



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, August 26, 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 JUAN 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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking on the Videos under Explore.

**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, Orías, Shallenberger (1:40 p.m.), Suding, Veyna, and Winick.  
Members absent: Mahan and Murray.  
Staff present: Limón, Hernández, Kaufman, and Flemmings.

**GENERAL BUSINESS:**

A. Public Comment:

Sheila Lodge read a letter to the Commissioners from Vincent Scully on the legacy of David Gebhard.

B. Approval of previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of August 12, 2015, with corrections.

**Action:** Winick/Drury, 3/0/2. (Orías stepped down. Suding and Winick abstained. Mahan, Murray and Shallenberger absent.) Motion carried.

C. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Bill Mahan and Phil Suding (Item F).

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

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

Ms. Kaufman made the following announcements:

- a) Commissioners Mahan and Murray will be absent.
- b) Commissioner Winick will be stepping down from Item 3, 40 East Anapamu Street and Commissioners La Voie and Suding will be stepping down from Item 9, 901 East Cabrillo Boulevard.
- c) Item 3 and 4, 40 East Anapamu Street and 203 Chapala Street, will be postponed at the applicant's request.
- d) The following two subcommittees are seeking an appointed representative from the HLC: The Parks Sign Subcommittee and the Multi-Unit & Mixed-Use Guidelines Subcommittee. Commissioner Shallenberger was appointed to the Parks Sign Subcommittee with Commissioner Suding as the alternate. Commissioner Mahan was appointed to the Multi-Unit & Mixed-Use Guidelines Subcommittee with Commissioner Orías as the alternate.
- e) Select a single time and date for the Commission to attend a special tour of the Wolf Museum of Exploration and Innovation. The Commission decided on Thursday, September 10, 2015, at 3 p.m.

Commissioner Orías requested that an update be given on the enforcement and landscaping issue surrounding the Transmission tower near the Bird Refuge.

E. Subcommittee Reports.

No subcommittee reports.

**MISCELLANEOUS ACTION ITEM**

**1. REQUEST TO FORWARD A RECOMMENDATION TO CITY COUNCIL TO ADOPT (1:45) THE HISTORIC RESOURCE DESIGN GUIDELINES**

**Actual time: 1:46 p.m.**

Ms. Hernández gave a presentation on the draft document of the Historic Resource Design Guidelines.

Public comment opened at 1:58 p.m.

- 1) Kellam de Forest expressed concern regarding the incompleteness of the style guide. He suggested there be language added specifying the significance of the styles that had not been illustrated in the guidelines.

Public comment closed at 1:59 p.m.

Commissioner's Comments:

Ms. Hernández reiterated Commissioner Orías' recommendation to incorporate a sentence in the solar section on maintaining the front character-defining features and moving solar elements to the rear. It was also suggested that examples be provided of the appropriate lighting selections for the different architectural styles, and that neighborhood be defined in the glossary.

Commissioner Shallenberger requested there be clarification on the area regarding restorations being reviewed by staff only. He found it necessary to include that review of restorations could also require upper level assessment. In addition, to include a category under preservation priorities: describing how new additions and construction may be required to be differentiated from the original as per the Secretary of Interior's Standards for Treatment of Historic Resources. Further clarification of how both the Historic Resources Guidelines and the El Pueblo Viejo Guidelines work in synchronization of each other would be advantageous.

Commissioner Suding suggested that the relationship between the Historic Resource Design Guidelines and the El Pueblo Viejo Landmarks District Guidelines should be introduced in the Executive Summary. He sought clarification on historic resources that hadn't been included such as exterior ironwork, Handrails, Paseos, and pergolas and arbors.

Commissioner Winick reiterated Mr. de Forest's concern of including more significant architectural styles that had not been completed in the Styles Guide. Adding a list of other styles in the introduction to the Guidelines was essential.

Commissioner Drury requested that permeable pavement be defined in the glossary. He offered his proofreading services in editing the document.

The Commissioners expressed their appreciation for Ms. Hernández and staff on their efforts preparing the guidelines.

