



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, August 17, 2011**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**

- PHILIP SUDING, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present until 3:00 p.m.
- LOUISE BOUCHER – Present
- MICHAEL DRURY – Present until 5:00 p.m.
- WILLIAM LA VOIE – Present
- FERMINA MURRAY – Present
- JUDY ORÍAS – Present
- CRAIG SHALLANBERGER – Present

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:** MICHAEL SELF – Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Present until 4:00 p.m.

**STAFF:**

- JAIME LIMÓN, Design Review Supervisor – Present from 1:54 p.m. to 2:35 p.m. and again at 5:07 p.m.
- MICHAEL BERMAN, Project Planner – Absent
- SUSAN GANTZ, Planning Technician – Present until 5:20 p.m.
- 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	<u>Master Application &amp; Submittal Fee</u> - (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 <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised</u> . <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>PROJECT DESIGN APPROVAL</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 Project Design 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.

**NOTICE:**

- A. On Friday, August 12, 2011, at 4:00 p.m., the 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*.

**CALL TO ORDER:**

The Full Board meeting was called to order at 1:33 p.m. by Chair Suding.

**ATTENDANCE:**

**Members present:** Boucher, Drury, La Voie, Murray, Orías, Shallanberger, Sharpe, and Suding.

**Staff present:** Limón, Berman, Gantz, and Feliciano.

Sharpe left at 3:00 p.m.; Drury left at 5:00 p.m.; and Gantz left at 5:20 p.m.

**SUBCOMMITTEE MEETING:**

The HLC Designations Subcommittee meeting that was scheduled to be held on Wednesday, August 17, was cancelled.

**GENERAL BUSINESS:**

- A. Public Comment:

No public comment.

- B. Appointments to Subcommittee Vacancies.

Appointments were made to fill vacancies on the following subcommittees:

1. **Visual Art in Public Places: Drury (appointed).** Boucher continues to be the alternate.
2. **Brinkerhoff Guidelines: La Voie.** Murray and Orías will continue as well.

- C. Approval of the minutes of the Historic Landmarks Commission meeting of August 3, 2011.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of August 3, 2011, with corrections.

**Action:** Boucher/Sharpe, 7/0/1. (Drury abstained. Shallanberger abstained from Items 8 through 10.) Motion carried.

- D. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Donald Sharpe with the request that Item A, 1118 E. Cabrillo Blvd., be moved up to the Full Board.

**Action:** Orías/Boucher, 8/0/0. (Suding abstained from Item E.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a. Commissioner Sharpe would be leaving the meeting at 3:00 p.m.
- b. The HLC would attend a joint site visit of the City Police Station with the Planning Commission and the Police and Fire Commissions on Tuesday, August 23 at 7:45 a.m.

2. Commissioner Drury announced he would be leaving by 5:00 p.m.

3. Commissioner Drury spoke on the Los Angeles Times article on the proposed demolition of the iconic Kronish House designed by Modernist architect Richard Neutra. The city of Beverly Hills does not have an ordinance to protect historically significant structures.

F. Creation of a Victoria Hall Theater *Ad hoc* Subcommittee.

Chair Suding and Commissioners Drury and LaVoie have volunteered to serve.

(The first meeting is scheduled to be held on August 18 at 1:00 p.m. on the second floor in the Community Development Director's Conference Room, 630 Garden Street.)

G. Subcommittee Reports.

Commissioner Boucher reported that the meeting of the HLC Designations Subcommittee that was scheduled to occur in the morning was cancelled.

Commissioner Murray reported on the Historic Resources Element Task Force that met in the morning.

## **HISTORIC STRUCTURES REPORT**

### **1. 2559 PUESTA DEL SOL**

E-1 Zone

(1:54) Assessor's Parcel Number: 023-271-003

Application Number: MST2010-00166

Owner: Santa Barbara Museum of Natural History

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Schacht Aslani Architects

(Proposed project consists of the Master Plan for the Santa Barbara Museum of Natural History. The project components include deconstruction of the majority of the existing structures, approximately 57,700 square feet, with the exception of the designated structures of merit and proposed new development of approximately 1000,000 square feet. The project requires a Measure E allocation of 57,000 square feet and has received a dual designation as a Community Priority and Economic Development project.)

