



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 9, 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 at 1:59 p.m.
- LOUISE BOUCHER – Present
- MICHAEL DRURY – Present
- FERMINA MURRAY – Absent
- ALEX PUJO – Absent
- CRAIG SHALLANBERGER – Present at 2:40 p.m.
- PHIL SUDING – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

MICHAEL SELF – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Absent

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Absent
- 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. That on Friday, June 4, 2010, 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.

SUBCOMMITTEE MEETING:

There was an *El Encanto Hotel Subcommittee* meeting from 9:00 a.m. to 11:00 a.m. on Wednesday, June 9, in the David Gebhard Public Meeting Room, 630 Garden Street.

GENERAL BUSINESS:

- A. Public Comment.

Roy Harthorn, Historian, updated the HLC on issues raised about the repairs to the Flores Casita located at 1809 Stanwood Drive with respect to: 1) building configuration; 2) utilities; 3) lot split; and 4) review by HLC of the correct proposed plans during the designation hearing.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of May 26, 2010.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of May 26, 2010, with corrections.

Action: Boucher/Suding, 4/0/1. (Sharpe abstained. Adams/Murray/Pujo/Shallanberger absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Commissioners Craig Shallanberger and Phil Suding.

Action: Suding/Drury, 5/0/0. (Adam/Murray/Pujo/Shallanberger absent.) 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 Murray would be absent from the meeting.

b) There will be a joint Planning Commission/Historic Landmarks Commission site visit to the Santa Barbara Museum of Natural History on Tuesday morning, June 15th from 8:00 a.m. to 10:00 a.m. and then a joint Planning Commission/Historic Landmarks Commission meeting on Thursday, June 17th in Council Chambers at City Hall, 735 Anacapa Street, to discuss an updated Master Plan for the Santa Barbara Museum of Natural History.

- c) There will be an appeal hearing of the HLC's decision on the project at 517 Chapala Street at City Council at 2:00 pm on Tuesday, June 22, 2010, in Council Chambers at City Hall, 735 Anacapa Street. Commissioners Shallenberger and Boucher will represent the HLC at that hearing.
 - d) There will be a training session at the June 17th Planning Commission meeting titled "What is LEED?" (Leadership in Energy & Environmental Design.) Associate Planner Kathleen Kennedy with Bruce Bartlett will lead the session.
 - e) There will be an *El Encanto Hotel Subcommittee* meeting on Wednesday, June 16th from 11:00 a.m. to 12:30 p.m. in the David Gebhard Public Meeting Room.
2. Heather Baker, City Project Planner, announced the Design Review trainings that will take place on June 14, June 21 and June 24. The Commission and members of the public were invited to attend.

E. Subcommittee Reports.

Commissioner Suding reported on the *El Encanto Hotel Subcommittee* meeting that occurred in the morning. Mission Village was discussed. The Commission made recommendations with respect to minimizing the height, configuration of the layout, and the stairway that leads to the rest of the campus. Also discussed were Buildings 30, 31, 34A and 34B.

**** THE COMMISSION RECESSED FROM 1:51 P.M. TO 1:59 P.M. ****

CONCEPT REVIEW - NEW

1. 318 STATE ST

C-M Zone

(1:59) Assessor's Parcel Number: 037-254-020
 Application Number: MST2010-00167
 Owner: 318 State St Properties, LLC
 Tenant: Recreational Equipment, Inc.
 Architect: Cearnal Andrulaitis Architecture

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom, a.k.a. Andalucía Building." Proposal for a facade remodel at the rear elevation of an existing structure at 318 State Street including the removal of nine existing windows, sandblasting an existing brick facade, a new plaster entry surround, new doors, trellis, canvas awnings, paint, truck dock with roll-up door, parapet, and light fixtures. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

(Project requires Historic Resource Findings. Action may be taken if sufficient information is provided.)

Present: Brian Cearnal, Architect
 Terry Kim, Property Owner
 Peter Lewis and Dean Iwata, REI

Public comment opened at 2:05 p.m.

Kellam de Forest, local resident, commented about the proposed aluminum trellis.

Public comment closed at 2:06 p.m.

Motion: Preliminary Approval and continued four weeks, and the following Historic Resource Findings were made: The project will not cause a substantial adverse change in the significance of the historical resource.

Action: Adams/Drury, 5/0/0. (Murray/Pujo absent. Shallanberger/Suding stepped down.) Motion carried.

