



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 6, 2010

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
 PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

TBD

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 1:52 p.m.
 JAKE JACOBUS, Urban Historian – Absent
 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)		
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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.
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- 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 Friday, December 18, 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. Election of Chair and Vice-Chair for 2010.

Ms. Gantz opened nominations for office of Chair and Vice-Chair.

1. Nomination for Chair: Susette Naylor.

A vote was taken and Commissioner Naylor was elected as Chair.

2. Nomination for Vice-Chair: Donald Sharpe.

A vote was taken and Commissioner Sharpe was elected as Vice-Chair.

- B. Appointments to Subcommittees.

Appointments were made to fill vacancies on the following subcommittees:

1. **HLC Consent Calendar: Sharpe.** Alternates: Shallenberger and Suding.
2. **Sign Committee Liaison: Boucher.** Alternate: Pujo.
3. **Street Tree Advisory Committee: Adams.** Alternate: Suding.
4. **Visual Art in Public Places: Naylor.** Alternate: Drury.
5. **Brinkerhoff Guidelines: Murray, Naylor and Suding.**
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10. **Five-Year HLC Goals: Murray, Naylor and Pujo.**
11. **Historic Surveys: Boucher, Murray and Sharpe.**
12. **State of the Art Gallery/State Street Installations: Boucher.** Alternate: Drury.

Ad Hoc Subcommittees:

13. **Airport: Adams, Murray and Pujo.**
14. **El Encanto Hotel: Drury, Naylor and Shallenberger.**
15. **Entrada de Santa Barbara: Adams, Pujo and Sharpe.**
16. **Lower Mission Creek Design: Adams and Suding.**
17. **Plaza De La Guerra: Pujo, Sharpe and Suding.**
18. **433 E. Cabrillo Blvd. (Waterfront Hotel): Adams, Pujo, Shallenberger, and Sharpe.**

C. Public Comment:

No public comment.

D. Approval of the minutes of the Historic Landmarks Commission meeting of December 9, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 9, 2009, with correction.

Action: Boucher/Murray, 8/0/1. (Suding abstained.) Motion carried.

E. Consent Calendar.

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

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

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

1. Ms. Gantz welcomed back Louise Boucher who was reappointed, and Phil Suding who was appointed to another term of the Historic Landmarks Commission.

2. Jaime Limón, Senior Planner, announced that a new Planning Central pamphlet and web page have been created to assist the public in navigating the planning process. It can be accessed online at www.SantaBarbaraCA.gov/PlanningCentral.

Commissioner Suding suggested that a link be provided from the city's web site home page.

G. Subcommittee Reports.

Commissioner Drury reported on the West Beach Art Program Selection Panel saying it is proceeding on schedule.

**** THE COMMISSION RECESSED FROM 1:49 P.M. TO 1:52 P.M. ****

CONCEPT REVIEW - NEW

1. 906 GARDEN ST

C-2 Zone

(1:52)

Assessor's Parcel Number: 029-301-037
Application Number: MST2009-00565
Owner: Environmental Defense Center, Inc.
Architect: Dan Weber

(This is a City Landmark: "Refugio Cordero Adobe." Conceptual review only of a preliminary proposal to construct a new patio area consisting of 90 square feet of flagstone paving and a 168 square foot wooden pergola with built-in counter area for storage.)

(Comments only; very preliminary conceptual review.)

Present: Dan Weber, Architect
David Landecker, Executive Director

Staff comments: Susan Gantz, Planning Technician, commented that the Commission was being asked to review the project during its initial preliminary concept and to only provide comments. No action is being requested for this review. If the concept is resubmitted in the future, as a definite project, then an environmental assessment would be required.

Public comment opened at 2:00 p.m.

Kellam de Forest, local resident, asked what part of the property was actually landmarked and what part of the original adobe is visible by the public. Mr. de Forest also commented that the storage buildings should conform to the Secretary of Interior Standards.

Mary Louise Days, local resident, commented that she recalled that the entire property was landmarked, with the exception of the tea house building.

Public comment closed at 2:06 p.m.

Commission comments: This proposed concept is acceptable and can be reviewed in the future on the Consent Calendar. The tree located on the southwest corner of the property needs to be identified. The roof pitch discrepancy on the drawings should to be resolved. The applicant is to verify with the City's Urban Historian whether the designation was for the property or the building.

CONCEPT REVIEW - CONTINUED

2. 913 STATE ST C-2 Zone

(2:21) 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.)

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

Present: Henry Lenny, Architect

Public comment opened at 2:26 p.m.

Kellam de Forest, local resident, asked whether the Commission found that the proposal would fit into the Andalucian style as described in El Pueblo Viejo Guidelines.