**(Review of errata revisions to Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the following buildings eligible for City of Santa Barbara Landmark status: the Main Museum Building including the Original Museum, Gould Indian Hall, Botany Hall, Fleischmann Mammal Hall, Library, Local Birds Hall, Reserve Collections Building - Administration, the Director's House, the Hazard Carriage House & Wall, and the MacVeagh House. Report was last reviewed on July 20, 2011.)**

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
Susette Naylor, Architect, Thompson Naylor Architects

**Motion: To accept the report with revisions as submitted.**

Action: La Voie/Boucher, 8/0/0. Motion carried.

## **ARCHAEOLOGY REPORT**

### **2. 157 LA JOLLA DR**

E-3/SD-3 Zone

(1:55) Assessor's Parcel Number: 041-362-005  
Application Number: MST2006-00208  
Owner: Henry D. Wadleigh  
Owner: Covington Gary & Michelle

(Proposal for a new 2,258 square foot one-story single family residence and attached 428 square foot garage on a vacant lot. The proposed total of 2,686 square feet on the 25,391 square foot lot in the Coastal Zone and the Hillside Design District is 56% of the maximum guideline floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

Present: Kathleen Kennedy, City Associate Planner

Public comment opened at 1:56 p.m. and, as no one wished to speak, it was closed.

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's recommendations that, because no project impacts on prehistoric or historic archaeological resources would occur, no mitigation measures are required, and the standard condition regarding the discovery of unanticipated archeological resources would apply and shall be printed on plans prior to issuance of building permit.

**Motion: To accept the report as submitted.**

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

**ARCHAEOLOGY REPORT****3. DE LA GUERRA PLAZA**

C-2/P-R Zone

(1:57) Assessor's Parcel Number: 037-092-037  
Application Number: MST2007-00496  
Owner: City of Santa Barbara  
Applicant: Liz Limón, Redevelopment Specialist  
Architect: Campbell & Campbell  
Contractor: Douglas & Regula Campbell  
Engineer: Derek Rapp, Penfield & Smith

(This is a revised project. This **parcel includes City Landmarks: "City Hall" and "California Pepper Tree."** the Project proposes lowering the grade of the central lawn area; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; installing new crosswalks across De la Guerra Street at the Plaza entry and exit; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel off of the lawn area; installing landscape improvements (tree replacement and lawn/turf reduction). Use of removable bollards and truncated domes between the lawn and road surface are also proposed. The HLC will provide concept review comments. The HLC will also consider a Historic Structures Report and a Phase I Archeological Resources Report. Approvals required include environmental assessment, Parks and Recreation Commission and HLC Approval.)

**(Review of Phase I Archaeological Resources Report prepared by Applied Earthworks, Inc.)**

Present: Kathleen Kennedy, City Associate Planner  
Douglas Campbell and Regula Campbell, Architects, Campbell & Campbell  
M. Colleen Hamilton, Archaeological Consultant

Public comment opened at 1:59 p.m. and, as no one wished to speak, it was closed.

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's recommendations that the project would have a Class II impact unless mitigated and that a focused Phase 2 Archaeological Resources Report is recommended.

**Motion: To accept the report as submitted with Dr. Glassow's recommendation.**

Action: La Voie/Drury, 8/0/0. Motion carried.

**HISTORIC STRUCTURES REPORT****4. DE LA GUERRA PLAZA**

C-2/P-R Zone

(2:04) Assessor's Parcel Number: 037-092-037  
 Application Number: MST2007-00496  
 Owner: City of Santa Barbara  
 Applicant: Liz Limón, Redevelopment Specialist  
 Architect: Campbell & Campbell  
 Contractor: Douglas & Regula Campbell  
 Engineer: Derek Rapp, Penfield & Smith

(This is a revised project. This **parcel includes City Landmarks: "City Hall" and "California Pepper Tree."** The Project proposes lowering the grade of the central lawn area; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; installing new crosswalks across De la Guerra Street at the Plaza entry and exit; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel off of the lawn area; installing landscape improvements (tree replacement and lawn/turf reduction). Use of removable bollards and truncated domes between the lawn and road surface are also proposed. The HLC will provide concept review comments. The HLC will also consider a Historic Structures Report and a Phase I Archeological Resources Report. Approvals required include environmental assessment, Parks and Recreation Commission and HLC Approval.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that Plaza de la Guerra is eligible for listing in the California Register of Historical Resources, is eligible for listing in the National Register of Historic Places as a significant Cultural Landscape, and is eligible for listing as a City of Santa Barbara Landmark.)**

Present: Kathleen Kennedy, City Associate Planner  
 Melissa Hetrick, City Project Planner/Environmental Analyst  
 Douglas Campbell and Regula Campbell, Architects, Campbell & Campbell  
 Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Staff comments: Kathleen Kennedy, Associate Planner, commented that staff has reviewed the report and concurs with its findings and recommendations.

