



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

SPECIAL JOINT MEETING WITH THE PLANNING COMMISSION & REGULAR MEETING

Wednesday, July 21, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair* – Present until 1:38 p.m.
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 FERMINA MURRAY – Present
 ALEX PUJO – Present
 CRAIG SHALLANBERGER – Absent
 PHIL SUDING – Present

ADVISORY MEMBER: DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON: MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor– Present 4:30 p.m. to 5:30 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, July 16, 2010, 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*.

SUBCOMMITTEE MEETING:

There will be an El Encanto Hotel Subcommittee meeting from 10:00 a.m. to 12:00 p.m. on Wednesday, July 28, in the David Gebhard Public Meeting Room, 630 Garden Street.

GENERAL BUSINESS:

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 7, 2010.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 7, 2010, with corrections.

Action: Suding/Adams, 8/0/0. (Shallanberger absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioner Suding.

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

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Shallanberger would be absent from the meeting, and would also be absent from the next three HLC meetings, returning on September 15th.
- b) There will be an *El Encanto Hotel Subcommittee* meeting on Wednesday, July 28th from 10 a.m. to noon in the David Gebhard Public Meeting Room at 630 Garden Street.
- c) The project at 34 W. Victoria Street will be reviewed by the Planning Commission on August 12th and Commissioners Adams and Drury volunteered to attend the hearing to represent the Commission. Also, the HLC is advised to drive by the site on Tuesday, August 10th to view the story poles.

2. Chair Naylor announced she would be stepping down from Item 1 and would be absent for the remainder of the meeting.

3. Commissioner Suding announced he would be stepping down from Items 3 and 4.

E. Subcommittee Reports.

1. Commissioner Suding reported on the *El Encanto Hotel Subcommittee* that met on July 14 with respect to the site planning of Mission Village.
2. Commissioners Adams and Suding reported that the July 15 *Lower Mission Creek Flood Control Project* meeting will be rescheduled.
3. Commissioners Pujo and Adams reported that the *Entrada de Santa Barbara Subcommittee* met on July 9 to review final details of Area "B" and parts of Area "C".

SPECIAL JOINT MEETING WITH THE PLANNING COMMISSION

JOINT CONCEPT REVIEW WITH HISTORIC LANDMARKS COMMISSION

1. **2559 PUESTA DEL SOL** E-1 Zone
 (1:38) Assessor's Parcel Number: 023-271-003
 Application Number: MST2010-00166
 Owner: Santa Barbara Museum of Natural History
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Schacht Aslani Architects

(Currently there is no application on file. Purpose of the project is to provide a public outreach to the HLC and Planning Commission on a proposed revised Conditional Use Permit for an updated Museum of Natural History master plan.)

(Joint public meeting with the Planning Commission to discuss the updated master plan.)

PC Members Present: Chair Bruce Bartlett
 Mike Jordan
 Sheila Lodge
 Deborah Schwartz

Others Present: Peter Lawson, City Associate Planner
 Suzanne Elledge, Agent
 Karl Hutterer, Executive Director
 Walter Schacht, Architect
 Barbara Barker, SBMNH Transportation Specialist

Public comment opened at 2:54 p.m.

1. Janessa Shuler, SBMNH, read a letter on behalf of Patty MacFarlane – supports updated master plan.
2. Norman Sprague, member of the SBMNH Board of Trustees – spoke in support.
3. Paul Russell, SBMNH Trustee – spoke in support.
4. Bruce Tiffney, UCSB Professor of Biology and SBMNH Board of Trustees – spoke in support.
5. Steve Hicks, SBMNH Board of Trustees Chair – spoke in support.
6. Kellam de Forest, local resident – spoke in support and requested information.

7. Brian Sarvis, Santa Barbara School District Superintendent – spoke in support.
8. Dennis Allen, General Contractor – spoke in support.
9. Eugene Hill, neighbor – expressed concern with some aspects of the project, such as vehicular access and moving the MacVeagh House closer to his property.
10. Mary Louise Days, local historian – spoke in support.
11. Janet Sands, SBMNH Board Member – spoke in support.

Public comment closed at 3:21 p.m.

Joint comments by the Planning Commission and Historic Landmark Commission members:

1. **Compatibility:** Because the museum is unique, being located within a residential neighborhood, the new development should have a sense of the neighborhood setting. The proposed building should reflect sensitivity to the existing historic buildings and setting. The conceptual proposal of the large and linear buildings does not appear compatible with the existing campus. The site design should consider the unusual and unique character of the campus and its buildings.
2. **Massing:** Concerned with the massiveness of the proposed buildings and not being broken up similar to the current development.
3. Residential: The MacVeagh House is not compatible with the current site plan. If relocated, it will read better as a residence with a street frontage.
4. There should be residential use of both the carriage house and MacVeagh House. Also should consider a few of other residential units in the proposal, which will provide a residential connection to the neighborhood and may provide an opportunity to incorporate small employer-sponsored residential units.
5. Must include the character of the landscaping, such as the oak trees, in the new area. Create a balance between the character and its function.
6. **Development Plan Agreement:** If the project is built in phases, it could be conditioned or structured so that certain economic thresholds would have to be reached before work is begun in order to avoid ending up with failed stages of the project for lack of funding.
7. **Historic Issues:** The restoration of historic buildings is much appreciated.
8. Appreciation for the restoration of the Lockwood de Forest garden was expressed. As much of the historic garden as possible should be preserved and/or expanded.
9. The museum should move forward with a landmark designation for the original structures after they have been rehabilitated.
10. It would be preferred that the old building be seen by the public first. Continue the use of the historic buildings as exhibit halls as opposed to administration.
11. **Biological Issues & Creek Restoration:** It is important that the creek and the historic structure relate to each other. Support the proposal to have a better connection to Mission Creek.
12. Creek restoration is a function and can be achieved within varying setbacks.
13. Recommended presenting the project to the Creeks Committee.
14. Reduce paving and increase permeability, especially in the parking lot.
15. **Solar panels:** The new development area of buildings should reflect the intimate character, which should be the driver, not solar panels.
16. **Transportation Issues:** Supported reconfiguring Puesta del Sol to provide the direct entrance to the museum as it is wide enough to handle a two-way design with some on street parking.

17. If Puesta Del Sol becomes a two-way road, applicant needs to carefully consider the impact of a new left turn pocket on Mission Canyon on both vehicle safety and the historic wall that is part of the *Stegosaurus* wall along Puesta del Sol.
18. Consider mass transit, such as electric shuttles, to reduce automobiles within the project area and connect to downtown. Also study providing pedestrian access from the Mission and downtown to the project site.
19. **Emergency Access Issues:** The most natural paving surface would be preferred. Supported turf block for the driveway and asked that the Fire Department consider the alternative paving. Also suggested reviewing alternative fire access to the loop driveway, such as hammer head driveways that extend a limited distance onto the property.
20. Look into "The Living Desert" as an example with its use of paving in the parking lot that allows for permeability and site drainage.
21. Part of the design consideration should include sheltering in case of a wildland fire.

**** THE COMMISSION RECESSED FROM 4:30 P.M. TO 4:37 P.M. ****

REGULAR MEETING

RECONSIDERATION HEARING

2. **100 BLK E CARRILLO ST**

(4:37) Assessor's Parcel Number: ROW-001-509
 Application Number: MST2008-00558
 Owner: City of Santa Barbara
 Applicant: Jessica Grant, City Project Planner
 Landscape Architect: Arcadia Studio
 Engineer: Penfield & Smith Engineers, Inc.

(Proposed signal system upgrade at the intersection of Carrillo and Anacapa Streets. The proposal includes new signal poles with mast arms over Carrillo Street, curb extensions and directional ramps, pedestrian signals, relocation of the traffic control equipment cabinet, and landscaping improvements.)

(Reconsideration of Historic Landmarks Commission decision of June 24, 2010.)

Present: Jessica Grant, City Project Planner

First

Motion: To reconsider the Final Approval given at the June 24, 2010, meeting.

Action: Boucher/Drury, 5/2/0. (Pujo/Adams opposed. Naylor/Shallanberger absent.) Motion carried.

Jarrell Jackman, Trust for Historic Preservation, commented that the proposal is being appealed based on the fact that the congestion in the area would not be improved in the historic area.

Public comment opened at 5:14 p.m.

Chris Kulberg, Santa Barbara Bank & Trust, spoke in support of intersection improvements and expressed concern with bicyclists navigating through the corners and the right turn pocket east bound on Carrillo Street.

Robert Maxim, local resident, expressed opposition to a bulb-out at this intersection and read written comments.

Kellam de Forest, local resident, commented about the historical nature of the intersection, the need of a left hand arrow west bound on Carrillo, and expressed opposition to the proposed bulb-out.

Public comment closed at 5:23 p.m.

Second

Motion: **To retain the intersection in its current configuration with the exception of adding mast arm signal lights.**

Action: Boucher/Drury, 5/2/0. (Adams/Pujo opposed.) Motion carried.

FINAL REVIEW

3. 901 E CABRILLO BLVD

HRC-1/SD-3 Zone

(5:31) Assessor's Parcel Number: 017-313-018
 Application Number: MST2008-00313
 Owner: Richard Gunner
 Applicant: Michael Gunner
 Architect: William La Voie
 Architect: Marks Bloxom Architects, Inc.
 Landscape Architect: Suding Design
 Business Name: Santa Barbara Inn

(Proposal for alterations to an existing four-story, 43,354 square foot hotel. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, partial below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk on the Milpas Street side, and repave and landscape the parking area. The net increase in new floor area is 492 square feet; however, there is a net decrease of 1,082 square feet of Measure E floor area. The project will result in a 43,191 square foot structure. The architectural design has been revised from the original project design which received Preliminary Approval under application MST2004-00052.)

