



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 3, 2015

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
BARRY WINICK, *Vice-Chair*
MICHAEL DRURY
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
JULIO J. VEYNA

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNÁNDEZ, Urban Historian
JOANNA KAUFMAN, Planning Technician
AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/HLCVideos.

CALL TO ORDER.

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

ATTENDANCE:

Members present: Drury, La Voie (at 1:47 p.m.), Mahan, Murray, Orías, Shallenberger and Suding.
Members absent: Veyna and Winick.
Staff present: Limón, Hernández, Kaufman, and Flemmings.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of May 20, 2015.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 20, 2015, with corrections.

Action: Orías /Drury, 6/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill Mahan.

Action: Mahan/ Orías, 6/0/0.

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

1. Ms. Kaufman announced that Commissioner Winick will be absent from the meeting.
2. Ms. Hernández reported that the cast stone entrance of the Masonic Temple is being restored. She also mentioned that a map of the Historic City Landmarks is available through the Historic Preservation, Historic Resources page on the City's website at <http://www.santabarbaraca.gov/services/community/historic/resources/default.asp>.
3. Commissioner Drury announced that The Ray Strong Project will feature numerous exhibitions throughout Santa Barbara honoring Ray Strong's artwork and his influence. To locate each event, visit the website at www.theraystrongproject.com.
4. Commissioner Mahan announced that the restoration of the Mural Room at the Courthouse has been completed. There will be a ribbon cutting in the Mural Room with the Board of Supervisors on June 10th from 12:30 p.m. to 1:00 p.m.

E. Subcommittee Reports.

Commissioner Mahan reported on the Design Review Committee that is reviewing the new criminal courthouse building. He stated that the new designs had vastly improved and become more compatible with the El Pueblo Viejo (EPV) guidelines.

Commissioner Mahan also reported that at the Planning Commission meeting regarding the 800 Santa Barbara Street project, the Planning Commission supported the Historic Landmarks Commission's conditions and did not accept the project as presented. Planning Commission Liason, Sheila Lodge commented that the City made a mistake when including this historically sensitive area adjacent to the original El Pueblo Viejo and Presidio in the AUD high-density priority housing overlay. It was noted that a project similar to Casa de los Fuentes (Carrillo St. & Castillo St.), which is high-density rather than an AUD high-density priority overlay project, would be more feasible.

Commissioner Drury reported on the Arts Commission and Visual Arts in Public Places regarding the Solstice gates by David Shelton on display at the Five Points shopping center. He mentioned that there will be a review process for art exhibitions at the Santa Barbara Municipal Airport. Commissioner Drury also announced the retirement of Rita Ferri.

MISCELLANEOUS ACTION ITEM**1. 219 TOYON DR****E-3/SD-2/SD-1 Zone**

(1:55) Assessor's Parcel Number: 053-233-007
 Application Number: MST2015-00257
 Owner: Janet A. Langley Trust
 Architect: Joe Steuer

(Recommendation to consider adding the 1930s Spanish Colonial Revival style house to the City's List of Potential Historic Resources as the front facing elevation retains all of its character defining features and it was found to be eligible as a Structure of Merit.)

Actual time: 1:48 p.m.

Public comment opened at 1:51 p.m. and, as no one wished to speak, it was closed.

Motion: To add the structure located at 219 Toyon Drive on the City's List of Potential Historic Resources as it was found to be eligible for a Structure of Merit designation.

Action: Mahan/Drury, 7/0/0. (Veyna/Winick absent.) Motion carried.

DISCUSSION ITEM: NEW CRIMINAL COURTHOUSE**2. 118 E FIGUEROA ST**

(2:00) Architect: Moore Ruble Yudell Architects & Planners

(Courtesy review of a concept design proposal by The Judicial Council of California (JCC) for a new Criminal Courthouse on five parcels in Santa Barbara that would replace the existing East Figueroa Street facility of the Santa Barbara County Superior Court. The proposal involves a four-story building of approximately 92,350 square feet, with three levels above Figueroa Street and one Partial Below Grade Level utilizing the grade change along Santa Barbara Street.)

Actual time: 1:51 p.m.

Present: Brian Cearnal, Architect, Cearnal Andrulaitis, LLP; John Rubble, Architect of Moore Ruble Yudell Architects & Planners; and Pamela Burton, Landscape Architect of Pamela Burton & Co.

Discussion held.

