



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION

MINUTES

Wednesday, January 18, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

- PHILIP SUDING, *Chair* – Present
- DONALD SHARPE, *Vice-Chair* – Present
- LOUISE BOUCHER – Present
- MICHAEL DRURY – Present
- WILLIAM LA VOIE – Absent
- FERMINA MURRAY – Present
- JUDY ORÍAS – Present
- CRAIG SHALLANBERGER – Present
- BARRY WINICK – 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 – Present
- MICHAEL BERMAN, Project Planner/Environmental Analyst – Present until 3:45 p.m.
- HEATHER BAKER, Project Planner – Present at 3:45 p.m.
- GLORIA SHAFER, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

NOTICE:

- A. On Friday, January 13, 2012, 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 will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 p.m. A live broadcast can 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 will be viewable on computers with high-speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 1:30 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury, Murray, Orías, Shallenberger, Sharpe, Suding, and Winick.

Members absent: La Voie.

Staff present: Limón, Baker (at 3:45 p.m.), Berman (until 3:45 p.m.), and Shafer.

GENERAL BUSINESS:

A. Public Comment.

No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of January 4, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 4, 2012, as submitted.

Action: Drury/Sharpe, 7/0/1. Motion carried. (Orías abstained; Murray abstained from item 3; La Voie absent.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar of January 18, 2012, as reviewed by Craig Shallenberger; with the exception of item E, which was reviewed by Donald Sharpe.

Action: Sharpe/Drury, 7/0/0. Motion carried. (Suding abstained from item A.)

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

Chair Suding requested positive thoughts for Susan Gantz, Planning Technician, and her family due to the illness of a family member.

E. Subcommittee Reports.

Commissioner Murray reported on the Landmark Designation Subcommittee meeting of January 18. Items considered were a plaque for the Lockheed site wall located in front of 101 State Street, and designation of the Eucalyptus trees at the Santa Barbara Library.

CONCEPT REVIEW - NEW**1. 1920 LAGUNA ST**

R-2 Zone

(1:34) Assessor's Parcel Number: 025-393-014
 Application Number: MST2012-00009
 Owner: Northup Family Trust
 Architect: Kent Mixon

(Proposal to demolish 93 square feet of existing floor area and construct 111 square feet of new floor area in an existing 4,939 square foot, two-story, single-family residence. The net increase, which will be on the ground floor, is 18 square feet. An over-height bamboo hedge located within the interior yard setback is proposed to be reduced in height to eight feet, which will address a violation called out in enforcement case ENF2009-00612. Also proposed is a new 27 square foot porch at the rear. The existing 952 square foot, detached, two-car garage is proposed to remain unaltered. The current guideline floor-to-lot-area ratio (FAR) of .35, or 123%, will remain unchanged on this approximately 15,000 square foot parcel. This is a *Designated Structure of Merit: "Oliver-Mistretta Residence."*)

(Project requires Environmental Assessment and Historic Resource Findings.)

Present: Kent Mixon, Architect

Public comment was opened at 1:43 p.m.

Kellam Deforest: suggested that a Historic Structures be required to determine the original owner. Questioned whether any landscaping is proposed to be removed.

Public comment was closed at 1:45 p.m.

Motion: Project Design Approval and continued indefinitely to the Full Board with the following comments:

1. The project poses no negative adverse impacts to the historic structure.
2. The proposal is appreciated and the Commission requests that the applicant continue to preserve the house.

Action: Sharpe/Oriás, 8/0/0. Motion carried. (La Voie absent.)

The Full Board recessed at 2:00 p.m. and reconvened at 2:16 p.m.

CONCEPT REVIEW - CONTINUED

2. 0 BLK W MASON ST 2096 SEG ID

(2:16) Assessor's Parcel Number: ROW-002-096
Application Number: MST2010-00261
Applicant: Thomas Conti
Owner: City of Santa Barbara

(Proposal to replace the structurally deficient Mason Street Bridge over Mission Creek and increase channel capacity in accordance with the approved 2001 Lower Mission Creek Flood Control Project Environmental Impact Report/Environmental Impact Statement. The existing bridge span is 35 feet and the new bridge span will be 55 feet; the existing road bed width is 36 feet and the new road bed width will be 60 feet.)

(Third Concept Review. Action may be taken if sufficient information is provided. Requires compliance with City Council Resolution No. 01-137. Project was last reviewed on December 7, 2011.)

Present: John Ewasiuk, Principal Engineer
David Black, Landscape Architect

Public comment was opened at 3:12 p.m.

Mark Romasanta, representing Romasanta family trust: in support of the project and is happy to have trees placed on his property with utility details to be worked out; would prefer Kimberly Avenue to be not as wide but understands the reasoning.

Kellam de Forest: suggested that public access to the inevitable creek bank habitat be restricted; requested an arborist report.

Eddie Harris: in support of the additional trees and resulting shade; the project should include sloped banks and street realignment wherever possible.

Lee Ann French, representing the Creeks Advisory Committee: appreciates efforts to address loss of the Sycamore tree and is in favor of the expansion; continue narrowing where possible, and reinforce no parking on banks; suggested relocating the 54-foot storm drain upstream and removing the abandoned piping.

Public comment was closed at 3:25 p.m.

Straw vote: How many Commissioners could support the westerly bridge alignment? 7/1.

