



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 4, 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 until 4:45 p.m.
- CRAIG SHALLANBERGER – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present at 2:59 p.m.

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present
- 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. On January 29, 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.
- 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.

GENERAL BUSINESS (1:32):

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of January 21, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 21, 2009, with correction.

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

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item B, 607 Paseo Nuevo, which was reviewed by Robert Adams.

Action: Boucher/Curtis, 9/0/0. (Murray abstained from Item D.) 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 Adams would need to step down from Item 1, 2134 Mission Ridge Road.
- b) The final hearing for the revised El Encanto Hotel Master Plan will be reviewed by the Planning Commission at 1:00 p.m. on February 12th to be held in the Council Chambers at City Hall. Commissioner Adams had already volunteered to represent the Commission. One or two more commissioners were requested to represent the HLC at that hearing.

Commissioners Murray and Sharpe agreed to attend the February 12th Planning Commission meeting.

2. Vice-Chair Sharpe agreed to attend the February 12th City Council/Planning Commission Semi-Annual Joint Work Session at 9:30 a.m. to be held in the David Gebhard Public Meeting Room, 630 Garden Street.

3. Mr. Jacobus announced that the Designations Subcommittee would be meeting on February 18th at 10 a.m. to be held at the Community Development Director's Conference Room, 630 Garden Street. The hearing is open to the public.
4. Mr. Limón informed the Commission that the City has prepared a book that displays available lawn alternatives entitled "Water Wise Lawn Alternatives." The photographic examples will hopefully encourage more locations where lawns could be substituted with drought-tolerant plants. The book will be located in the David Gebhard Public Meeting Room for the use of boards/commissions and at the Planning and Zoning Counter for applicants to use as reference.
5. Mr. Limón announced that the update to El Pueblo Viejo Guidelines is in its final draft. It will be available for final review by the HLC with a public hearing tentatively scheduled for March 3rd.
6. Vice-Chair Sharpe announced that the Santa Barbara Trust for Historic Preservation opened "A Legacy Set in Stone" exhibit on Santa Barbara stone architecture. It is located at Casa de la Guerra, across from De la Guerra Plaza. Chair Naylor added that there will be a stone cutting and dressing demonstration by David Tait Masonry on Thursday, February 5, in the evening.
7. Mr. Jacobus reported that the stone bridge at Mission Creek has been repaired. It is the hope that drivers will slow down as they approach it. It has been hit twice over the past year.

E. Subcommittee Reports.

Commissioner Drury reported that the West Beach Art Program Selection Panel has chosen two teams: Rafael Perea de la Cabada and Richard Irvine for the sites at Bath Street, Los Baños and Chapala Street; and Lori Anne David for the art at Ambassador Park. The Subcommittee will meet again on February 10 to refine the project. Construction is scheduled to begin in May.

F. Possible Ordinance Violations.

In response to Commissioner Adams inquiry with regard to the new landscaping to be installed around the perimeter of the City building on Laguna Street, Staff responded that the solar panel installation project is not finished. Staff will follow-up on the installation of the approved planting.

CONCEPT REVIEW - CONTINUED

- | | | |
|--------|---------------------------------------|----------|
| 1. | 2134 MISSION RIDGE RD | A-1 Zone |
| (1:46) | Assessor's Parcel Number: 019-071-015 | |
| | Application Number: MST2008-00271 | |
| | Owner: Aoyama Living Trust | |
| | Architect: Paul Poirier | |

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for Structure of Merit status. Proposal for a new 600 square foot swimming pool and 499 square foot detached pool cabana. There will be a total of 305 cubic yards of grading excavation on this one acre parcel located in the Hillside Design District. No alterations are proposed to the existing house or garage.)

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

Present: Paul Poirier and Rose Nevarez, Architects
Pat Aoyama, Owner

Public comment opened at 1:54 p.m. reopened at 1:58 p.m.

Kellam de Forest, local resident, inquired as to how the plant material along the swimming pool with Birds of Paradise tie-into the existing plant material on the rest of the property.