**MISCELLANEOUS ACTION ITEM**

**2. CITY'S POTENTIAL HISTORIC STRUCTURES/SITES LIST  
29-37 E VICTORIA ST**

**C-2 Zone**

**(2:05)** Assessor's Parcel Number: 039-133-009

Owner: Radius Group Commercial Real Estate

(Hold a Public Hearing to consider adding the Spanish Colonial Revival commercial building designed by noted architects Soule, Murphy and Hastings in 1922. The structure is eligible as a Structure of Merit.)

**Actual time: 2:13 p.m.**

Public comment opened at 2:15 p.m.

- 1) Roy Harthorn, historical consultant, commented that the building was associated with a historical figure, Franklin Pierce Knot, a world famous photographer, who published colored works in the National Geographic as early as 1916.
- A Staff Memo outlining the significance of the building from the Urban Historian was provided to the Commission.

A letter with expressed concerns from Virginia Rehling was acknowledged.

Public comment closed at 2:19 p.m.

Commissioner Drury mentioned the significance of Dana's Toy Town to the history of that structure.

**Motion: To add the structure located at 29-37 East Victoria Street on the City's List of Potential Historic Resources as it was found to be eligible as a Structure of Merit.**

**Action: Shallenberger/La Voie, 7/0/0. (Mahan and Murray absent.) Motion carried.**

**\*\* THE COMMISSION RECESSED FROM 2:26 P.M. TO 2:33 P.M. \*\***

### **CONCEPT REVIEW - NEW**

#### **3. 40 E ANAPAMU ST**

**C-2 Zone**

**(2:10)** Assessor's Parcel Number: 039-232-002  
 Application Number: MST2015-00407  
 Owner: City of Santa Barbara  
 Architect: Winick Architects

(Proposal for exterior restoration work at the Santa Barbara Central Library Complex. Restoration work includes masonry repairs, repainting of the complex to match colors determined through a historical paint analysis, mural conservation, and wood cornice repairs. The Complex contains designated City Landmarks: Central Library Building, Faulkner Gallery, and five Eucalyptus Citriodora trees.)

**(Action can be taken if sufficient information is present.)**

**The project was postponed per the Applicant's request.**

**IN-PROGRESS REVIEW****4. 203 CHAPALA ST****R-4/SD-3 Zone****(2:40)**

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 foot of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square foot 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.)

**(In-Progress review; comments only. Project requires compliance with Planning Commission Resolution No. 026-09. Project last reviewed on June 3, 2015.)**

**The project was postponed per the Applicant's request.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 621 E SOLA ST****R-2 Zone****(3:00)**

Assessor's Parcel Number: 029-033-016  
 Application Number: MST2015-00369  
 Owner: John and Karen Abraham Revocable Living Trust  
 Architect: Dennis Thompson

(Conceptual Review of new additions totaling 650 square feet to the rear of an existing 1,108 square foot single-family residence with an attached one car garage. The proposal includes a new uncovered parking space in the front yard and a new 350 square foot accessory building in the rear yard. Proposal also includes the removal of seven linear feet of a sandstone wall along the front property line and driveway. The proposed 650 square foot of additions increase the floor area by more than 50% of the existing total and triggers parking to be brought up to the current requirement of two parking spaces. The total of 2,108 square feet of development on a 7,462 square foot lot is 69% of the guideline maximum FAR. Staff Hearing Officer review is required for modifications to allow parking in both the front setback and the front yard. This residence is a contributing historic resource to the Potential Bungalow Haven Historic District, in the Hillside Design District, and in the Lower Riviera Special Design District.)

**(Concept review; comments only. Project requires environmental assessment and Staff Hearing Officer review for an uncovered parking space in the front setback.)**

**\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \***

**Actual time: 2:46 p.m.**

Present: Dennis Thompson, Architect; and John Abraham, Owner.

Public comment opened at 2:51 p.m.

- 1) Kellam de Forest was concerned about the construction of the stone walls that pre-dated the home. He mentioned that the proposed parking would obstruct the street frontage and having too much modern glass wouldn't fit in with the special design district.

