foot attached 3-bay carport to be constructed on an existing paved auto court.)

(Final Approval of architectural details is requested. Project was last reviewed on August 29, 2012.)

Final Approval of details as submitted.

**** MEETING ADJOURNED AT 3:16 P.M. ****