Public comment opened at 2:08 p.m.

Kellam de Forest, local resident, commented on retaining the curbs and the history of the curved, u-shaped driveway.

Public comment closed at 2:09 p.m.

Failed

Motion: To accept the report as presented.

Action: La Voie/Boucher, 4/4/0. (Drury/Orías/Shallanberger/Suding opposed.) Motion failed.

**Motion: To table the report until after review of the proposed project.**

Action: Shallanberger/Drury, 8/0/0. Motion carried.

The review of the report was reopened at 3:51 p.m.

**Motion: To accept the report as presented.**

Action: Shallanberger/La Voie, 4/3/0. (Drury/Orías/Suding opposed. Sharpe absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

#### **5. DE LA GUERRA PLAZA**

C-2/P-R Zone

(2:30) Assessor's Parcel Number: 037-092-037  
 Application Number: MST2007-00496  
 Owner: City of Santa Barbara  
 Applicant: Liz Limón, Redevelopment Specialist  
 Architect: Campbell & Campbell  
 Contractor: Douglas & Regula Campbell  
 Engineer: Derek Rapp, Penfield & Smith

(This is a revised project. This **parcel includes City Landmarks: "City Hall" and "California Pepper Tree."** The Project proposes lowering the grade of the central lawn area; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; installing new crosswalks across De la Guerra Street at the Plaza entry and exit; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel off of the lawn area; installing landscape improvements (tree replacement and lawn/turf reduction). Use of removable bollards and truncated domes between the lawn and road surface are also proposed. The HLC will provide concept review comments. The HLC will also consider a Historic Structures Report and a Phase I Archeological Resources Report. Approvals required include environmental assessment, Parks and Recreation Commission and HLC Approval.)

**(Second Concept Review. Project requires Environmental Assessment, and Historic Resource Findings. Project was last reviewed on October 17, 2007.)**

Present: Kathleen Kennedy, City Associate Planner  
 Marck Aguilar, City Redevelopment Supervisor  
 Elizabeth Limón, City Redevelopment Specialist  
 Douglas Campbell and Regula Campbell, Architects, Campbell & Campbell

Receipt of letters from Lawrence Cook and Jarrell Jackman were acknowledged.

Public comment opened at 2:51 p.m.

Jarrell Jackman, Executive Director of Santa Barbara Trust for Historic Preservation, commented and expressed concern: project heading in better direction; curbs not of great significance; west side of plaza in scalloped areas; and grass usage in a public space.

Sheila Lodge, former Mayor, expressed concern: suggested removal of the parking at the east side by the lawn area, and making the site more user-friendly.

Marty Blum, former Mayor, expressed concern: temporary electrical panel; parking in the inner loop that was never approved; and reinstating concerts during lunch time on Fridays.

Virginia Sato, Kai Sushi Restaurant Owner, expressed concern: trash and patio area for the restaurant.

Dennis Rickard, expressed opposition to proposed changes and concern: leveling of curbs to the street, parking for business use, hardscape, and narrowing of the loop.

Kellam de Forest, local resident, expressed opposition to proposed changes and concern: further study of historic curb purpose, uniformity of the ground surface, and being able to sit in the plaza.

Public comment closed at 3:10 p.m.

**The Commission made the following comments:**

1. Appreciation was expressed for the simplicity of the design.
2. The project description should be accurate.
3. **Benches:** Would like to see the return of benches to make the area more people-oriented.
4. **Bollards:**
  - a. The bollards are supportable.
  - b. The view of the plaza should not be cluttered and should not give the space a contemporary feel.
5. **Curb removal:**
  - a. Removal of the curb is supportable.
  - b. Although the curb may not necessarily be historic in nature and would support lowering it, a zero inch curb face would make the plaza have a completely different feel to what it has traditionally/historically been.
  - c. Could not support the loss of the curb because it would trivialize the plaza and it would change the spatial relationship.
6. **Flag poles/Monument:**
  - a. Suggested that the flag poles be moved directly in front of the City Hall building.
  - b. The flag poles should continue being in a prominent area of the plaza with paving surrounding them.
  - c. Suggested that the monument be moved in front of City Hall.
  - d. The monument is fairly small and moving it from its current location would not be necessary.
7. **Grass/Hardscape:**
  - a. Grass is needed for bringing back the tradition of downtown workers eating at the plaza and listening to music during lunch on Fridays.
  - b. A hardscape plaza would be acceptable, but the cross-shaped walkway looks like a half-way idea.
  - c. Restudy the proposed semi-circle paving layout on the south end of the plaza with respect to its use during events.
8. **Historic nature:**
  - a. The proposal will impact the historic setting.
  - b. The period of significance is the present and would not support a design that would change the current historic nature of the plaza.
9. **Parking:**
  - a. Remove the unapproved parking on the east side facing City Hall.
  - b. Although vehicular access is necessary, parking at the plaza is not necessary at all.
10. **Trash receptacles:** It was suggested that the space located between the City Attorney's office building and the plaza be used for something other than trash receptacles as part of the effort to revitalize the western side.