Motion: Continued indefinitely with the following comments:

1. The Commission appreciates the research of the project as presented today.
2. The majority of the Commission supports the western bridge alignment.
3. Construction at the foot of the habitat-exposed zones should include Tidewater Goby.
4. Develop details for the underside of the bridge.
5. Provide significant size trees to provide shade as soon as possible.
6. The faux sandstone needs work, perhaps use existing sandstone.
7. A majority of the commission feel the proposed tree mitigation measures are acceptable.
8. Reduce the width of the bridge, 36 feet appears too wide. The bridge should be consistent with the residential neighborhood setting, investigate exceptions to federal standard.
9. Provide a plan showing the quantity of Sycamore trees proposed for removal.
10. There is support for the 1.5-foot wide rail as opposed to 2.5-foot rail.
11. Remove the abandoned storm-drain pipe.
12. Provide drawings showing "what the bridge will look like" including existing and proposed. It was suggested that an overlay of the proposed plan over an aerial view image be included.
13. On plans show the shade and shadows provided by the proposed trees.
14. Study adding a way for wild life to traverse north/south below the bridge and fencing.
15. Provide aerial photos showing the parking alignment of cars.
16. Bridge railing option A may be appropriate.
17. Study reducing width of sidewalks along north of Mason Street and east side of Kimberly Avenue.

Action: Shallanberger/Boucher, 7/1/0. Motion approved. (Drury opposed because he would like the Sycamore preserved. La Voie absent.)

The Commission recessed at 3:45 p.m. and reconvened 4:00 p.m.

DISCUSSION ITEM:**3. Excellence in Customer Service, Code of Conduct and Meeting Procedures**

Staff: Jaime Limón, Senior Planner; and Heather Baker, AICP Project Planner.
(Review of Code of Conduct and review of specific meeting procedures.)

This item was postponed indefinitely.

DISCUSSION ITEM:**4. HLC Purview Authority**

(4:00) Staff: Jaime Limón, Senior Planner; and Heather Baker, AICP Project Planner.
(Refresher on the HLC's purview, scope of review, and comments on various types of projects; and how the HLC interacts with other Boards and Commissions.)

Present: Jaime Limón, Senior Planner
Heather Baker, AICP Project Planner

Mr. Limón and Ms. Baker provided a refresher training that included the HLC's purview, scope of review, interaction with other Boards and Commissions, and commenting on various types of projects.

Public comment was opened at 4:42 p.m.

Kellam de Forest: requested clarification of the procedure when the HLC does not approve an applicant's project.

Public comment was closed at 4:44 p.m.

Discussion only, no action taken.

Chair Suding requested changing the HLC meeting time to 1:00 p.m. for a six-month trial period. The Commission was unanimously in favor of the time change. Mr. Limón was agreeable to a trial time change and will determine feasibility.

CONSENT CALENDAR (11:00)

Representatives present: Shallanberger and Sharpe.

Staff present: Boughman and Limón.

REVIEW AFTER FINAL**A. 330 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-254-014
 Application Number: MST2011-00031
 Business Name: Rio Bravo Del Norte
 Architect: Jeff Shelton
 Owner: Hicks & Topakas Family Trust
 Landscape Architect: Suding Des Landscape Architects

(This is a Structure of Merit: "Former Seaside Oil Co. Building and Showroom, aka Andalucía Building." Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

(Review After Final of as-built change to previously-approved screening for electrical transformer. The approved 88 square foot plaster enclosure has been changed to a 144.5 square foot wood enclosure and is proposed to be painted green.)

Final Approval of Review After Final as submitted.

NEW ITEM**B. 727 STATE ST B****C-2 Zone**

Assessor's Parcel Number: 037-400-015
 Application Number: MST2012-00004
 Owner: Redevelopment Agency/City Santa Barbara
 Business Name: Francesca' Collections
 Applicant: DMA
 Architect: MBA-Architects, Inc.

(Proposal for minor alterations to storefront paint finishes and the addition of new rooftop mechanical equipment.)

Project Design and Final Approval as submitted.

FINAL REVIEW**C. 702 LAGUNA ST****R-3 Zone**

Assessor's Parcel Number: 031-092-023
Application Number: MST2010-00288
Owner: Housing Authority/City of Santa Barbara
Architect: East Beach Ventures Architecture

(Proposal for approximately 7,656 square feet of one and two-story non-residential additions at an existing Housing Authority facility. The additions consist of a 2,946 square foot first floor addition and a 2,726 square foot second floor addition to an existing 986 square foot one-story storage building (Building A), and a 1,834 square foot one-story addition to an existing 4,184 square foot one-story maintenance building (Building B). There are 59 parking spaces proposed. Approved by Planning Commission on June 16, 2011.)

(Final Approval of architectural details is requested.)

Final Approval as submitted for the revised color and material and lighting board.

REVIEW AFTER FINAL**D. 128 E CANON PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 031-011-004
Application Number: MST2003-00243
Owner: Pueblo Viejo Properties Ltd.
Architect: Rex Ruskauff
Agent: Suzanne Elledge

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

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

Final Approval of Review After Final as submitted.

NEW ITEM**E. 202 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-018
Application Number: MST2012-00010
Owner: Howe Family Partnership
Architect: Cearnal Andrulaitis
Business Name: Road House Bar & Grill

(Proposal to permit as-built outdoor patio furniture, umbrellas, heaters, lighting, and heavy wooden post screen at palm tree. (Existing patio bar and fireplaces approved under separate permits.)

Continued two weeks for the applicant to provide additional information.

****MEETING ADJOURNED AT 4:47 P.M. ****