Don Israeli, neighbor, expressed concern about the stone wall because it affects his property as well.

Public comment closed at 1:54 p.m. and closed again at 2:01 p.m.

Chair Naylor acknowledged receipt of an e-mail from Eric and Teri Gabrielsen expressing support for the project.

Motion: Preliminary Approval for the landscape and architecture as presented and continued indefinitely for the review of working drawings.

Action: Pujo/Drury, 8/0/0. (Adams stepped down.) Motion carried.

HISTORIC STRUCTURES REPORT

2. 2050 GARDEN ST E-1 Zone

(2:04) Assessor's Parcel Number: 025-331-001
 Application Number: MST2008-00593
 Owner: Melanie Ellison
 Architect: Harrison Design Associates
 Contractor: Giffin & Crane Projects, Inc.

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for City Landmark status: "Crointher Residence, Crocker Row." Proposal to rehabilitate the street facade of an existing three-story, 3,543 square foot, single-family residence to a close approximation of its historic appearance circa 1894-1905. Proposed exterior alterations include door and window changes, foundation replacement, facade rehabilitation, removal of an exterior staircase on the east elevation, new plaster finish, new Mission tile and metal roof, and new landscaping. No new square footage is proposed on this 10,125 square foot parcel.)

(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)

Present: Dr. Pamela Post and Timothy Hazeltine, Consulting Historians

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, commented that the proposal is as close to a true restoration as possible. He expressed appreciation for the willingness of the owner to restore the original house. Staff has read the report and agrees with its conclusions and recommendations.

Mr. Jacobus acknowledged receipt of a letter from Paula Westbury expressing opposition to the project.

Public comment opened at 2:07 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as submitted.

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

CONCEPT REVIEW - NEW

3. 2050 GARDEN ST

E-1 Zone

(2:22) Assessor's Parcel Number: 025-331-001
Application Number: MST2008-00593
Owner: Melanie Ellison
Architect: Harrison Design Associates
Landscape Architect: Kris Kimpel
Contractor: Giffin & Crane Projects, Inc.

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for City Landmark status: "Crointher Residence, Crocker Row." Proposal to rehabilitate the street facade of an existing three-story, 3,543 square foot, single-family residence to a close approximation of its historic appearance circa 1894-1905. Proposed exterior alterations include door and window changes, foundation replacement, facade rehabilitation, removal of an exterior staircase on the east elevation, new plaster finish, new Mission tile and metal roof, and new landscaping. No new square footage is proposed on this 10,125 square foot parcel.)

(Comments only; project requires Environmental Assessment.)

Present: Melanie Ellison, Owner
Tony Spann, Barbara Lowenthal and Bernard Austin, Architects
Kris Kimpel, Landscape Architect
Geoff Crane and Dan Formanek, General Contractors
Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comment: Susan Gantz, Planning Technician, stated that action could be taken by the Commission since the Historic Structures Report was accepted.

Public comment opened at 2:54 p.m. and, as no one wished to speak, it was closed.

Motion: **Preliminary Approval and continued indefinitely with the following comments:**
1) Appreciation was expressed for the owner's willingness to restore this structure.
2) Verify the correct proportions of the espadaña. 3) The proposed roof material could be modeled after the fiber-glass imitation tile as used on the Granada Theater rather than the metal imitation tile used on the Oreña Adobe. 4) The following features are of concern and require further study or details: the trellis, trash enclosure, screening, arbor in the rear, and garden wall.

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

CONCEPT REVIEW - CONTINUED

4. 1535 SANTA BARBARA ST R-3 Zone

(3:03) Assessor's Parcel Number: 027-241-005
 Application Number: MST2008-00315
 Owner: Unitarian Society of Santa Barbara
 Applicant: Jules Zimmer
 Architect: Sydney Baumgartner

(This building is on the City's List of Potential Historic Resources: "Unitarian Society." Proposal to construct two semicircular, tiled benches with brick paving and associated landscaping at the property corner fronting Santa Barbara and E. Arrellaga Streets. A zoning modification will be required to encroach into the front yard setback.)

