



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 24, 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
- KEN CURTIS – Present
- MICHAEL DRURY – Present
- FERMINA MURRAY – Present
- ALEX PUJO – Present at 1:33 p.m.
- CRAIG SHALLANBERGER – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Absent

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor – Present at 4:00 p.m.
- JAKE JACOBUS, Urban Historian – Present
- SUSAN GANTZ, Planning Technician – Present until 4:00 p.m.
- GABRIELA FELICIANO, Commission Secretary – Absent
- KATHLEEN GOO, Alternate Commission Secretary - Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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](http://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, June 19, 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](http://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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS (3:02):**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of June 10, 2009.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 10, 2009.**

Action: Boucher/Adams, 6/0/2. (Murray/Naylor abstained, Pujo absent). Motion carried.

- C. Consent Calendar.

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

Action: Curtis/Shallanberger, 8/0/0. (Pujo absent) Motion carried.

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

Ms. Gantz made the following announcements:

- a) The Plan Santa Barbara public meetings being held June 24<sup>th</sup> and 25<sup>th</sup> from 6:00 to 9:00 p.m. in the Faulkner Gallery at the Santa Barbara Central Library to discuss tying residential unit sizes to density restrictions in commercial and multifamily zones.
- b) Staff received opposition letters from Paula Westbury for each item on the agenda.

- E. Subcommittee Reports.

No Subcommittee Reports.

- F. Possible Ordinance Violations.

Commissioner Boucher reported an observed street awning violation at 523 Chapala Street.

**PUBLIC HEARING****1. City of Santa Barbara Structure of Merit designation: 1809 Stanwood Drive.**

(1:32)

Present: Roy Harthorn, Agent  
Linda Dye, Owner  
Alexandra Cole, Historical Consultant

A public hearing was held to consider adopting a resolution to designate the Flores Casita structure at 1809 Stanwood Drive, APN 021-143-005, a Structure of Merit.

Staff comments: Jake Jacobus, Associated Planner/Urban Historian, stated that the Designations Subcommittee voted to bring the Structure of Merit designation of 1809 Stanwood Drive before the Full Commission. Mr. Jacobus presented new information regarding the history of the site that placed some doubt regarding the accuracy of information provided from the previously submitted Historic Structures Report.

Public hearing opened at 1:54 p.m.

1. Mary Louise Days, a local resident and historian, supported the proposal to designate 1809 Stanwood Drive a Structure of Merit.
2. Kellam de Forest, a local resident, requested information on the timing for objections to be heard prior to the Designation Subcommittee voting to approve designating a Structure of Merit.
3. Steve Wiley, City Attorney, reported on the City's reason for opposing designation as a Structure of Merit, among them prior code enforcement violations against the property since 1949 and the threatened litigation against the City. He also clarified that the property had not been recommended for designation as Structure of Merit by the Designations Subcommittee.
4. George Estrella, Chief Building Official, clarified the restoration permit procedures by the City of Santa Barbara and specifically the prior permit history for the proposed property.

Public hearing closed at 2:35 p.m.

**Motion:** To adopt Resolution No. 2009-01 to designate the Flores Structure at 1809 Stanwood Drive a Structure of Merit with the following comments: 1) The majority of the Commission felt that the Flores Casita structure should be designated as a Structure of Merit in the City of Santa Barbara for its expression of vernacular architecture and its association with the Flores family. 2) A minority of the Commission felt the connection to the Flores family is tenuous enough to be questionable. 3) Other subsidiary questions exist regarding objections presented by City Staff regarding the proposed dwelling, including the future of the building, should it undergo the City's designation review process.

Action: Drury/Sharpe, 7/2/0. (Pujo/Curtis opposed). Motion carried.

**\*\* THE COMMITTEE RECESSED AT 2:46 P.M. AND RECONVENED AT 2:54 P.M. \*\***

**CONCEPT REVIEW - NEW**

2. 15 1/2 E ANAPAMU ST C-2 Zone

(2:54) Assessor's Parcel Number: 039-183-028  
Application Number: MST2009-00265  
Owner: Santa Barbara Oddfellows Lodge  
Applicant: Eric Lassen

(Proposal to demolish 365 square feet of existing rooftop structures and to enclose 542 square feet of the second floor rooftop area, and other exterior alterations at the rear of an existing commercial building. Also proposed is to install a new elevator, extend an existing balcony along the east elevation, increase the height of an existing rooftop parapet wall, install one new door and two new windows, and install new exterior light fixtures.)

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

Present: Eric Lassen, Applicant.

Public hearing opened at 3:03 p.m. and, as no one wished to speak, it was closed.