Public comment closed at 2:53 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with comments:**

1. Parking in the front yard is not acceptable.
2. Study adding a covered garage or carport to the existing structure and widening the driveway. If a carport solution is proposed, add a trellis detail. The Commission could support a rollaway gate along the driveway to mitigate the cars from being seen from the street.
3. Study preserving the sandstone wall or use the existing sandstone materials to reconstruct a new wall along the driveway.
4. Study extending the structure at the side yard to create massing balance.

Action: Orias/Winick, 7/0/0. (Mahan and Murray absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

**6. 129 E ANAPAMU ST**

**C-2 Zone**

**(3:45)** Assessor's Parcel Number: 029-121-013  
 Application Number: MST2015-00233  
 Owner: 129 Anapamu, LLC  
 Business Name: The Little Door  
 Applicant: Ross Miller

(Proposal for tenant improvements to an existing commercial building including the demolition of an existing 450 square foot deck to be replaced with a new 320 square foot raised deck, new wooden trellis, new windows, a new ADA wheelchair lift, and minor landscaping alterations. A new two foot tall sandstone planter wall will be constructed at street level. The existing tables and chairs will remain.)

**(Third Concept Review; action can be taken if sufficient information is provided. Project last reviewed on August 12, 2015.)**

**\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \***

**Actual time: 2:33 p.m.**

Present: Ross Miller, Applicant.

**\* The Commission recessed from 2:37 p.m. to 2:38 p.m. to verify the proposed color choices. \***

Public comment opened at 2:38 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued to Consent with comments:**

1. The plexiglass cover is not acceptable.
2. The termination of the purlins is acceptable.
3. Place the posts along the purlins in the middle of the bay.
4. The wrought iron railing is not appropriate to the American vernacular architecture. A wood rail was recommended.
5. Add a skirting over the deck that is traditional to the American vernacular architecture.
6. The colors are acceptable.

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

**CONCEPT REVIEW - NEW****7. VARIOUS LOCATIONS**

**(4:05)** Assessor's Parcel Number: ROW-001-776, ROW-001-924, ROW-001-767, ROW-001-716, ROW-001-510, ROW-001-444  
 Application Number: MST2015-00391  
 Owner: City of Santa Barbara  
 Applicant: Sharon James  
 Architect: Frank Carter

(Conceptual review for the proposed installation of new wireless antennas and radios in the right-of-way at six separate site locations in El Pueblo Viejo Landmark District. Project sites include the intersection of State and De La Guerra Streets, the 400 block of State Street, State and Anapamu Streets, Ortega and Anacapa Streets, Anacapa and Carrillo Streets, the 900 block of Chapala Street. Proposed designs include decorative kiosk, bike racks, news racks, decorative streetlights, and new antennas on existing streetlights.)

**(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)**

**Actual time: 3:09 p.m.**

Present: Sharon James, Applicant; and Heidi Payne, Project Planner.

Public comment opened at 3:31 p.m.

- 1) Kellam de Forest questioned if the proposed installations had to be placed on State Street since the antennas could detract from the setting. He also sought clarification on the lamp posts' height in relation to the existing posts, and the minimum dimensions of the radio containers.

Public comment closed at 3:32 p.m.

**Motion: Continued indefinitely with comments:**

1. The Commission finds the vault solution acceptable with the addition of recessed trays to maintain the existing paving. The Commission could support the bike racks as an alternate solution only.
2. Provide full-sized samples of existing and proposed street lights.
3. Study the radiating pattern of the LED light to match what is existing.

4. The five inch variation of the proposed light fixture is not acceptable. Use the city pole as a standard in application with the proposed antenna to match the existing architecture.
5. Study an alternative to the bolt attached to the light fixture or use detailing to match the bolt to the existing architecture.
6. The Commissioners found that the proposed metal pole was inconsistent with the existing double branched metal poles.