Public comment closed at 2:27 p.m.

Motion: Continued indefinitely to await the preparation of a focused Historic Structures Letter Report to determine the style of the building, the history of the façade's design, and the period of significance.

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

**** THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:58 P.M. ****

PRELIMINARY REVIEW

3. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

(2:58) Assessor's Parcel Number: 017-680-013
 Application Number: MST2009-00486
 Owner: Fess Parker Double Tree Hotel
 Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.)

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

Present: Brian Cearnal, Architect

Staff comments: Susan Gantz, Planning Technician, stated that the Substantial Conformance Determination was granted.

Motion: Preliminary Approval and Final Approval as submitted.

Action: Adams/Drury, 7/0/1. (Suding abstained. Shallenberger stepped down.) 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.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 2559 PUESTA DEL SOL E-1 Zone**

Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory
Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Review After Final of six new handicapped parking spaces to comply with Building and Safety Division plan check corrections.)

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

**** THE FULL BOARD MEETING ADJOURNED AT 3:01 P.M. ****



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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.)

Final Approval as submitted.

REVIEW AFTER FINAL

B. 2559 PUESTA DEL SOL E-1 Zone

Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory
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(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Review After Final of six new handicapped parking spaces to comply with Building and Safety Division plan check corrections.)

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

**** THE FULL BOARD MEETING ADJOURNED AT 3:01 P.M. ****



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 6, 2010

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
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 PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

TBD

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 1:52 p.m.
 JAKE JACOBUS, Urban Historian – Absent
 SUSAN GANTZ, Planning Technician – Present
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Website: www.SantaBarbaraCa.gov

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- 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.

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- A. That on Friday, December 18, 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.
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GENERAL BUSINESS (1:32):

- A. Election of Chair and Vice-Chair for 2010.

Ms. Gantz opened nominations for office of Chair and Vice-Chair.

1. Nomination for Chair: Susette Naylor.

A vote was taken and Commissioner Naylor was elected as Chair.

2. Nomination for Vice-Chair: Donald Sharpe.

A vote was taken and Commissioner Sharpe was elected as Vice-Chair.

- B. Appointments to Subcommittees.

Appointments were made to fill vacancies on the following subcommittees:

1. **HLC Consent Calendar: Sharpe.** Alternates: Shallenberger and Suding.
2. **Sign Committee Liaison: Boucher.** Alternate: Pujo.
3. **Street Tree Advisory Committee: Adams.** Alternate: Suding.
4. **Visual Art in Public Places: Naylor.** Alternate: Drury.
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7. **Design Awards: Adams, Boucher and Pujo.**
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9. **Events: Boucher and Drury.**
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12. **State of the Art Gallery/State Street Installations: Boucher.** Alternate: Drury.

Ad Hoc Subcommittees:

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14. **El Encanto Hotel: Drury, Naylor and Shallenberger.**
15. **Entrada de Santa Barbara: Adams, Pujo and Sharpe.**
16. **Lower Mission Creek Design: Adams and Suding.**
17. **Plaza De La Guerra: Pujo, Sharpe and Suding.**
18. **433 E. Cabrillo Blvd. (Waterfront Hotel): Adams, Pujo, Shallenberger, and Sharpe.**

C. Public Comment:

No public comment.

D. Approval of the minutes of the Historic Landmarks Commission meeting of December 9, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 9, 2009, with correction.

Action: Boucher/Murray, 8/0/1. (Suding abstained.) Motion carried.

E. Consent Calendar.

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

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

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

1. Ms. Gantz welcomed back Louise Boucher who was reappointed, and Phil Suding who was appointed to another term of the Historic Landmarks Commission.

2. Jaime Limón, Senior Planner, announced that a new Planning Central pamphlet and web page have been created to assist the public in navigating the planning process. It can be accessed online at www.SantaBarbaraCA.gov/PlanningCentral.

Commissioner Suding suggested that a link be provided from the city's web site home page.

G. Subcommittee Reports.

Commissioner Drury reported on the West Beach Art Program Selection Panel saying it is proceeding on schedule.

**** THE COMMISSION RECESSED FROM 1:49 P.M. TO 1:52 P.M. ****

CONCEPT REVIEW - NEW

1. 906 GARDEN ST

C-2 Zone

(1:52)

Assessor's Parcel Number: 029-301-037
Application Number: MST2009-00565
Owner: Environmental Defense Center, Inc.
Architect: Dan Weber

(This is a City Landmark: "Refugio Cordero Adobe." Conceptual review only of a preliminary proposal to construct a new patio area consisting of 90 square feet of flagstone paving and a 168 square foot wooden pergola with built-in counter area for storage.)

