



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, February 1, 2012**     **David Gebhard Public Meeting Room: 630 Garden Street**     **1:00 P.M.**

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**COMMISSION MEMBERS:**                    PHILIP SUDING, *Chair* – Present at 1:21 p.m.  
   DONALD SHARPE, *Vice-Chair* – Present  
   LOUISE BOUCHER – Present  
   MICHAEL DRURY – Present  
   WILLIAM LA VOIE – Present  
   FERMINA MURRAY – Absent  
   JUDY ORÍAS – Absent  
   CRAIG SHALLANBERGER – Present  
   BARRY WINICK – Present

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

**CITY COUNCIL LIAISON:**                DALE FRANCISCO – Absent

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

**STAFF:**                    JAIME LIMÓN, Design Review Supervisor – Present  
   MICHAEL BERMAN, Project Planner/Environmental Analyst – Present at 1:40 p.m.  
   SUSAN GANTZ, Planning Technician – Absent  
   GABRIELA FELICIANO, Commission Secretary – Present

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

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#### **NOTICE:**

- A.     On Friday, January 27, 2011, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).
- B.     This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to <http://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](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

#### **CALL TO ORDER.**

The Full Board meeting was called to order at 1:05 p.m. by Vice-Chair Sharpe.

#### **ATTENDANCE:**

**Members present:**     Boucher, Drury, La Voie, Shallanberger, Sharpe, Suding (1:21 P.M.), and Winick.

**Members absent:**        Murray and Orías.

**Staff present:**            Limón, Berman (1:41 P.M.), and Feliciano.

**GENERAL BUSINESS:**

## A. Public Comment:

No public comment.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of January 18, 2012.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of January 18, 2012, with corrections.**

Action: Boucher/Drury, 5/0/1. (La Voie abstained. Murray/Orías/Suding absent.) Motion carried.

## C. Consent Calendar.

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

Action: Drury/La Voie, 6/0/0. (Murray/Orías/Suding absent.) Motion carried.

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

1. Mr. Limón announced that Commissioners Murray and Orías would be absent from the meeting.
2. Commissioner Drury requested to be part of the Plaza De la Guerra and Entrada de Santa Bárbara Subcommittees. Staff would be revising the Subcommittee Roster and then redistribute to the Commission.

## E. Subcommittee Reports.

Commissioner Winick reported on the Visual Arts in Public Places Subcommittee meeting that was held on January 19, 2012.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1236 GARDEN ST**

R-3 Zone

(1:15) Assessor's Parcel Number: 029-131-001  
 Application Number: MST2011-00258  
 Owner: Timothy Dewar  
 Architect: Joaquín Ornelas, Jr.

(Proposal for additions and alterations to an existing 1,012 square foot, one-story single-family residence. The project includes conversion of a 464 square foot attic space to habitable floor area and new dormer windows on the north and south elevations, demolition of an enclosed rear porch and existing 200 square foot detached single-car garage, construction of a new 327 square foot attached 1.5-car garage on the east elevation, and new landscaping. The total square footage on this 3,761 square foot parcel will be 1,731 square feet. Staff Hearing Officer review of zoning modifications is requested for the new garage to encroach into the interior yard setbacks and to provide less than the required open yard area. The floor-to-lot-area (FAR) ratio will be .46, or 79% of the maximum FAR. This structure is on the *City's List of Potential Historic Resources and is eligible for Structure of Merit status: "Colonial Revival hybrid circa 1899."*)

**(Project requires Environmental Assessment and Staff Hearing Officer review.)**

Present: Joaquín Ornelas, Architect  
 Timothy and Sherri Dewar, Owners

Public comment opened at 1:23 p.m. and reopened at 1:36 p.m.

Jill Kent, neighbor, expressed concerns with alterations to design details, traditional façade and aesthetics; loss of open area and destruction of classic architecture.

Kellam de Forest, local resident, commented on change to the house's footprint, the garage, and ambiance of that corner reduced in historic value.

Public comment closed at 1:26 p.m. and reclosed at 1:38 p.m.