Public comment closed at 2:35 p.m.

1. Mary Louise Days, local historian, appreciated the hand drawn elevation drawings, but felt the tower drawing made the element look "stubby and stark". She requested consideration be taken to limit the ridge line at no more than 60' and stated her concern about the placita developing into a building.
2. Commissioner Sheila Lodge suggested there be a reduction of plate heights, especially on the third floor and the massing of the building since it impacted the city block.
3. Kellam de Forest commented that the guidelines required a structure to conform to local custom. He expressed concern regarding the window fenestrations and the style. He felt the tower element needed further study and the height was too tall.

Public comment closed at 2:42 p.m.

Commissioner comments:

Commissioner Shallenberger commented that the proposed design was well-studied and generally sensitive to the area considering the location. The streetscape elevations were effective and believable. His concern was regarding the tower element, specifically the top portion, and it not being harmonious with the overall composition of building.

Commissioner Orías requested that there be an effort to reduce the size, bulk, and scale of the building, including the tower element. She commented that permeable paving would be an effective method to include in the landscape plan and suggested varying the windows to create an interesting appearance.

Commissioner La Voie was impressed with the proposed design and its deco understanding of architecture, stating it was compatible to the district. The tower element was satisfactory. Suggested the height be reduced and requested there be a study of the eave.

Commissioner Murray appreciated that the proposed design did not replicate the Courthouse, but requested that the Santa Barbara Street elevation be more creative in incorporating landscaping. She suggested that there be further study to reduce the height of the building, especially concerning the mountain views, in addition to the tower element.

Commissioner Drury gave the proposed project positive comments, stating it needed no improvements. He did suggest, however, that there be a reduction in building height.

Commissioner Mahan found the proposed project to be compatible with neighborhood, but wanted further study on the tower element to celebrate the top story of the tower. He acknowledged the steps as being an appropriate addition to the placita and stated his approval of the non-symmetric path to the Courthouse Portola.

Commissioner Suding commented on reducing the height and studying the tower element. He mentioned that the landscape plan was satisfactory, yet suggested that there be concentration on the details, especially the perforations, so that the design is not too contemporary.

The entire Commission requested that the applicant return when the drawings are finalized.

*** THE COMMISSION RECESSED AT 3:13 P.M. AND RECONVENED AT 3:20 P.M. ***

HISTORIC STRUCTURES REPORT**3. 400 BLK E LOS OLIVOS ST 473 SEG ID****(3:00)**

Assessor's Parcel Number: ROW-000-473

Application Number: MST2014-00406

Owner: City of Santa Barbara

Engineer: City of Santa Barbara – Public Works

(Proposed Mission Park to Mission Canyon Multimodal Improvement Program, including ADA accessible path, pedestrian bridge, and road way and wall alignment adjustments.)

(Review of the Historic Structures/Sites Report prepared by Ronald Nye. The report concludes that the proposed project would result in a less than significant impact to the historic resources. Project last reviewed on August 27, 2014.)

Actual time: 3:20 p.m.

Present: Rob Dayton, Principal Transportation Planner, City of Santa Barbara; Pat Kelly, City Engineer, City of Santa Barbara; and Dr. Ron Nye, Ph. D., Historian.

Staff comments: Nicole Hernández, Urban Historian, requested that the Commission take public comment and discuss the report but consider not taking action so that the public will have more time to review the Historic Structures/Sites Report.

Public comment closed at 3:30 p.m.

1. Mary Louise Days, adjacent neighbor and member of the Mission Heritage Trails Association, considered the report as complete and well-done.
2. Kellam de Forest requested that the wall be respected and preserved and he supported the conclusions of the report.
3. Luke Swetland, President and CEO of the Santa Barbara Museum of Natural History, supported the report and stated his interest in making the neighborhood safe by incorporating improvements for travel and safety balanced with preservation.
4. Karl Hutterer, trained archaeologist, found the report to be well-researched, well-written and illustrated and accepted it as complete. However, he was not in favor of removing foot-bridge until another was in its place.
5. Nik Schiffman felt that the removal of foot-bridge would impact the rural nature and cause the area to urbanize.
6. Lanny Ebenstein found the report inadequate and requested it not be approved as submitted. Though he appreciated the historical information, he felt the conclusions weren't accurate since the relocation of the bridge would have profound impacts on both the cultural and historical landscape. He mentioned that the coalition to preserve Mission Canyon will sponsor walkabouts to view the issues.
7. Shelley Bookspan, member of the Mission Heritage Trails Association, was in support of the report, encouraging the acceptance of the report as a model.
8. Francesca Galt found the report as inadequate and incomplete. She felt that the aesthetic impacts had not been addressed, stating that the historic walls were a critical part of the cultural landscape. The proposed relocation of the walls would create a huge visual impact from the road and the surrounding area and she requested the walls be preserved.
9. Sue Adams, member of the Mission Heritage Trails Association and The Pearl Chase Society, understood the need to conserve the historic site, but acknowledged that structures need to be accessible and visitors need to be protected. The report considered the impacts and the conclusion gave hope to a much needed improvement.
10. John Kay, neighbor at 690 Mission Canyon Road and a member of the Mission Heritage Trails Association, was in support of the recommendations in enhancing the safety and maintaining the enchantment of the area.