(Comments only; very preliminary conceptual review.)

Present: Dan Weber, Architect
David Landecker, Executive Director

Staff comments: Susan Gantz, Planning Technician, commented that the Commission was being asked to review the project during its initial preliminary concept and to only provide comments. No action is being requested for this review. If the concept is resubmitted in the future, as a definite project, then an environmental assessment would be required.

Public comment opened at 2:00 p.m.

Kellam de Forest, local resident, asked what part of the property was actually landmarked and what part of the original adobe is visible by the public. Mr. de Forest also commented that the storage buildings should conform to the Secretary of Interior Standards.

Mary Louise Days, local resident, commented that she recalled that the entire property was landmarked, with the exception of the tea house building.

Public comment closed at 2:06 p.m.

Commission comments: This proposed concept is acceptable and can be reviewed in the future on the Consent Calendar. The tree located on the southwest corner of the property needs to be identified. The roof pitch discrepancy on the drawings should to be resolved. The applicant is to verify with the City's Urban Historian whether the designation was for the property or the building.

CONCEPT REVIEW - CONTINUED

2. 913 STATE ST C-2 Zone

(2:21) 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.)

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

Present: Henry Lenny, Architect

Public comment opened at 2:26 p.m.

Kellam de Forest, local resident, asked whether the Commission found that the proposal would fit into the Andalucian style as described in El Pueblo Viejo Guidelines.

Public comment closed at 2:27 p.m.

Motion: Continued indefinitely to await the preparation of a focused Historic Structures Letter Report to determine the style of the building, the history of the façade's design, and the period of significance.

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

**** THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:58 P.M. ****

PRELIMINARY REVIEW

3. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

(2:58) Assessor's Parcel Number: 017-680-013
 Application Number: MST2009-00486
 Owner: Fess Parker Double Tree Hotel
 Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.)

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

Present: Brian Cearnal, Architect

Staff comments: Susan Gantz, Planning Technician, stated that the Substantial Conformance Determination was granted.

Motion: Preliminary Approval and Final Approval as submitted.

Action: Adams/Drury, 7/0/1. (Suding abstained. Shallenberger stepped down.) 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.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 2559 PUESTA DEL SOL E-1 Zone**

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Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory
Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

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Architect: Dan Weber

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(Comments only; very preliminary conceptual review.)

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Motion: Continued indefinitely to await the preparation of a focused Historic Structures Letter Report to determine the style of the building, the history of the façade's design, and the period of significance.

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

**** THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:58 P.M. ****

PRELIMINARY REVIEW

3. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

(2:58) Assessor's Parcel Number: 017-680-013
 Application Number: MST2009-00486
 Owner: Fess Parker Double Tree Hotel
 Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.)

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

Present: Brian Cearnal, Architect

Staff comments: Susan Gantz, Planning Technician, stated that the Substantial Conformance Determination was granted.

Motion: Preliminary Approval and Final Approval as submitted.

Action: Adams/Drury, 7/0/1. (Suding abstained. Shallenberger stepped down.) 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.)

Final Approval as submitted.

REVIEW AFTER FINALB. 2559 PUESTA DEL SOL E-1 Zone

Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory
Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Review After Final of six new handicapped parking spaces to comply with Building and Safety Division plan check corrections.)

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

**** THE FULL BOARD MEETING ADJOURNED AT 3:01 P.M. ****



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 6, 2010

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
 PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

TBD

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 1:52 p.m.
 JAKE JACOBUS, Urban Historian – Absent
 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. That on Friday, December 18, 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. Election of Chair and Vice-Chair for 2010.

Ms. Gantz opened nominations for office of Chair and Vice-Chair.

1. Nomination for Chair: Susette Naylor.

A vote was taken and Commissioner Naylor was elected as Chair.

2. Nomination for Vice-Chair: Donald Sharpe.

A vote was taken and Commissioner Sharpe was elected as Vice-Chair.

- B. Appointments to Subcommittees.

Appointments were made to fill vacancies on the following subcommittees:

1. **HLC Consent Calendar: Sharpe.** Alternates: Shallenberger and Suding.
2. **Sign Committee Liaison: Boucher.** Alternate: Pujo.
3. **Street Tree Advisory Committee: Adams.** Alternate: Suding.
4. **Visual Art in Public Places: Naylor.** Alternate: Drury.
5. **Brinkerhoff Guidelines: Murray, Naylor and Suding.**
6. **Conservation Element: Murray, Naylor and Pujo.**
7. **Design Awards: Adams, Boucher and Pujo.**
8. **Designations: Boucher, Murray and Sharpe.**
9. **Events: Boucher and Drury.**
10. **Five-Year HLC Goals: Murray, Naylor and Pujo.**
11. **Historic Surveys: Boucher, Murray and Sharpe.**
12. **State of the Art Gallery/State Street Installations: Boucher.** Alternate: Drury.