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

## **CONCEPT REVIEW - NEW**

### **8. VARIOUS LOCATIONS**

**(4:30)** Assessor's Parcel Number: ROW-002-084, ROW-002-052, ROW-001-932  
 Application Number: MST2015-00392  
 Owner: City of Santa Barbara  
 Applicant: Crown Castle / NG West, Inc

(Conceptual review for the proposed installation of two new 55-inch panel antennas suspended on a cross arm attached to existing 33 foot to 43 foot tall wooden street poles in the right-of-way at three separate site locations in El Pueblo Viejo Landmark District. Also proposed is a new meter pedestal and pad with equipment cabinet and ground level handhole. Project sites are the 100 block of West Cota Street, the 100 block of Chapala Street, and the 100 block of West Gutierrez Street.)

**(Concept Review; comments only. Project requires environmental assessment and visual impact findings.)**

**Actual time: 4:07 p.m.**

Present: Sharon James, Applicant; and Heidi Payne, Project Planner.

Public comment opened at 4:18 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely with comments:**

1. For Location 3 on 124 Cota Street, the Commission finds that all proposed installations are not acceptable, especially along the Brinkerhoff area. Study the proposed design to fit the El Pueblo Viejo (EPV) guidelines.
2. For Project 6 on 123 West Gutierrez Street, the Commission finds that all proposed installations are not acceptable due to the proximity and impact to a potential historic resource.
3. For 126 Chapala Street location, the Commission finds that all proposed installations are not acceptable. Study the proposed design to fit the El Pueblo Viejo (EPV) guidelines. Location is also in the proposed West Beach Historic District.
4. There is no compatibility with the El Pueblo Viejo (EPV) guidelines, specifically concerning the quality of architecture and materials. The fixtures should be more decorative.
5. At all locations the metering should be consolidated.

Action: Winick/Shallenberger, 7/0/0. (Mahan and Murray absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 4:42 P.M. TO 4:47 P.M. \*\***

**REVIEW AFTER FINAL****9. 901 E CABRILLO BLVD****HRC-1/SD-3 Zone****(4:50)**

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

(Proposal for a major façade remodel to the existing four-story, 43,354 square foot Santa Barbara Inn. 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 proposal will result in 492 square feet of new floor area; however, there is a net decrease of 1,082 square feet of commercial floor area. The project will result in a 43,191 square foot structure. The original project approval was granted under application MST2004-00052. The project is currently under construction under BLD2012-00380.)

**(Review After Final requested for new 600 square foot and 150 square foot pergolas both ten and a half feet tall on the street elevation of the Santa Barbara Inn. Project last reviewed August 12, 2015.)**

**Actual time: 4:47 p.m.**

Present: William La Voie, Architect; and Phil Suding, Landscape Architect.

Public comment opened at 4:54 p.m.

- 1) Kellam de Forest found the revised column as being too formal and mentioned that square, wooden columns would be more compatible to the site.

Public comment closed at 4:54 p.m.

**Motion: Approval of Review After Final with conditions:**

1. The plinth is to be wrapped in the same stone as the adjacent site wall.
2. The Commissioners find that gloss material is not acceptable; the openness of the trellis design is appreciated.

Action: Shallenberger/Drury, 5/0/0. (Suding and La Voie stepped down. Mahan and Murray absent.) Motion carried.

**\*\* MEETING ADJOURNED AT 5:04 P.M. \*\***

**CONSENT CALENDAR (11:00)****NEW ITEM****A. 650 E ANAPAMU ST R-3 Zone**

Assessor's Parcel Number: 029-240-008  
 Application Number: MST2015-00399  
 Owner: Santa Barbara High School District  
 Applicant: City of Santa Barbara

(Proposal for installation of piping and equipment to connect the existing Santa Barbara High School well to an existing raw water main in Anapamu Street, the proposal will include a catch basin and drainage piping with connection to the existing sewer system. All impacted areas will be returned to their original condition as shown on the plans. The proposed equipment will be screened behind an existing seven-foot fence. This property contains designated City Landmarks.)