(Second Concept Review. Project requires a zoning modification for the benches to encroach into the setback.)

Present: Sydney Baumgartner and Paul Larson, Landscape Architects
 Alexandra Cole, Architectural Historian

Public comment opened at 3:13 p.m.

Kellam de Forest, local resident, complemented the designers for the proposed benches that are of an appropriate Santa Barbara style.

Public comment closed at 3:14 p.m.

Motion: Continued indefinitely with positive comments to the Staff Hearing Officer and to return to Consent. The modifications as proposed are acceptable.

Action: Sharpe/Shallanberger, 9/0/0. Motion carried.

DISCUSSION ITEM:

5. ALTERNATIVE BUILDING HEIGHTS CHARTER AMENDMENT

(3:21)

(The City Council has requested input on a possible Charter Amendment that would reduce building height limits in certain commercial zones (C-2, C-M and M-1/OM-1). Staff will present and solicit input on the design and land use issues associated with reducing the heights from 60-feet to 45-feet in these commercial zones with some exceptions for affordable housing projects, rental housing and community priority uses. The discussion will include a variable front yard setback in the C-2 and C-M zones as well as additional open space requirements for projects that are determined to be exceptions.)

Beatriz Gularte, Project Planner; and Jaime Limón, Senior Planner, gave the Staff presentation.

Ms. Gularte acknowledged receipt of correspondence from Paula Westbury, James and Mary Micallef, Monica DiVito, Phoebe Alex, and the Santa Barbara AIA.

Public comment opened at 3:45 p.m.

Cathy McCammon, League of Women Voters, expressed concern that the proposed alternative would allow another project similar to Chapala One, which is not acceptable to most of the community. She supports setbacks and open space for all structures.

Jim Westby, local resident, commented that large buildings like Chapala One should be prevented and that small buildings fit into the charm and character of Santa Barbara. He does not support sixty foot buildings since four-story buildings can be achieved with 45 feet.

Sue Adams, local resident, expressed concern that the City's alternative is not significantly better than the Citizens' initiative. The intimacy of neighborhoods is as important as city issues and mandates. She would like to see the City remain a one and two story community because it still works well.

Kellam de Forest, local resident, commented that effective affordable housing can be accomplished by housing in buildings under 45 feet. The Housing Authority has provided attractive, smaller buildings.

Brian Cearnal, Architect, spoke in support of the alternative height ordinance. A height reduction will be seen in EPV but the question is whether 40 or 45 feet. A 45 foot height limit would eliminate four-story proposals, resulting in three-story limitations, but still allowing roofs on buildings.

Public comment closed at 4:01 p.m.

The Commission made the following questions:

1. Are modifications allowed for charter items?
2. Which items are being proposed to be included within the charter amendment versus those proposed to be included in an implementing ordinance?
 1. If both charter amendments work to get approved by the voters, which would prevail?
 2. Why the City decided to craft a competing charter amendment?
 3. Why is the variable setback part of the language proposed to be part of the charter amendment if it would make it much more difficult for voters to navigate?
 4. Does the Citizens' petition have to be a single issue?
 5. What is so sacred about four stories?
 6. How many people in the community signed the initial charter ballot petition?
 7. Would the additional standards regarding open space and setbacks along property lines apply when requesting a higher building exception to the 45 foot height limit?

Straw votes:

1. How many Commissioners would agree to go through each individual question that Staff is presenting? 1/8. (Pujo agreed.)
2. How many Commissioners could support a variable setback as a general concept? 8/0. (Pujo left at 4:45 p.m.)
3. How many Commissioners could support more open space requirements not related to a 45 foot building height limit? 8/0. (Pujo left at 4:45 p.m.)

The Commission made the following comments, specifically as to how the proposal affects El Pueblo Viejo Landmark District:

General comments:

1. City Council should not be acting as a planning commission.
2. It seems that the decision-making process as to whether a project provides a community benefit could become a loop-hole.
3. The initiative does not address how this charter would support our visual and historic resources in the city. There is a disconnect between the charter and Plan Santa Barbara.