11. Don Olson, member of the Upper East Association and the Mission Heritage Trails Association, found the report to be a work of art concerning the depth of research included and requested it be accepted as submitted.
12. Virginia Guess called for the Commission to consider the aesthetic, cultural, and visual impacts of the proposal and to preserve the historic, cultural and natural beauty of the City.
13. Ray Ward stated that the proposal would turn the Mission into an all day parking lot for the Natural History Museum. He acknowledged that the Mission Corridor needed maintenance and an illuminated crosswalk, but was not “broken”.
14. Susan Chamberlain, landscape historian, commented that the report had errors and omissions, stating certain resources had not been covered, including the impacts to the adjacent sycamore trees and mentioned that the site plan was inadequate.
15. Tom Jacobs, former member of the Montecito Board of Architectural Review, recognized the report as a primary tool for analyzing the potential effects of concepts on historic resources. He supported and accepted the report, maintaining that the main goal was to improve safety in the Mission Canyon corridor.
16. Randy Reetz disagreed with the conclusions of the report, specifically with the removal of the foot bridge and the addition of the trestle along the bridge to the west side.

Letters from Bettina Barrett, Hattie Beresford, Rosanne Crawford, Susan Chamberlain, Paulina Conn, and Pamela Boehr were summarized by the Chair into the record

Public comment closed at 4:07 p.m.

Motion: Continued for six weeks with the request for the following revisions:

1. Include information from Transportation to describe the need for circulation improvements in the project overview.
2. Address structures which may have gained historic significance although they may have been constructed outside the period of significance.
3. Acknowledge the potential archeological and arboreal impacts of the bridge and wall footings.
4. On page 18, refine language regarding the period of significance.
5. Explicitly state that the existing material will be used in the reconstruction of the bridge.
6. Remove references to the “shifting of the existing wall” and replace language describing the distance the reconstructed wall will be relocated from its existing location.
7. On page 16, remove the reference to the repointing of mortar joints and address how the reconstruction will be differentiated from the original mortar.
8. Provide a conceptual design for the foot-bridge to aid in the analysis of the impact to historic resource.
9. Address impacts to landscaping including adjacent trees.
10. Uncomfortable with the less than significant impact.

Action: Mahan/Orías, 7/0/0. (Veyna and Winick absent.) Motion carried.

*** THE COMMISSION RECESSED AT 4:36 P.M. AND RECONVENED AT 4:46 P.M. ***

PROJECT DESIGN REVIEW**4. 203 CHAPALA ST****R-4/SD-3 Zone**

(3:45) Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Owner: Sanders Family Revocable Trust
 Owner: Richard Sanders
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 SF commercial building and construct a 12,277 SF addition, resulting in 13,579 SF of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes. The maximum building height is proposed to be 33'-0". 16 parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 026-09. Project last reviewed on March 25, 2015.)

Actual time: 4:46 p.m.

Present: Brian Cearnal, Architect, Cearnal Andrulaitis, LLP; and Courtney Jane Miller, Landscape Architect; Alberto Valner, Owner; and Daniel Gullett, Project Planner, City of Santa Barbara.

Public comment closed at 4:56 p.m.

1. Kellam de Forest commented on the inconvenience of the gravel patios and suggested there be an alternate surface.

Public comment closed 4:57 p.m.

