



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, July 6, 2011**

**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 – Absent  
FERMINA MURRAY – Absent  
JUDY ORÍAS – Present  
CRAIG SHALLANBERGER – Absent

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

MICHAEL SELF – Absent

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

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Absent  
JAKE JACOBUS, Urban Historian – Present  
SUSAN GANTZ, Planning Technician – Present  
GABRIELA FELICIANO, Commission Secretary – Present

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

**NOTICE:**

- A. On Friday, July 1, 2011, at 4:00 p.m., the 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*.

**SUBCOMMITTEE MEETING:**

There will be a Historic Resources Element Task Force meeting from 10:30 A.M. to 12:00 P.M. on Wednesday, July 13, in the Parks and Recreation Department Conference Room, 620 Laguna Street.

**CALL TO ORDER:**

The Full Board meeting was called to order at 1:32 p.m. by Chair Suding.

**ATTENDANCE:**

Members present: Boucher, Drury, Murray, Orías, and Sharpe.  
Members absent: La Voie, Murray and Shallenberger.  
Staff present: Jacobus, Gantz and Feliciano.

**GENERAL BUSINESS:**

## A. Public Comment:

No public comment.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of June 22, 2011.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 22, 2011, with corrections.**

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

## C. Consent Calendar.

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

Action: Boucher/Drury, 5/0/0. (La Voie/Murray/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) Commissioners La Voie, Murray and Shallanberger would be absent from the meeting.
- b) Item 2 on the agenda for US Highway 101 was indefinitely postponed at Staff's request; Item 3 at 33 W. Victoria Street will be heard at approximately 2:15 p.m.; Item 4 at 350 Loma Alta Drive will be heard at approximately 2:45 p.m.; Item 5 at 12 E. Montecito Street will be heard at approximately 3:15 p.m.; and Item 6 at 1214 State Street will be heard at approximately 3:45 p.m.
- c) There will be two AIA-sponsored design charettes taking place on Saturday, July 16<sup>th</sup> from 9:00 a.m. to 4:00 p.m. and one on Saturday, July 23<sup>rd</sup> from 9:00 a.m. to 1:00 p.m. The focus will be on Plan Santa Barbara density scenarios with hypothetical designs on three selected site locations in the city.

## 2. Commissioner Drury announced that he would be absent from the July 20 and August 3 HLC meetings.

## 3. Chair Suding commended HLC staff for their excellent work.

## E. Subcommittee

Commissioner Orías reported that the City Council unanimously supported the creation of a Historic Element for the General Plan. The Historic Resources Element Task Force will meet on Wednesday, July 13, at 10:30 a.m. in the Parks and Recreation Conference Room, 620 Laguna Street.

**DISCUSSION ITEM****1. POLITICAL REFORM ACT: CONFLICTS OF INTEREST**

(1:41) Staff: Scott Vincent, Assistant City Attorney

(A discussion on the Synopsis of Conflicts of Interest under the Political Reform Act.)

Present: Scott Vincent, Assistant City Attorney

Public comment opened at 1:41 p.m.

Susette Naylor, local architect and former HLC member, suggested that it behooved the City to ensure that the community be aware of the scope of Conflict of Interest policy as implemented by the City and the California Fair Political Practices Commission as it would forestall application for positions by those who could not fulfill their duties. She also stated that in her opinion commission members are affected by all departments of the Land Development Team (Public Works/Community Development/Fire), not just the Planning Division.

Public comment closed at 1:43 p.m.

Discussion held.

**REVIEW AFTER FINAL****2. CITYWIDE - U.S. HIGHWAY 101**

Assessor's Parcel Number: 099-MSC-PW

Application Number: MST2004-00701

Owner: City/State

Applicant: Julie McGuigan, Caltrans

(This is a request of Caltrans to perform operational improvements between Milpas Street and Hot Springs and Cabrillo Boulevard. The project is a wetland mitigation site situated on Parks and Recreation property consisting of approximately 400 cubic yards of soil and concrete rubble removal to be replaced with landscaping and irrigation. The project requires Planning Commission approval for a Coastal Development Permit.)