**11. West side sidewalk:**

- a. The proposed widening and design of the sidewalk is supportable.
- b. There was concern that the paved areas would be completely to the wall with no landscaping between the sidewalk and the buildings. Look to examples of projects on State Street on how to address tenant concerns with respect to framing of entrances with landscaping.
- c. The restaurants should be encouraged to have outside dining with the front part of their restaurant facing the plaza side.

(Sharpe absent.)

**\*\* THE COMMISSION RECESSED FROM 3:57 P.M. TO 4:06 P.M. \*\***

**CONCEPT REVIEW - CONTINUED****6. 117 W MASON ST**

R-4/SD-3 Zone

(4:06) Assessor's Parcel Number: 033-101-003  
Application Number: MST2011-00123  
Owner: Floyd R Fleming Trust  
Owner: Arthur Toga  
Architect: Dawn Sherry

(This parcel is **identified as a "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

**(Second Concept Review. Comments only; project requires Environmental Assessment, Staff Hearing Officer review of a Zoning Modification, and Coastal Review.)**

Present: Dawn Sherry, Architect, Sherry & Associates

Public comment opened at 4:19 p.m.

Kellam de Forest, local resident, commented on the importance of the project's street presence.

Public comment closed at 4:20 p.m.

**Motion:** Continued indefinitely to the Staff Hearing Officer and continued two weeks to the Consent Calendar with the following comments:

1. Support was expressed in a previous review for the restoration of the window screen, matching the simplicity of building style, and the side yard setback encroachment modifications in an attempt to make continuous wall planes as appropriate in the style of architecture.
2. In subsequent submittals, both the existing and proposed elevations should be shown on the plans.
3. The Commission prefers the gabled roof.
4. There was no preference with respect to having the fireplace engaged or unengaged with the wall.
5. The Commission prefers the inset on the two side elevations located on the second floor as depicted with a gash line on Sheet A1.2 Proposed Upper Floor Level Plan.

Action: Orías/Murray, 6/0/1. (Drury abstained. Sharpe absent.) Motion carried.

**Note:** The Consent Calendar reviewer shall refer to the 11 x 17 preferred elevations dated August 17, 2011.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

7. **1700 E CABRILLO BLVD**

P-R/SD-3 Zone

(4:28) Assessor's Parcel Number: 017-382-001  
 Application Number: MST2011-00315  
 Owner: City of Santa Barbara  
 Applicant: Jill Zachary/Jan Hubbell  
 Agent: Kathy Frye, Associate Planner

(This parcel is on the City's List of Potential Historic Resources: "Andree Clark Bird Refuge; Site of Chumash Village and Salt Pond, 42 acres. Included on the State Historic Resources Inventory." Proposal to remove and restore 0.86 acres of marsh vegetation within the lake, around three public viewing platforms, and along various locations along the perimeter of the lake; maintenance of a concrete culvert and a grouted sandstone culvert along Old Coast Highway including removal of 453 cubic yards of silt and vegetation from those man-made structures; and restoration of bird refuge native habitats. Project requires Planning Commission review of a Coastal Development Permit.)

**(Comments only; project requires Environmental Assessment and Planning Commission review.)**

Present: Kathy Frye, City Associate Planner, Parks and Recreation  
 Jill Zachary, City Assistant Parks & Recreation Director

Public comment opened at 4:41 p.m.

Christopher Price, Representing the Clark Estate, provided written comments expressing support for the project.

Kellam de Forest, local resident, expressed concern over the cost of the project.

Public comment closed at 4:43 p.m.

**The Commission made the following comments:**

1. There would not be any adverse impacts to historical resources.
2. Concern was expressed with the reversal of the marshland's natural process.