Height limit:

4. Four stories in 40 feet would not be appropriate in EPV. Anything over three stories would not be supportable.
5. There could be a compromise between a 40 and 45 foot height limit with other amenities, such as setbacks.
6. At least four Commissioners would prefer not to go beyond 40 feet. A 45 foot height limit would drastically change the character of EPV.
7. One Commissioner would prefer to allow the General Plan update process to deal with the building height limit issue.
8. At least one Commissioner felt that the Urban Design and EPV Guidelines give all the power to design review boards and the Planning commission to keep buildings below a certain height. A charter amendment would result in an overregulated process.
9. The design of a building is priority over strict height limits.

Variable Front Yard Setback and Open Space:

10. The majority supports the idea of State Street and some of the side streets being exempt, however consider only a portion of the intersecting streets. Require the setback on Chapala and Anacapa Streets.
11. The open space location is as important as the quantity.
12. Variable setbacks belong in the zoning ordinance and not in a charter amendment.
13. Setbacks should be required to reduce the loss of the City's urban forest and the ability to soften buildings. Shade and habitat is needed in front of buildings, which can be realized through the use of vegetation and realistic canopy trees.
14. Generally prefer not to discuss new open space standards for buildings over 45 feet because do not support buildings over 45 feet.

CONSENT CALENDAR**CONTINUED ITEM**

A. 1114 STATE ST C-2 Zone

Assessor's Parcel Number: 039-232-009
Application Number: MST2008-00504
Owner: La Arcada Investment Corporation
Architect: W. S. Jones Architecture
Business Name: Stateside

(This structure is on the City's List of Potential Historic Resources: "La Arcada Court." Proposal to permit existing outdoor dining amenities including tables, chairs, wall mounted heaters and stereo speakers, pole heaters, umbrellas, lounge furniture, and two, wall-mounted canvas awning structures in the patio area of La Arcada Plaza. This will abate ENF2007-01084.)

(Fourth Concept Review.)

Final Approval with the condition that the applicant shall remove all portable heaters, wall mounted heaters, wall mounted speakers, and all associated conduit and wiring.

FINAL REVIEW

B. 607 PASEO NUEVO C-2 Zone

Assessor's Parcel Number: 037-400-002
Application Number: MST2009-00022
Applicant: Paseo Nuevo Association
Agent: Glen Morris
Architect: Arcvision
Business Name: Teavana

(Proposal for the storefront remodel of an existing retail store including two new entry doors and storefront glazing, infilling two existing arches and one window, and replacing the back-of-house rear entry with a display case.)

(Final Approval of details is requested.)

Final Approval as noted on Sheet 3 with tile to be pale mustard/pale terracotta field with center and frame as proposed.

REVIEW AFTER FINAL

C. 113 W DE LA GUERRA ST C-2 Zone

Assessor's Parcel Number: 037-082-027
Application Number: MST2008-00043
Owner: John R. Dewilde
Architect: Diana Kelly

(Proposal to relocate electrical service from the street to the exterior of a commercial building.)

(Review After Final of proposal to screen new electrical service and conduit.)

Continued two weeks to February 18, 2009.

REVIEW AFTER FINAL

D. 625 CHAPALA ST

C-2 Zone

Assessor's Parcel Number: 037-123-005
Application Number: MST2004-00721
Owner: Sid Carrera
Applicant: Dawn Sherry
Business Name: Chad's

(This is a Structure of Merit: "Sherman Residence." Proposal to add the following to Chad's Restaurant: a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom to the existing 1,935 square foot restaurant and to abate the violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating. Two parcels [037-123-005 & 037-123-017] would be merged as part of the project.)

(Review After Final of proposed changes to add six new windows and one new door.)

Final Approval of Review After Final as noted on Sheet A2.2.

**** THE FULL BOARD MEETING ADJOURNED AT 5:01 P.M. ****