**(Review After Final to consider an alternative location for a proposed multipurpose path under the Union Pacific Railroad bridge at Cabrillo Blvd. Project requires Environmental Assessment and a Coastal Development Permit Amendment by the Planning Commission.)**

**This item was indefinitely postponed at Staff's request.**

**CONCEPT REVIEW - CONTINUED****3. 33 W VICTORIA ST**

C-2 Zone

(2:26) Assessor's Parcel Number: 039-181-001  
Application Number: MST2010-00327  
Owner: Unity Shoppe, Inc.  
Architect: PMSM  
Landscape Architect: Arcadia Studio  
Business Name: Victoria Hall Theater

(This is a **Structure of Merit: "Former First Baptist Church."** The building is **eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.** Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way.)

**(Second Concept Review. Comments only; project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way. Requires Historic Resource Findings.)**

Present: Derek Westen, Board member, Ensemble Theater Company  
Jason Currie, Project Manager; and Monisha Adnani, Architect  
Mark Wilde, City Supervising Engineer

Public comment opened at 2:41 p.m.

Kellam de Forest, local resident, commented on the widening of the sidewalk on Victoria Street and its impacts on the new development across the street, the height of the fly tower, and loading/unloading at the stage door.

Public comment closed at 2:43 p.m.

**Motion: Continued indefinitely to allow time for the preparation of an Addendum to the Historic Structures/Sites Report addressing the proposed revisions to the project.**

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

**\*\* THE COMMISSION RECESSED FROM 3:53 P.M. TO 3:03 P.M. \*\***

**CONCEPT REVIEW - NEW****4. 350 LOMA ALTA DR**

R-2 Zone

(3:03) Assessor's Parcel Number: 035-280-012  
 Application Number: MST2011-00274  
 Owner: Santa Barbara School District  
 Landscape Architect: Earthform Design

(This is a **City Landmark: "McKinley Elementary School and portion of grounds."** Courtesy review of revised landscaping to area surrounding the entry parking lot fronting Loma Alta. The proposal includes the removal of eight mature Aleppo pine trees and installation of 11 new 36-inch and 48-inch box trees including oak, acacia, and elm. New decomposed granite will be installed in existing parkway.)

**(Comments only; courtesy review.)**

Present: Sam Maphis, Landscape Architect

Chair Suding disclosed that he visited the site and had a lengthy discussion with Mr. Maphis and the outcome of that conversation is reflected on the current plans.

Public comment opened at 3:10 p.m.

Kellam de Forest, local resident, commented on the surface of the parking lot, and separation of neighboring properties to the north of the school.

Public comment closed at 3:11 p.m.

**The Commission made the following comments:**

1. Root barriers were suggested to prevent damage to the curb, gutter and sidewalk. Root barriers were shown on the plans.
2. Shrubs and trees should be lined up to the new curb to prevent an overhang in the parking area.
3. Place landscaping in the "no parking" (northwest striped) area to soften the effect of the asphalt in the parking lot and make it more compatible with the residential neighborhood.
4. The size of the material is appreciated as it will provide the needed biomass replacement.

**REVIEW AFTER FINAL****5. 12 E MONTECITO ST**

HRC-2/SD-3 Zone

(3:24) Assessor's Parcel Number: 033-051-016  
 Application Number: MST95-00044  
 Applicant: Rodney James Schull Memorial Foundation  
 Architect: AB Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Review After Final of door and window changes, added balconies, new trellis, decorative planters, light fixtures, and plaster details on facade. A Substantial Conformance Determination was made by the Community Development Director on May 5, 2011.)**

Present: Clay Aurell and Ken Allison, Architects

Public comment opened at 3:33 p.m. and, with no one wishing to speak, it was closed.