**(Courtesy review; comments only.)**

**Continued indefinitely with comments:**

1. Project is acceptable as submitted.

**CONTINUED ITEM****B. 719 PASEO NUEVO C-2 Zone**

Assessor's Parcel Number: 037-400-002  
 Application Number: MST2014-00417  
 Owner: I & G Direct Real Estate 3, LP  
 Business Name: California Pizza Kitchen  
 Architect: Aria Group Architect, Inc.  
 Applicant: RSI Group

(This is a revised project description. Proposal for exterior façade alterations to the existing California Pizza restaurant located within the Paseo Nuevo Mall. The proposal includes replacement of the existing railing and all awnings with new fabric to match the existing (existing hardware to remain), and new waiting benches, tables, and chairs. A separate application will be submitted for Sign Committee review to replace existing signage.)

**(Action can be taken if sufficient information is provided. Project last reviewed on August 12, 2015.)**

**Final Approval as submitted.**

**NEW ITEM****C. 135 E ORTEGA ST C-2 Zone**

Assessor's Parcel Number: 031-081-021  
 Application Number: MST2015-00400  
 Owner: Refugio Properties, LLC  
 Architect: LMA Architects

(Proposal to install a new 23 linear foot 6'0" maximum height wrought iron fence and security gate at the front entrance of an existing commercial building. No other exterior changes are proposed.)

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

**Project Design Approval and Final Approval with the following conditions:**

1. Include 3.25" x 3.25" vertical pickets.
2. Paint color shall be Payne's Gray.

**NEW ITEM****D. 533 STATE ST C-M Zone**

Assessor's Parcel Number: 037-172-001  
 Application Number: MST2015-00401  
 Owner: Rove Enterprises, Inc.  
 Applicant: Jerry Ambrose

(Proposal for upgrades to an existing wireless facility on the roof of Hotel Santa Barbara including the removal and replacement of existing equipment cabinets in the roof well, the addition of new remote radio heads in the roof well, and the removal two panel antennas to be replaced with three panel antennas inside an existing faux chimney. This building is on the City's List of Potential Historic Resources: Neal Callahan Building.)

**(Action can be taken if sufficient information is provided. Project requires visual impact findings.)**

**Project Design Approval and Final Approval as submitted.**

**NEW ITEM****E. 600 N MILPAS ST C-2 Zone**

Assessor's Parcel Number: 031-183-022  
 Application Number: MST2015-00411  
 Owner: Sara & Javier Luna Family Living Trust  
 Architect: Henry Lenny  
 Business Name: Los Agaves

(Proposal to replace existing side and front elevation wood windows and doors at Los Agaves restaurant with wood windows and doors in the existing openings. The existing awnings will be removed under a separate permit. The main entry will be altered to extend the sidelight windows to the ground. A new light fixture is proposed over the Cota Street entrance. No new square footage is proposed. This property is on the City's List of Potential Historic Resources.)

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

**Project Design Approval and Final Approval with the following conditions:**

1. The double doors on the front entrance shall have a vertical center to match the windows on the side.
2. Applicant will submit a paint chip of the hunter green to staff for verification.

**NEW ITEM****F. 1309 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-131-010  
Application Number: MST2015-00410  
Owner: State Street GBF, LLC  
Architect: Henry Lenny

(Proposal for a new seven foot tall wrought iron gate and a six foot tall wrought iron fence above an existing one foot plaster wall extending for 28 linear feet on the front property line of an existing historic commercial property. Removal of two existing display cases, a 14-foot tall silk oak, and a concrete planter in the front courtyard are also proposed. One of the display cases will be replaced with a planter area including the planting of four king palms. This property is on the City's List of Potential Historic Resources: former Lou Rose Annex, Drake Building.)

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

**Project Design Approval and Final Approval with the following conditions:**

1. Removal of the display cases is acceptable.
2. The proposed fence is acceptable.
3. Reconfigure or replace the planter with an iron gate.
4. Palm trees as proposed are acceptable.
5. The existing tree shall be reused or replaced with a 60" box quercus suber or grevillia robusta.