Ad Hoc Subcommittees:

13. **Airport: Adams, Murray and Pujo.**
14. **El Encanto Hotel: Drury, Naylor and Shallenberger.**
15. **Entrada de Santa Barbara: Adams, Pujo and Sharpe.**
16. **Lower Mission Creek Design: Adams and Suding.**
17. **Plaza De La Guerra: Pujo, Sharpe and Suding.**
18. **433 E. Cabrillo Blvd. (Waterfront Hotel): Adams, Pujo, Shallenberger, and Sharpe.**

C. Public Comment:

No public comment.

D. Approval of the minutes of the Historic Landmarks Commission meeting of December 9, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of December 9, 2009, with correction.

Action: Boucher/Murray, 8/0/1. (Suding abstained.) Motion carried.

E. Consent Calendar.

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

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

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

1. Ms. Gantz welcomed back Louise Boucher who was reappointed, and Phil Suding who was appointed to another term of the Historic Landmarks Commission.

2. Jaime Limón, Senior Planner, announced that a new Planning Central pamphlet and web page have been created to assist the public in navigating the planning process. It can be accessed online at www.SantaBarbaraCA.gov/PlanningCentral.

Commissioner Suding suggested that a link be provided from the city's web site home page.

G. Subcommittee Reports.

Commissioner Drury reported on the West Beach Art Program Selection Panel saying it is proceeding on schedule.

**** THE COMMISSION RECESSED FROM 1:49 P.M. TO 1:52 P.M. ****

CONCEPT REVIEW - NEW

1. 906 GARDEN ST

C-2 Zone

(1:52)

Assessor's Parcel Number: 029-301-037
Application Number: MST2009-00565
Owner: Environmental Defense Center, Inc.
Architect: Dan Weber

(This is a City Landmark: "Refugio Cordero Adobe." Conceptual review only of a preliminary proposal to construct a new patio area consisting of 90 square feet of flagstone paving and a 168 square foot wooden pergola with built-in counter area for storage.)

(Comments only; very preliminary conceptual review.)

Present: Dan Weber, Architect
David Landecker, Executive Director

Staff comments: Susan Gantz, Planning Technician, commented that the Commission was being asked to review the project during its initial preliminary concept and to only provide comments. No action is being requested for this review. If the concept is resubmitted in the future, as a definite project, then an environmental assessment would be required.

Public comment opened at 2:00 p.m.

Kellam de Forest, local resident, asked what part of the property was actually landmarked and what part of the original adobe is visible by the public. Mr. de Forest also commented that the storage buildings should conform to the Secretary of Interior Standards.

Mary Louise Days, local resident, commented that she recalled that the entire property was landmarked, with the exception of the tea house building.

Public comment closed at 2:06 p.m.

Commission comments: This proposed concept is acceptable and can be reviewed in the future on the Consent Calendar. The tree located on the southwest corner of the property needs to be identified. The roof pitch discrepancy on the drawings should to be resolved. The applicant is to verify with the City's Urban Historian whether the designation was for the property or the building.

CONCEPT REVIEW - CONTINUED

2. 913 STATE ST C-2 Zone

(2:21) 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.)

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

Present: Henry Lenny, Architect

Public comment opened at 2:26 p.m.

Kellam de Forest, local resident, asked whether the Commission found that the proposal would fit into the Andalucian style as described in El Pueblo Viejo Guidelines.

Public comment closed at 2:27 p.m.

Motion: Continued indefinitely to await the preparation of a focused Historic Structures Letter Report to determine the style of the building, the history of the façade's design, and the period of significance.

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

**** THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:58 P.M. ****

PRELIMINARY REVIEW

3. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

(2:58) Assessor's Parcel Number: 017-680-013
 Application Number: MST2009-00486
 Owner: Fess Parker Double Tree Hotel
 Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.)

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

Present: Brian Cearnal, Architect

Staff comments: Susan Gantz, Planning Technician, stated that the Substantial Conformance Determination was granted.

Motion: Preliminary Approval and Final Approval as submitted.

Action: Adams/Drury, 7/0/1. (Suding abstained. Shallenberger stepped down.) 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.)

Final Approval as submitted.

REVIEW AFTER FINALB. 2559 PUESTA DEL SOL E-1 Zone

Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory
Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Review After Final of six new handicapped parking spaces to comply with Building and Safety Division plan check corrections.)

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

**** THE FULL BOARD MEETING ADJOURNED AT 3:01 P.M. ****