(Sharpe absent.)

**REVIEW AFTER FINAL**

8. **12 E MONTECITO ST** HRC-2/SD-3 Zone

(4:44) Assessor's Parcel Number: 033-051-016

Application Number: MST95-00044

Architect: AB Design Studio

Applicant: Rodney James Schull Memorial Foundation

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Review After Final of door and window changes, added balconies, new trellis, decorative planters, light fixtures, and plaster details on facade. A Substantial Conformance Determination was made by the Community Development Director on May 5, 2011. Project was last reviewed on August 3, 2011.)**

Present: Peter Lawson, City Associate Planner  
Clay Aurel and Ken Allison, Architects, AB Design  
Philip Suding, Landscape Architect, Suding Design

**Motion: Final Approval of the Review After Final and continued two weeks to the Consent Calendar for details with the following comments:**

1. The wrought iron detailing of the fence and gate needs some refinement.
2. The wording "tubular steel" should be corrected so that it is not hollowed steel.

Action: Murray/Boucher, 6/0/0. (Suding stepped down. Sharpe absent.) Motion carried.

**REVIEW AFTER FINAL**

9. **210 W CARRILLO ST** C-2 Zone

(5:04) Assessor's Parcel Number: 039-271-025

Application Number: MST2011-00061

Owner: DBN Carrillo LLC

Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De la Vina Street frontage, new HVAC equipment, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

**(Review After Final of changes to doors and windows on the north, south, and west elevations, new transformer and pad, and enlargement of an existing trash enclosure with added landscaping island.)**

Present: Clay Aurel and Ken Allison, Architects, AB Design  
Philip Suding, Landscape Architect, Suding Design

Public comment opened at 5:10 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval of Review After Final with complete electrical plan details continued two weeks to the Consent Calendar.**

Action: Murray/Orías, 5/0/0. (Drury/Sharpe/Suding absent.) Motion carried.

### **REVIEW AFTER FINAL**

#### **10. 925 CHAPALA ST**

C-2 Zone

(5:15) Assessor's Parcel Number: 039-313-027  
Application Number: MST2010-00124  
Owner: City of Santa Barbara  
Architect: Kruger Bensen 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.)

**(Review After Final to consider previous HLC directive to retain poured-in-place concrete on south elevation.)**

Present: Richard Krystian, Architect, KBZ Architects  
Ronald Liechti, Services Manager, City Fire Department  
Andy Dimizio, Fire Chief, City Fire Department

Public comment opened at 5:22 p.m.

Kellam de Forest, local resident, commented that there should be planting on Chapala Street so that the former muffler shop side is not so blatant.

Public comment closed at 5:23 p.m.

**Motion: Final Approval of Review After Final as proposed.**

Action: Shallanberger/Orías, 6/0/0. (Drury/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****11. 651 PASEO NUEVO**

C-2 Zone

(5:26) Assessor's Parcel Number: 037-400-002  
 Application Number: MST2010-00338  
 Owner: Redevelopment Agency/Santa Barbara  
 Designer: Henry Lenny Design Studio  
 Architect: DeVicente Mills Architecture

(This is a revised project description: Proposed enhancement to Paseo Nuevo: Phase 1 of the project includes a concept review of benches, tables, chairs, pottery, umbrellas, new ribbon flag pole element, and modifications to existing lighting plan. Phase 2 of the project includes the concept review of proposed center court and north court redesign.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 10, 2010. Please note that proposed changes to the sign program will be reviewed under SGN2010-00151 on this agenda.)**

Present: Henry Lenny, Architect, Henry Lenny Design Studio  
 Ryan Mills, Architect, DMA

Public comment opened at 5:40 p.m.

Kellam de Forest, local resident, expressed concern that the proposed launch chairs, ribbon poles and chandeliers do not fit into El Pueblo Viejo Guidelines.

Public comment closed at 5:41 p.m.

Straw vote: How many Commissioners would support that the star light pendants as shown on page 9 for Paseo 6? 2/2/2. (La Voie/Suding opposed. Murray/Shallanberger abstained as they could vote either way.)

**Motion: Project Design Approval and continued two weeks with the following comments:**

1. The proposal is an artistic and creative solution.
2. The proposed upholstered furniture as shown on pages 6 and 7 is too contemporary.
3. One Commissioner felt the ribbon pole is not supportable.
4. Two Commissioners felt that the star light pendants under the flying buttresses are supportable as shown on page 9 of the proposal; two felt that it was not acceptable; and two would vote either way. The applicant was directed to look into other options.