CONCEPT REVIEW - CONTINUED

2. 925 CHAPALA ST

C-2 Zone

(2:13) Assessor's Parcel Number: 039-313-027
Application Number: MST2010-00124
Owner: City of Santa Barbara
Architect: Dawn Sophia Ziemer

(Proposal to remodel a former auto muffler repair shop into office space for City Fire Station No. 1. The project includes an upgrade of the front facade and streetscape including repainting the building and installing new sidewalk and landscaping. Also proposed is restriping the existing parking lot and installation of an electric gate on the south side of the building.)

(Third Concept Review. Project requires Environmental Assessment and compliance with the Chapala Street Design Guidelines.)

Present: Dawn Ziemer and Richard Khristian, KBZ Architects
Lawrence Jackson, City Supervising Engineer

Motion: Final Approval with the following conditions:

1. Minimum 5-gallon dense evergreen flowering vines shall be provided for screening the chain link fence with minimum 6-foot spacing between them.
2. The parapet cap shall be a simple sheet metal painted out to match the board-form concrete color without stucco.

Action: Suding/Drury, 6/0/0. (Murray/Pujo/Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW**3. 101 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(2:39) Assessor's Parcel Number: 033-113-004
Application Number: MST2010-00135
Owner: Anthony T. Schrillo
Architect: Jerome White
Business Name: Santa Barbara FisHouse

(Proposal for new outdoor seating at an existing restaurant. The project will include the removal of 416 square feet of an existing planter on the Anacapa Street (west) elevation, reconfiguration of parking lot to increase parking by three spaces, five new tables, 20 new chairs, a new entry door, four new windows, and a new trash enclosure. A zoning modification is requested to allow the seating area, door, windows, and parking space in the front yard setback. This project will require a Coastal Development Permit.)

(Project requires Environmental Assessment and Planning Commission approval of zoning modifications and a Coastal Development Permit.)

Present: Jerome White, Architect
Tom White and Adam White, Business Owners

Public comment opened at 2:56 p.m.

Kellam de Forest, local resident, commented about retaining the existing mature trees.

Public comment closed at 2:47 p.m.

Motion: Continued indefinitely to the Planning Commission with the following comments:

1. The applicant's diligence in maintaining the property and making it a community benefit is appreciated.
2. The majority could support reducing the scope of the proposed seating area on Anacapa Street by half if more landscaping were integrated with seating in an aesthetic way.
3. The modifications for a new entry door and windows and the front yard setback are supportable. It was suggested that the door be recessed and not stand proud of the battered wall.
4. The removal of the trash enclosure from the front yard setback and relocation to the northeast corner of the interior lot and the removal of the landscaping there is supportable, but mitigating landscaping in that area will be required.
5. More landscaping in general should be provided than what is being proposed.

Action: Sharpe/Drury, 6/1/0. (Suding opposed based on the fact that the project needs a modification of the front yard setback. Murray/Pujo absent.) Motion carried.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1324 STATE G**

C-2 Zone

Assessor's Parcel Number: 039-132-015
Application Number: MST2009-00354
Owner: Arlington Plaza, LLC
Architect: Pujo & Associates

(Proposal for alterations to an existing parking to create an outdoor dining patio. The project will include relocation of trash enclosure, new garden walls, a fountain, landscape planters, eight tables, and 18 chairs.)

(Review After Final of change to approved trash enclosure location and additional landscaping.)

Continued two weeks.

FINAL REVIEW**B. 1900 LASUEN RD**

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00296
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(The project site has been designated a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

(Final Approval is of Cottage 12 is requested. Project requires Historic Resource Findings and compliance with Planning Commission Resolution No. 057-04 and the Substantial Conformance Determination granted on June 9, 2008.)

Final Approval of the architecture and landscaping as noted on plans.

NEW ITEM**C. 200 E CARRILLO ST**

DUMMY Zone

Assessor's Parcel Number: 029-211-0RW

Application Number: MST2010-00162

Owner: City of Santa Barbara

Business Name: NextG Networks

(Proposal to replace an existing 20'-0" tall wood utility pole on the public sidewalk right-of-way with a new 25'-0" tall wood pole with 2'-0" microcell antenna on top. Also proposed is an underground vault and associated underground equipment. This additional location is part of the NextG Networks installation throughout the city.)

(Comments only to the Community Development Director.)

This item was postponed two weeks at the applicant's request.

**** THE FULL BOARD MEETING ADJOURNED AT 3:22 P.M.
TO THE NATURAL HISTORY MUSEUM SITE VISIT
ON TUESDAY, JUNE 15, AT 8:00 A.M.****