



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, February 15, 2012 David Gebhard Public Meeting Room: 630 Garden Street 1:00 P.M.

COMMISSION MEMBERS: PHILIP SUDING, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Present
LOUISE BOUCHER – Present
MICHAEL DRURY – Present
WILLIAM LA VOIE – Present
FERMINA MURRAY – Present
JUDY ORÍAS – Present
CRAIG SHALLANBERGER – Present at 1:05 p.m. until 2:12 p.m.
BARRY WINICK – Present at 1:08 p.m.

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 – Absent
SUSAN GANTZ, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

NOTICE:

- A. On Friday, February 10, 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 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 and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 1:01 p.m. by Chair Suding.

ATTENDANCE:

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

Staff present: Limón, Gantz 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/Sharpe, 5/0/2. (Murray/Orías abstained. Shallanberger/Winick absent.) Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Craig Shallanberger.

Action: Boucher/Drury, 6/0/1. (Sharpe abstained and Murray abstained on Item D. Orías/Shallanberger absent.) Motion carried.

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

1. Ms. Gantz announced that Item 1 on the agenda for 101 W. Montecito Street was inadvertently placed on the agenda instead of being continued indefinitely from the February 1 meeting. That item would not be heard and Item 2 would be heard in its place.
2. Mr. Limón announced that he and Michael Berman, Environmental Analyst, attended the California Preservation Foundation's "Historic Register Designation and Documentation" workshop that was held on February 7, 2012, in Los Angeles.

E. Subcommittee Reports.

1. Commissioner Boucher reported on the Starbuck's Coffee signs located at 210 W. Carrillo Street that were reviewed during today's Sign Committee Consent Calendar.
2. Commissioner Shallanberger provided updates on the progress of the El Encanto and La Entrada projects.
3. Chair Suding reported on the Street Tree Advisory Committee meeting of February 2, 2012.

CONCEPT REVIEW - CONTINUED**1. 101 W MONTECITO ST** P-R/SD-3 Zone

Assessor's Parcel Number: 033-010-008
Application Number: MST2012-00023
Owner: City of Santa Barbara
Applicant: Malinda Reese, City Project Engineer
Engineer: Matt Griffin, County Civil Engineering Associate

(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.)

(Second Concept Review. 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. Project was last reviewed on February 1, 2012.)

This item was postponed indefinitely as motioned during the last review of the project.

CONCEPT REVIEW - CONTINUED**2. 601 PASEO NUEVO** C-2 Zone

(1:11) 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.)

(Second Concept Review. Project was last reviewed on February 1, 2012. Action may be taken if sufficient information is provided.)

Present: Clay Aurell and Joe Reeves, Architects

Public comment opened at 1:22 p.m.

Kellam de Forest, local resident, commented on the fencing separating dining area from sidewalk.

Public comment closed at 1:23 p.m.

Motion: Continued two weeks

1. The design is acceptable and has progressed from the last presentation.
2. The proposed change from the existing architecture is appreciated.
3. The trellis should be better refined and traditional. What is proposed is too industrial.
4. The light fixtures should be more in keeping with the other design elements.
5. Study adding the horizontal element back to the door heads, but eliminating the possibility of bird perch.

Action: La Voie/Oriás, 8/0/0. (Murray abstained.) Motion carried.

DISCUSSION ITEM:

3. EXCELLENCE IN CUSTOMER SERVICE, CODE OF CONDUCT AND MEETING PROCEDURES

(1:43) Staff: Jaime Limón, Senior Planner
(Review of Code of Conduct and review of specific meeting procedures.)

Present: Jaime Limón, Design Review Supervisor

This item was not broadcast live and ended at 2:24 p.m.

Discussion held.

CONSENT CALENDAR (11:00)

HLC Representative: Craig Shallenberger

Time Adjourned: 11:55 a.m.

CONSENT CALENDAR (11:00)

NEW ITEM

A. 340 W CARRILLO ST RETIRED Zone

Assessor's Parcel Number: 039-262-027
 Application Number: MST2012-00033
 Owner: George Dumas
 Architect: Lenvik & Minor Architects
 Business Name: USA Gasoline

(Proposal to replace four fuel pumps. New signage to be reviewed under a separate application.)

Project Design and Final Approvals with the condition that the applicant verify on the plans that the fuel pump island footprint sizes match what was previously installed or are smaller.

NEW ITEM**B. 530 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-173-026
Application Number: MST2012-00034
Owner: McColm Family Trust
Agent: Preston Mann
Business Name: Fueled Sports Performance

(Proposal to permit "as-built" concrete slab at storefront entry.)

Project Design and Final Approvals as submitted.

NEW ITEM**C. 819 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-042-029
Application Number: MST2012-00040
Owner: AT & T California
Applicant: Sunwest Engineering
Business Name: AT & T

(Proposal to remove an existing 2,500 gallon underground fuel tank and install a new 3,000 gallon above-ground fuel tank in the same location. New below-grade piping will be installed between the new tank and the building, and a new concrete masonry unit and plaster wall is proposed to screen the new tank. The wall will measure 36 linear feet and will be 6'-0" in height.)

Project Design and Final Approvals as noted on Sheet A-1.

REFERRED BY FULL COMMISSION**D. 517 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-163-007
Application Number: MST2005-00088
Owner: H & R Investments, LP
Applicant/Architect Peikert Group Architects, LLC

(The project consists of a lot merger and construction of a mixed-use development (19,781 square foot net; 21,683 square foot gross) with six residential condominium units (totaling 10,147 square feet) and two commercial condominium spaces (totaling 2,729 square feet). One of the residential units would be affordable.)

(Final Approval of architectural details is requested. Project was last reviewed by the Full Board on January 4, 2012 and received Final Approval of the project.)

Final Approval of details as submitted.

REVIEW AFTER FINAL**E. 1816 STATE ST****C-2/R-1 Zone**

Assessor's Parcel Number: 027-032-021
Application Number: MST2009-00281
Owner: Alamar II, LLC
Architect: Bryan Murphy
Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three-story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

(Review After Final of change to exterior stair configuration.)

Final Approval of Review After Final as submitted.

**** MEETING ADJOURNED AT 1:36 P.M. ****