Action: La Voie/Boucher, 6/0/0. (Drury/Sharpe absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****12. PASEO NUEVO**

C-2 Zone

(5:49) Assessor's Parcel Number: 037-400-002  
 Application Number: SGN2010-00151  
 Designer: Henry Lenny Design Studio  
 Architect: DMA  
 Property Manager: Macerich Management Company

(Concept review of a proposal to revise the existing **sign program** with updated wayfinding/trailblazer signage, updated logo typeface for better signage legibility, and the introduction of a new flag program.)

**(Third Concept Review. Project was last reviewed on May 11, 2011. Action may be taken if sufficient information is provided.)**

Present: Henry Lenny, Architect, Henry Lenny Design Studio  
 Ryan Mills, Architect, DMA

Public comment opened at 5:51 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design Approval and continued two weeks to the Sign Consent Calendar with the comment that the proposal is consistent with the Paseo Nuevo Branding Subcommittee's last review and comments.**

Action: La Voie/Oriás, 6/0/0. (Drury/Sharpe absent.) Motion carried.

**CONSENT CALENDAR (11:00)****NEW ITEM****A. 1118 E CABRILLO BLVD**

P-R/SD-3 Zone

Assessor's Parcel Number: 017-353-001  
 Application Number: MST2011-00297  
 Owner: City of Santa Barbara  
 Applicant: Kevin Strasburg

(This is a **Structure of Merit: "Cabrillo Pavilion and Stoa."** Proposal to remove seven existing steel bollards at the west entry to the bathhouse promenade and six existing steel bollards at the east entry to the bathhouse promenade and replace them with one steel swing gate at each location. Also proposed are two new sets of fixed bollards with pipe rail adjacent to the west swing gate and one new set of fixed bollards with pipe rail adjacent to the east swing gate.)

**(A coastal exemption was approved on August 2, 2011.)**

**Continued two weeks with the comment that the redesign of the gate shall be a more traditional, less utilitarian design.**

**FINAL REVIEW****B. 17 W HALEY ST****C-M Zone**

Assessor's Parcel Number: 037-211-003  
Application Number: MST2011-00256  
Owner: Santa Barbara Hotel Partners  
Applicant: AB Design Studio

(This is on the **City's List of Potential Historic Resources** and is on the **California Inventory of Historic Resources: "Virginia Hotel, Spanish Colonial Revival Style."** Proposal for a new awning, railing extension, light fixtures, and heaters.)

**(Final Approval of the project is requested. Project was last reviewed on July 6, 2011.)**

**Final Approval with the condition that the new light fixtures shall match existing.**

**NEW ITEM****C. 740 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-092-001  
Application Number: MST2011-00330  
Owner: Atlantico, Inc.  
Architect: Tom Ochsner

(This is on the **City's List of Potential Historic Structures: "La Placita Building, aka McKay-Bothin Building."** Proposal for a very minor exterior alteration to add a new vent to an existing stairwell (below street level) that fronts State Street.)

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

**REVIEW AFTER FINAL****D. 1704 STATE ST****C-2/R-3 Zone**

Assessor's Parcel Number: 027-102-017  
Application Number: MST2007-00494  
Owner: 1704 State Street  
Architect: Hochhauser Blatter

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,765 square foot medical office building. A total of 41 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

**(Review After Final of change to remove faux corbels on existing building.)**

**Continued two weeks to the August 31, 2011, meeting.**

**FINAL REVIEW**

E. **318 STATE ST / 321 ANACAPA ST** ROW Zone

Assessor's Parcel Number: 037-254-020  
Application Number: SGN2010-00128  
Owner: 318 State Street Properties, LLC  
Applicant: Vogue Sign Company  
Business Name: REI

(The project location is 321 Anacapa Street. This is a revised project description. Proposal to install two new illuminated wall signs including one 48 square foot wall sign and one 13.7 square foot wall sign, and one internally-lit steel and brick monument sign of 25.3 square feet. The total amount of signage requested is 87 square feet. Exceptions are requested to allow total signage in excess of the allowable and over-sized letters.)

**(Final Approval of details is requested. Project was last reviewed May 25, 2011.)**

**Final Approval with the condition that Sign # 4 shall be single-sided with ground light only on one side.**

**\*\* MEETING ADJOURNED AT 5:55 P.M.  
TO POLICE STATION SITE VISIT ON TUESDAY, AUGUST 23, 2011 @ 7:50 A.M. \*\***