Motion: Project Design Approval with conditions:

1. Provide an updated arborist report.
2. Work with staff to retain the canary palm.

Action: La Voie/Mahan, 7/0/0. (Veyna and Winick absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW**5. 200 STEARNS WHARF (Cabrillo Boulevard & State Street) HC/SD-3 Zone**

(4:15) Assessor's Parcel Number: 033-120-022
 Application Number: MST2015-00251
 Owner: City of Santa Barbara
 Applicant: Theresa Lawler

(Proposal to install drought tolerant landscaping at the Dolphin Fountain at the end of Stearns Wharf. Plantings include 24, 15 gallon agave attenuate, four (4) 15 gallon white sage, and 24, 15 gallon aloe plants.)

(Concept Review; action can be taken if sufficient information is provided.)

Actual time: 5:00 p.m.

Present: Karl Treiberg, Waterfront Facilities Manager, City of Santa Barbara.

Public comment opened at 5:02 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design Approval and Final Approval as submitted.

Action: Mahan/Shallenberger, 6/1/0. (Suding opposed. Veyna and Winick absent.)
 Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW**6. 202 W CABRILLO BLVD HRC-1/SD-3 Zone**

(4:35) Assessor's Parcel Number: 033-092-008
 Application Number: MST2015-00258
 Business Name: Hotel Milo
 Owner: HHLP Santa Barbara I Association, LLC
 Architect: Cearnal Andrulaitis, LLP
 Contractor: Allen Construction

(Proposal to add new decorative outdoor LED string lights above four patio areas at buildings 2, 3, 4, and 6, for the existing Hotel Milo. All lighting will be affixed to existing building elements and connected to existing electrical service for each building. There are contributing resources to the Potential West Beach Historic District onsite.)

(Concept review; action can be taken if sufficient information is provided.)

Actual time: 5:06 p.m.

Present: Rogelio Solis, Architect, Cearnal Andrulaitis, LLP; and Barry Dorsey, General Manager, Hotel Milo.

Public comment closed at 5:13 p.m.

Kellam de Forest questioned the reasoning for the proposed lighting plan and if it followed EPV guidelines. He commented that the lighting detracted from the historicity of the site and cheapened the view from Cabrillo Boulevard.

Public comment closed at 5:14 p.m.

Motion: **Continued indefinitely with comments:**

1. Restudy a more traditional lighting method and fixture.
2. Strung lights would not be acceptable for this use in the location.

Action: La Voie/Mahan, 7/0/0. (Veyna and Winick absent.) Motion carried.

**** MEETING ADJOURNED AT 5:27 P.M. ****

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 530 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-173-026
Application Number: MST2014-00459
Owner: McColm Family Trust
Architect: Windward Engineering
Business Name: Samy's Camera

(This is a revised project description. Proposal for minor exterior alterations to an existing commercial building. Changes include the installation of roll down security gates behind the existing storefront windows, the removal of a rear door and demolition of 38 square feet of interior space to create a rear entry alcove, the replacement of alleyway door panels to be ADA compliant, removal of a chain link fence in the alleyway, and an electrical panel upgrade. Existing HVAC roof top equipment will be upgraded with new equipment, to include the removal of four (4) roof equipment units, and installation of five (5) new rooftop mechanical units at new roof locations. The proposed new units will be shorter in height than the original existing units.)

(Review After Final for proposed exterior alterations. Project last reviewed on September 24, 2014.)

Final Approval of Review After Final.

NEW ITEM**B. 110 E DE LA GUERRA ST****C-2 Zone**

Assessor's Parcel Number: 031-081-002
Application Number: MST2015-00247
Owner: Monk Family Bypass Trust
Applicant: Anderson & Sons Electric

(Proposal to remove two (2) existing 100 amp electrical services and upgrade to two (2) new 100 amp electrical sub-panels at an existing office building. The new equipment will be painted to match the existing building. This is a City Landmark: Santiago De la Guerra Adobe.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**C. 219 TOYON DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-233-007
Application Number: MST2015-00257
Owner: Janet A. Langley Trust
Architect: Joe Steuer

(Proposal to repair an existing 76 square foot second floor balcony by adding support posts to match the existing woodwork on the front elevation of an existing single family dwelling. No other exterior alterations are proposed. This Spanish Colonial Revival residence will be added to the City's List of Potential Historic Resources at the Full Board meeting.)

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

Project Design Approval and Final Approval with conditions:

1. New rafters shall go out 14 inches and be scrolled.
2. Extend the scrolled beam end at least 18 inches of either side of the exterior scrolled column.
3. New side post beams and corbels shall line up with columns on the second floor.