**Motion: Preliminary Approval and continued indefinitely.**

Action: Boucher/Drury, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW**

3. 0-1200 STATE ST C-2 Zone

(3:07) Assessor's Parcel Number: 051-021-0RW  
Application Number: MST2009-00291  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara Redevelopment Agency

(Proposal to install donation collection receptacles within the 00 - 1200 blocks of State Street. The receptacles will be modified, retired parking meters that will accept spare change donations to support the city's "12 point plan to end homelessness" and provide an alternative to supporting active panhandling. The receptacles will be installed two per city block (one on each side of the street) for a total of 24 receptacles.)

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

Present: Jeanette Candau, Redevelopment Specialist  
Sue Gray, Community Development Program Supervisor

Public hearing opened at 3:16 p.m. and, as no one wished to speak, it was closed.

Comments from Kellam de Forest, local resident, were read into the record.

**Motion: Continued indefinitely with the following comments: 1) The majority of the Commission was not supportive of the concept. 2) Study other solutions. 3) The concept has good intentions, but the proposal is too intrusive and the receptacles would look like obstructions. 4) The outlay would be a significant cost.**

Action: Pujo/Curtis, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW**

4. 509 STATE ST C-M Zone

(3:37) Assessor's Parcel Number: 037-172-009  
 Application Number: MST2009-00290  
 Owner: Ray Mahboob  
 Architect: Henry Lenny Design Studio  
 Business Name: Cabana Restaurant

(Proposal to remove an existing storefront and recess the new storefront 15'-0" to create an outdoor dining area. This project will result in a credit of 375 square feet of Measure "E" floor area.)

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

Present: Henry Lenny, Architect  
 Joe Nagy and Sean Rassen, Cabana

Public hearing opened at 3:48 p.m. and, as no one wished to speak, it was closed.

**Motion:** Preliminary Approval and continued two weeks to the Consent Calendar with the following comments: 1) The loggia to create an indoor and outdoor space on State Street is acceptable. 2) The general direction of the project is acceptable. 3) A monotone color is preferred for the columns. 4) Add some landscaping within the proposed loggia area.

Action: Pujo/Adams, 9/0/0. Motion carried.

**\*\* THE COMMITTEE RECESSED AT 3:57 P.M. AND RECONVENED AT 4:00 P.M. \*\***

**MISCELLANEOUS ACTION ITEM – PUBLIC HEARING**

5. **Update to the City's Potential Historic Structures/Sites List.**

(4:00)

A public meeting was held to update the "City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites." The Commission accepted recommendations from the Designations Subcommittee for the proposed addition of structures to Appendix C, City of Santa Barbara Potential Historic Structures/Sites List.

Chair Naylor emphasized that the purpose of the Potential Historic/Sites List is to identify properties that are potentially significant historic resources in Santa Barbara. Chair Naylor added that the restrictions for buildings on the Potential List are minor and determined only through a Historic Structures Report process. The Potential List is in accordance with the City's Demolition Ordinance which has determined that any building over 50 years old needs to be evaluated before a demolition permit is issued.

Jake Jacobus, Associated Planner/Urban Historian, recommended removal of 931 San Pascual Street as the last addendum item on the recommended Potential Historic Structures/Sites List, based upon the Historic Structures Report concluding that the building was not historically significant and the streetscape had been significantly altered.

Public hearing opened at 4:06 p.m.

1. Travis C. Logue, Attorney for Casa Cevitas regarding 428 Chapala Street, commented that after a preliminary analysis of the Post Hazeltine report, the conclusion therein regarding establishing historical significance criteria are “down played” and that the stated “original condition” in the report is an inaccurate representation of the structure’s present condition. He stated that in his opinion, only very few people will appreciate the structure’s classification as stated in the report compared to the amount of people who might benefit from development of the property for the highest and best use.

Mr. Jacobus clarified the review process and the purpose of the Potential Historic Structures/Sites List which is not a formal designation, and that Staff’s scrutiny and the level of review will not change for each listed item.

2. Christopher Jacobs, a local attorney representing the owner of the structure at 109 Rametto Road, requested that the house not be included on the Potential List of Historic Structures.

Committee member Boucher commented that the property in question was not previously on the Potential List, but since a historic survey has been conducted, the property has been placed on the list.

Jaime Limón, Senior Planner, stated that he was the case planner when the 109 Rametto House was renovated, and it predated the current process to add properties to the Potential List. He clarified that the Potential Historic Structures/Sites List was first compiled in 2001, at the time, there was no effort made to research which properties had been previously identified by an HSR and were missing from the Potential List. Staff has now completed this research and has identified these properties worthy of inclusion. He also clarified that when an application for remodel is received for Design Review by the City, the Historic Landmarks Commission cannot review a historic property outside EPV, without the property being placed on the Potential Historic Structures List.