(Final Approval of the project is requested.)

Present: Richard Gunner, Owner
 William La Voie, Architect
 Kim True, Landscape Architect
 Stephen Bloxom, Architect

Motion: **Final approval of the project as submitted with the condition that the proposed *melaleuca* and *lophostemon* tree sizes be increased to 24" box and the *jacaranda* tree size be increased to 36" box.**

Action: Pujo/Boucher, 6/0/0. (Suding stepped down. Naylor/Shallanberger absent.) Motion carried.

PRELIMINARY REVIEW**4. 35 STATE ST**

HRC-2/SD-3 Zone

(6:02) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: MF Santa Barbara, LLC
 Agent: Ken Marshall
 Architect: DesignARC, Inc.
 Landscape Architect: Suding Design
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and **118 State Street**. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

(Preliminary Approval of Area "C" at 118 State Street is requested. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with Planning Commission Resolution No. 047-99 and City Council Resolution No. 01-103.)

Present: Melissa Cinarli, Project Manager
 Mark Shields, Architect
 Kim True, Landscape Project Manager

Public comment opened at 6:37 p.m.

Kellam de Forest, local resident, inquired about the function of the 50 foot tower and the jacarandas on State Street. He expressed appreciation for the courtyard design and commented that it would be better if it was parallel to the arcade.

Public comment closed at 6:39 p.m.

Motion: Continued to the *Entrada de Santa Barbara Subcommittee* with the following comments:

1. Soften the paving and the stairs that are too formal in the plaza.
2. Provide more shade in the outside dining area.
3. The arcade finials need to be toned down and refined.
4. Restudy the monotony of the canted wing; the second floor needs to be broken up.
5. The tower kitchen equipment area on the roof needs to be resolved.
6. The elevator tower is possibly too high with respect to its size and area around it.
7. Landscape:
 - a) Research the lawn material due to its proximity to the coast and provide a photograph.
 - b) Review the use of jacarandas with the City Arborist.
 - c) Limit the lawn area by softening the edges with plant material.

Action: Pujó/Boucher, 6/0/0. (Suding stepped down. Naylor/Shallanberger absent.) Motion carried.

PRELIMINARY REVIEW**5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(7:03) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny Design Studio
 Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner; 3) **new Cottages 27 and 28**, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Preliminary Approval of Cottages 27 and 28 is requested. Project requires compliance with Planning Commission Resolution No. 034-09.)

Present: Patrick Eastlake, Owner Representative
 Jim Lefever, Architect
 Courtney Miller, Landscape Architect

Motion: Preliminary Approval and continued two weeks to the Consent Calendar with the following comments:

Cottage 27:

1. Restudy the column detail.
2. The chimney should have a lower brick table.
3. The horizontal beams radiating from the lintel beam are inappropriate and should be removed.
4. Recess window(s) 12 to 14 inches.
5. Remove the wall connecting the two patios from the landscape plan.
6. Eliminate the windowsill splay unless it is significant.

Cottage 28:

7. Restudy the column detail as in Cottage 27.
8. The wrought iron should be a minimum of 5/8 of an inch.
9. The south elevation should have the lower window by the stairs removed and the second floor window recessed 18 inches.
10. Remove the last rail step.
11. The 8x8 balcony beam should either be mitered back to the structure or have a cantilevered corbel detail.
12. Remove the lunettes over the three west elevation French doors.
13. **Historic Resource Findings are made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Pujol/Boucher, 7/0/0. (Naylor/Shallanberger absent.) Motion carried.

CONSENT CALENDAR**NEW ITEM****A. 206 E ANAPAMU ST** C-2 Zone

Assessor's Parcel Number: 029-162-039
Application Number: MST2010-00096
Owner: Storke, LLC
Applicant: Geosyntec Consultants
Architect: CSA Architects

(Proposal for a temporary soil remediation and indoor air quality mitigation program including the construction of an equipment enclosure and installation of soil vapor extraction equipment. Also proposed is to partially restripe the parking lots (located at 206 E. Anapamu Street and 1126 Santa Barbara Street) to allow two handicapped-accessible parking spaces and to alter the existing parking lot screen wall to allow an accessible path of travel.)

Postponed two weeks to August 4, 2010, at the applicant's request.

NEW ITEM**B. 305 E ORTEGA ST** R-3 Zone

Assessor's Parcel Number: 031-091-008
Application Number: MST2010-00209
Owner: Housing Authority of the City of Santa Barbara
Architect: David Black

(Proposal to replace existing wood posts and handrail with new wood posts and metal handrail at an existing entry ramp and to construct a new wood arbor over the entry walk on the Ortega Street frontage of an existing residential housing development. Also proposed is the removal of two 3" diameter Bottlebrush trees and the installation of ten new 15 gallon "Eureka" lemon trees.)

Final Approval as noted on the drawing.

**** THE FULL BOARD MEETING ADJOURNED AT 7:45 P.M. ****