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

1. The Commission appreciates the progress on this building.
2. Provide landscaping, vines on the walls, shade trees, and shrubs. Significant landscaping would blend into the neighborhood and make it much more pleasant.
3. The loss of ornamentation is discouraged and unfortunate.
4. Restudy windows on the second floor of the north elevation as shown on Sheet A4.01. It would be preferred that they be aligned correctly.
5. Further accentuate the door on the east elevation, as shown on Sheet A4.02; perhaps by making it more proud of the building face.
6. Provide an entry pathway or dedicated access from the parking lot drive aisle to the east entrance.
7. To the extent possible, mitigate sun angle and intrusion. Awnings were suggested.

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

**PUBLIC HEARING - CONTINUED**

6. **1214 STATE ST**

(3:47) Assessor's Parcel Number: 039-183-050, -051 and -052

Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(To hold a Public Hearing to consider adoption of a revised resolution to recommend to City Council that the structure known as "The Granada Building" be designated as a City Landmark.)

Present: Jake Jacobus, Associate Planner/Urban Historian

Public comment opened at 3:49 p.m.

Kellam de Forest, local resident, expressed support to designate the building as a Structure of Merit and not as a City Landmark.

Public comment closed at 3:50 p.m.

**Motion: To adopt Revised Resolution 2011-02 and forward the Landmark designation request of The Granada Building State Street Façade to City Council for consideration.**

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

**CONSENT CALENDAR (11:00)****NEW ITEM****A. 17 W HALEY ST****C-M Zone**

Assessor's Parcel Number: 037-211-003  
Application Number: MST2011-00256  
Owner: Santa Barbara Hotel Partners  
Applicant: AB Design Studio

(This is on the **City's List of Potential Historic Resources** and is on the **California Inventory of Historic Resources: "Virginia Hotel, Spanish Colonial Revival Style."** Proposal for a new awning, railing extension, light fixtures, and heaters.)

**Continued indefinitely to Staff for approval with the following comments:**

1. Pull proposed awning back from terrace edge at the north elevation a minimum of three feet.
2. Break up awning into three separate awnings spaced 24 inches apart.
3. Awning sides shall not be closed and the hardware shall match existing.
4. Paint heaters to match awning color.
5. Explore matching existing light fixture on the Haley Street elevation.
6. Provide photographs of existing fixtures.

**CONTINUED ITEM****B. 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.)

**(Comments only.)**

**Positive comments were made and continued to Staff for final approval.**

**FINAL REVIEW****C. 500 NIÑOS DR****P-R/SD-3 Zone**

Assessor's Parcel Number: 017-382-002  
Application Number: MST2000-00707  
Owner: City of Santa Barbara  
Agents: Rich Block and Cameron Carey  
Architect: David Mendro  
Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.)

**(Final Approval of details is requested.)**

**Final Approval of the three interpretive panels (location and content) and lighting fixtures as proposed with the addition of one Handelman fixture on the north elevation.**

**FINAL REVIEW****D. 1816 STATE ST****C-2/R-1 Zone**

Assessor's Parcel Number: 027-032-021  
Application Number: MST2009-00281  
Owner: Alamar II, LLC  
Architect: Bryan Murphy  
Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Final Approval of the project is requested.)**

**Postponed two weeks at the architect's request.**

**FINAL REVIEW****E. 1201 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-182-021  
Application Number: MST2011-00159  
Owner: Charles D. Ealand  
Architect: Winick Architecture + Design  
Business Name: Maggie's

(This is a revised project description: Proposal for a 495 square foot addition and exterior alterations at the former State and A Bar and Grill. The proposal includes approximately 836 square feet of new solid roof over the existing outdoor dining patio, new ADA compliant entry ramp at the State Street frontage, removal of non-ADA compliant steps on the W. Anapamu Street frontage, new outdoor patio bar, and new awning. The proposed 495 square foot addition will be located at the rear of the site and will not be visible from either State or E. Anapamu Streets. All new signage to be reviewed under a separate Sign Committee application.)

**(Final Approval of details is requested.)**

**Final Approval of details as submitted.**

**\*\* MEETING ADJOURNED AT 4:00 P.M. \*\***