



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, December 2, 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
- MICHAEL DRURY – Present
- FERMINA MURRAY – Present
- ALEX PUJO – Present
- CRAIG SHALLANBERGER – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

ROGER HORTON – Absent

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

**STAFF:**

- BETTIE WEISS, CITY PLANNER – Present from 1:48 p.m. to 1:51 p.m.
- JAIME LIMÓN, Design Review Supervisor – Present until 2:16 p.m.
- JAKE JACOBUS, Urban Historian – Present
- SUSAN GANTZ, Planning Technician – Present
- GABRIELA FELICIANO, Commission Secretary – Present

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

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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](http://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 Tuesday, November 24, 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](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.

**GENERAL BUSINESS:**

- A. Public Comment:

No public comment.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of December 11, 2009.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 11, 2009.**

Action: Boucher/Sharpe, 8/0/0. Motion carried.

- C. Consent Calendar.

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

Action: Boucher/Adams, 8/0/0. (Murray abstained from Item C.) Motion carried.

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

1. Ms. Gantz reminded the Commission that the next HLC meeting will be held on Wednesday, December 9, 2009. The next meeting after that will be held on January 6, 2010.
2. Jaime Limón, Senior Planner, announced that on December 8<sup>th</sup> the City Council will be considering amendments to the Tree Preservation Ordinance, including changes to the Historic Structures Ordinance. The purpose is to clarify the review roles and responsibilities for tree removals in coordination with the Parks & Recreation Commission. A link to the staff reports will be provided to the Commission via email. Commissioner Adams volunteered to attend the meeting.

Mr. Limón announced that a two-year NPO Update will be presented at the December 15<sup>th</sup> City Council meeting. There are contemplated changes that will affect the Commission's review of single-family homes subject to infill development in El Pueblo Viejo Landmark District.

3. Commissioner Adams commented that the lecture entitled "Historical Gardens of Santa Barbara" that was held November 19 was a true delight. (It took place at the Santa Barbara County Planning Commissioner's Conference Room, 123 E. Anapamu Street.)

## E. Subcommittee Reports.

Bettie Weiss, City Planner, asked that an *ad hoc* Entrada de Santa Barbara Subcommittee be created to work with City Staff and the applicant. The Subcommittee would give direction for an efficient and timely process of the proposed changes to portions of Area B and the substantial new approach to Area C. The Area A (Californian Hotel) plan does not necessitate Subcommittee review.

**Motion: To appoint Commissioners Adams, Pujo and Sharpe to the *ad hoc* Entrada de Santa Barbara Subcommittee.**

Action: Murray/Drury, 7/1/0. (Boucher opposed.) Motion carried.

**PUBLIC HEARING**1. **561 W MOUNTAIN DR**

(1:51) Assessor's Parcel Number: 021-110-018

Staff Member: Jake Jacobus, Associate Planner/Urban Historian

(To hold a public hearing and consider adopting a resolution to designate the structure known as "Jorgensen Ranch House" as a City of Santa Barbara Structure of Merit.)

Present: Jake Jacobus, Associate Planner/Urban Historian  
Gregory Parker, Owner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that it has not been the City's policy to designate an entire site. The exception would be if there is a demonstration that formal gardens existed since the 1920s, for example. The only formal area on this site is the patio. Mr. Jacobus also explained that the designation came about as a condition of approval for the lot split and, at that time, the Planning Commission spoke about designating the house, not the entire site.

Public comment opened at 1:59 p.m.

Kellam de Forest, local resident, commented that having only five feet around the house is insufficient. He also expressed concern with reducing the acreage for the lot. Mr. de Forest requested that the garage be included in the designation.

Public comment closed at 2:01 p.m.

**Motion: To adopt a resolution to designate the Jorgensen Ranch House, located at 561 W. Mountain Drive, a City of Santa Barbara Structure of Merit.**

Action: Boucher/Drury, 7/0/1. (Shallanberger abstained.) Motion carried.

**CONCEPT REVIEW - NEW****2. 913 STATE ST**

C-2 Zone

(2:16) Assessor's Parcel Number: 039-321-037  
Application Number: MST2009-00524  
Owner: Aryana Jeans, LLC  
Architect: Henry Lenny

(This structure is on the City's List of Potential Historic Resources: "Levy's Shoes." Proposal for a facade remodel to include the replacement of an existing commercial storefront with new steel storefront and wrought iron ornamentation, and relocation of the entry door, enclosing the existing entry area resulting in 63 square feet of Measure "E" floor area.)