3. Melville and Serene Sahyun, owners of the property at 102 E. Pueblo Street, requested removal of the empty vacant lot from inclusion on the Potential Historical Structures List. They offered no objection to the structure at 316 Castillo Street being placed on the Potential List.

Public hearing closed at 4:32 p.m.

It was stated that the Potential Historic Structures/Sites List was prepared on March 23, 1996, and accepted by the Historic Landmarks Commission. It was also clarified that the property at 115 W. De La Guerra Street was previously incorrectly listed as 113-117 W. De La Guerra Street.

**Motion:** 1) To add the properties recommended \***to be included** in the Potential Historic Structures/Sites List with the following exceptions: 2) The following **should be excluded** from the Potential Historic Structures/Sites List: a) 931 San Pascual Street, which was found to not have any historical significance. b) APN 025-201-024 and 025-201-025 of the empty vacant lot at 102 E. Pueblo Street.

**Action:** Pujo/Boucher, 6/0/3. (Boucher abstained from 109 and 125 Rametto Road, Sharpe abstained from 115 W. De La Guerra Street, and Adams abstained from 318 W. De La Guerra Street). Motion carried.

**Mr. Jacobus announced the ten day appeal period.**

The following properties were recommended **\*to be included** in the Potential Historic Structures/Sites List:

<u>Address</u>	<u>APN</u>
1505 Alameda Padre Serra	029-060-008
1420 Alameda Padre Serra	019-193-011
415 Bath St.	037-192-008
904 Camino Viejo Rd.	015-060-048
2524 Castillo St.	025-012-021
316 Castillo St.	037-232-015
428 Chapala St.	037-211-026
115 W. De La Guerra St. (address corrected)	037-082-003 & 037-082-027 (Sharpe abstained)
1811 El Encanto Rd.	019-170-018
318 W. Figueroa St.	039-212-025 (Adams abstained)
962 Isleta Ave.	035-242-012
1101 Luneta Plaza	045-022-012
1978 Mission Ridge Rd.	019-083-010
2130 Mission Ridge Rd.	019-071-012
2134 Mission Ridge Rd.	019-071-015
1041 Mission Ridge Rd.	019-031-015
1320 Morrison Ave.	029-091-022
1156 N. Ontare Rd.	055-160-028
1727 Prospect Ave.	027-142-044
109 Rametto Rd.	015-211-007 (Boucher abstained)
125 Rametto Rd.	015-211-011 (Boucher abstained)
1 Rosemary Ln.	015-093-005
2 Rosemary Ln.	015-093-018
3 Rosemary Ln.	015-093-019
4 Rosemary Ln.	015-093-002
5 Rosemary Ln.	015-091-019
26 Rosemary Ln.	015-091-010

The following properties **#should be excluded** from the Potential Historic Structures/Sites List:

102 E. Pueblo St.	#025-201-024 & 025-201-025 (empty lot)
#931 San Pascual St.	039-291-008

**CONSENT CALENDAR****REVIEW AFTER FINAL**

## A. 2300 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-140-024  
Application Number: MST2009-00009  
Owner: San Roque School Charitable Trust  
Agent: Mary Rose & Associates  
Architect: M2 Architecture  
Architect: Appleton & Associates  
Contractor: Matt Construction Company

(This structure is on the City's List of Potential Historic Resources and is eligible for City Landmark status: "St. Anthony's Seminary." The original seismic and safety upgrade project approved under application MST2005-00241 has been revised to include the following changes: Proposal for the demolition of 1,803 square feet of floor area and stair at the south elevation, courtyard side, of the Infirmary Wing to create an accessible outdoor classroom with tiered seating and to extend the existing arcade roofline to cover an accessible path. The project will also include new accessible restrooms on the lower level, a technical mezzanine on the upper level, and the integration of handicapped access at the main level. Adjustments will be made at grade to the adjoining courtyard and walkways to meet accessibility, utility, and life safety standards. Portions of the roof above the south courtyard facade of the Infirmary Wing will be removed with the remaining to be upgraded to meet structural and seismic requirements, with the overall roof height to be lowered by 4.5 feet. An existing brick chimney and roof penetrations are also proposed to be removed. A partial demolition of the south-facing courtyard will allow the restoration of five original windows on the Main Building. An existing opening between the Main Wing and Infirmary Wing will be infilled with a new window to match the existing on this 12.3 acre parcel.)

**(Review After Final of the deconstruction and like-for-like reconstruction of a portion of the north wall of the Infirmary. Exterior windows and doors will be stored and reused.)**

**Final Approval as submitted.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 4:38 P.M. \*\***