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

1. The proposal is sensitive to the existing structure and style.
2. Show the dashed line of the second floor on the first floor plan.
3. The section wall above the garage door should be less by lowering the plate height.
4. Show the correct elevation of the dormers on the north and south elevations. There appears to be enough differentiation between the dormers to satisfy the Secretary of Interior's Standards for Historic Preservation.
5. The roof of the garage should be simplified.
6. The existing electrical panel should be recessed and/or disguised.
7. Propose a replacement tree for the removal of the Ficus on the southwest corner.

Action: La Voie/Sharpe, 5/2/0. (Drury/Suding opposed. Murray/Orías absent.) Motion carried.

**CONCEPT REVIEW - NEW****2. 101 W MONTECITO ST**

P-R/SD-3 Zone

(1:59) Assessor's Parcel Number: 033-010-008  
 Application Number: MST2012-00023  
 Owner: City of Santa Barbara  
 Applicant: Malinda Reese, Project Engineer  
 Engineer: Matt Griffin

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

**(Action may be taken if sufficient information is provided. Project requires review and approval by the Parks and Recreation Commission and the Street Tree Advisory Committee prior to issuance of building permit.)**

Present: Malinda Reese and John Ilasin, City Project Engineers  
 Matt Griffin, Engineer

Public comment opened at 2:18 p.m.

Kellam de Forest, local resident, commented on loss of too many trees, dome design and screening; and questioned the necessity of the project.

Public comment closed at 2:20 p.m.

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

1. The project is ready for Project Design Approval.
2. The plans should be simplified to communicate the aesthetics more clearly.
3. Provide a landscape plan prepared by a licensed landscape architect. Include plans for replacement of the bush cherries.
4. Provide an amended Historic Structures/Sites Letter Report addressing the removal of the trees and the impact of the proposed changes to the site.
5. Provide the Arborist Report that was prepared with respect to the Moreton Bay Fig Tree.
6. All proposed replacement materials shall match existing.
7. The entire chain link fence within the project shall be black vinyl coated.

Action: Boucher/La Voie, 7/0/0. (Murray/Orias absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 2:32 P.M. TO 2:38 P.M. \*\***

**CONCEPT REVIEW - NEW****3. 601 PASEO NUEVO**

C-2 Zone

(2:39) Assessor's Parcel Number: 037-400-002  
Application Number: MST2012-00022  
Owner: City of Santa Barbara  
Architect: AB Design Studio  
Business Name: Eureka! Burger

(Proposal for an 85 square foot addition and new storefronts on an existing building. Also proposed is a new outdoor dining patio area with planter pot, railing, tables, and chairs. For Measure E purposes, the square footage will be taken from the minor addition category.)

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

Present: Clay Aurell and Joe Reeves, AB Design Studio

Public comment opened at 2:52 p.m.

Kellam de Forest, local resident, commented on the lack of Spanish Revival Style, patio chairs, and outside dining area visible from the street.

Public comment closed at 2:54 p.m.

**Motion: Continued two weeks with the following comments:**

1. The color palette as presented is acceptable.
2. Overall, the proposal's design element details are consistent with the style details of the rest of Paseo Nuevo.
3. The architectural style throughout the proposed project needs to have more consistency. Address the style consistency with the rest of the project for the specific details of the trellis, outdoor furniture, and outdoor dining railing.
4. Beef-up the metal stock on the outdoor dining railing.
5. Consider replacing or removing the existing uplights.
6. Study the spacing on the pickets on the outdoor dining railing.
7. Study the reveals on the door heads.
8. Explore using a different window material than anodized aluminum.

Action: Winick/Sharpe, 7/0/0. (Murray/Orías absent.) Motion carried.

**CONSENT CALENDAR (12:45)**

HLC Representative: Donald Sharpe.

Staff Present: Kathy Allen.

**NEW ITEM****A. 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 four weeks with the following comments:**

1. The color of the umbrellas and the wrought iron tables and chairs are acceptable as presented.
2. Restudy the lights that are proposed to be attached to the Palm tree. Look at the Paradise and Wine Cask lights as examples.
3. Study improving the aesthetics of the proposed base of the heaters.
4. The use of netting and ropes is not acceptable.
5. Remove the sheet metal that is attached to the top of the trellis.
6. Remove the drift wood on the fencing surrounding the Palm tree.

**\*\* MEETING ADJOURNED AT 3:17 P.M. \*\***