**(Comments only.)**

Present: Henry Lenny, Architect

Public comment opened at 2:20 p.m.

Mary Louise Days, local resident, commented on and showed photographs of the storefront's renovations throughout the years in comparison to the original façade from before the 1925 earthquake. Ms. Days felt that the building should be designated a historic resource and the original parts of the façade should be replaced where possible and saved.

Kellam de Forest, local resident, commented that this is an important building and that the Hollywood Regency storefront design shown in the photographs is too ornate under the El Pueblo Viejo Guidelines.

Public comment closed at 2:27 p.m.

**Commission comments:**

1. The Commission was generally in support of the project and gave positive comments.
2. It would be preferred that the façade be less ornate.
3. The preparation of a Focused Letter Report would help determine the style of the building, the history of the façade's design and the period of significance.

**Motion: Continued five weeks to the January 6, 2010, meeting.**

Action: Boucher/Sharpe, 8/0/0. Motion carried.

**CONCEPT REVIEW - NEW****3. 1221 - 1235 STATE ST**

C-2 Zone

(2:40) Assessor's Parcel Number: 039-182-002  
Application Number: MST2009-00526  
Owner: 1221 Victoria Court, LP  
Agent: Lori Smyth  
Contractor: Esposito Enterprises, Inc.

(Proposal to paint all structures in Victoria Court. The structure with the address of 1227 - 1233 State Street is a designated Structure of Merit: "Upper Hawley Building." Also proposed is to legalize the as-built installation of entryway tile. Approval of this project will abate enforcement case ENF2008-01313.)

**(Project requires Historic Resource findings.)**

Present: Ron Esposito, Contractor

Public comment opened at 2:48 p.m.

Kellam de Forest, local resident, inquired as to the purpose of the proposal. He also commented that the color of the historic building located on the corner should be considered.

Public comment closed at 2:49 p.m.

**Motion: Continued indefinitely with the following comments:**

1. Present continuous State Street and Victoria Street elevations.
2. Present sections throughout the corridors and back of building to show how the colors will relate to each other.
3. Review the El Pueblo Viejo Guidelines to see what is acceptable in El Pueblo Viejo Landmark District (EPV).
4. Restrict and tone down the color palette.
5. If adding ornamentations, the details should be historically appropriate to EPV.
6. The Commission will make individual site visits to look at the as-built installation of entryway tile at 1233 State Street.

Action: Adams/Boucher, 8/0/0. Motion carried.

**CONSENT CALENDAR****CONTINUED ITEM****A. 1935 STATE ST**

C-2 Zone

Assessor's Parcel Number: 025-371-007  
Application Number: MST2009-00310  
Owner: Serfas Service Station, LP  
Applicant: Fiedler Group  
Business Name: AM-PM Minimarket

(Proposal for exterior changes to an existing service station/mini market including the following: repaint existing commercial building and fuel islands, replace the entry door, add a new ADA pedestrian path of travel along the northwest side of the lot and new truncated domes at the existing ramp, restripe parking lot for seven parking spaces, add perimeter planting at parking area, and permit as-built installation of two antennas at rear of building.)

**Continued to January 6, 2010, with the comment that the new entry door breakups should be similar to the existing (three wide).**

**FINAL REVIEW****B. 435 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-211-007  
Application Number: MST2009-00484  
Owner: Stella and James Anthes  
Architect: Henry Lenny Design Studio  
Business Name: Whiskey Richard's

(Proposal to recess an existing storefront and remodel the facade to create a new outdoor dining area. This will result in a Measure "E" credit of 250 square feet. New signage to be reviewed by the Sign Committee under a separate permit.)

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

**This item was postponed to the December 9, 2009, HLC meeting at the applicant's request.**

**REVIEW AFTER FINAL****C. 625 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-123-005  
Application Number: MST2004-00721  
Owner: Jodi House  
Applicant: Dawn Sherry

(This is a Structure of Merit: "Sherman Residence." Proposal for non-residential additions including a 291 square foot storage area, an 894 square foot bar area and a 113 square foot restroom at an existing 1,935 square foot non-residential building. Approval of the project will abate violations outlined in ENF2004-00484 and ENF2004-00529. The project also includes reconfiguring the parking and expanding the outdoor seating capacity. Two parcels (037-123-005 & 037-123-017) would be merged as part of the project.)

**(Review After Final of the following proposed changes: new exterior paint scheme for entire building, new electrical panel, new wood screen, and removal of existing railing.)**

**Final Approval of Review After Final as noted on Sheet A1.1.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 3:19 P.M. UNTIL DECEMBER 9, 2009 \*\***