



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, February 29, 2012 David Gebhard Public Meeting Room: 630 Garden Street 2:30 P.M.**

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**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  
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 2:45 p.m. to 4:05 p.m.  
MICHAEL BERMAN, Project Planner/Environmental Analyst - Absent  
SUSAN GANTZ, Planning Technician – Present  
GABRIELA FELICIANO, Commission Secretary – Present

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### CALL TO ORDER:

The Full Commission meeting was called to order at 2:47 p.m. by Chair Suding.

### ATTENDANCE:

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

Members absent: None.

Staff present: Gantz, Limón (present 2:45 to 4:05), and Feliciano.

### GENERAL BUSINESS:

A. Public Comment: No public comment.

B. Approval of the minutes of the Historic Landmarks Commission meeting of February 15, 2012.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 15, 2012, as presented.**

**Action: La Voie/Murray, 9/0/0. Motion carried.**

## C. Consent Calendar.

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

**Action:** La Voie/Boucher, 9/0/0. Motion carried.

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

1. Ms. Gantz announced that Chair Suding will step down from Item #3, 1722 State Street.
2. Chair Suding announced that Robert Livernois has passed away. Mr. Livernois was instrumental in the formation of Brinkerhoff Historic Neighborhood. The Commission requested that Chair Suding convey their condolences to Mrs. Livernois.
3. Commission Shallenberger announced that the original Santa Barbara Airport building has been moved to its new location.
4. Chair Suding reported that he attended the joint City Council/Planning Commission Work session on February 28, 2012. Discussion topics were implementation of Plan Santa Barbara and the progress/status of the Historic Resources Element.
5. Commissioner Orías reminded the Commission that their individual annual Statement of Economic Interest (CA Form 700) is due to the City Clerk's office by March 23, 2012.
6. Commissioner Orías requested the status of RDA projects that were reviewed by HLC and have not returned. Mr. Limon responded that RDA has been dissolved; he stated that the De la Guerra Plaza and the main library projects have stopped, and the police department building has also been impacted. He stated that the Cabrillo Bridge project will be returning to HLC.

## E. Subcommittee Reports.

Commissioner Orías reported on the Historic Resources Element Subcommittee. The final draft Goals, Policies and Implementation Actions will soon be available for HLC review.

**SANTA BARBARA MUSEUM OF NATURAL HISTORY  
DISCUSSION / WORKSHOP AT 1:00 P.M. – SEE SEPARATE MINUTES**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 200 E CARRILLO ST**

C-2 Zone

(2:45) Assessor's Parcel Number: 029-292-025  
 Application Number: MST2012-00051  
 Owner: Joe A. Freitas & Sons  
 Applicant: Margaret Chang  
 Business Name: AT&T

(Proposal for upgrades to an approved AT & T wireless communications facility. The project includes the replacement of 12 existing roof-mounted antennas with new antennas of similar dimensions not to exceed the top of the existing parapet screening. The existing screen will be extended by 12'-0" along the west face of the four-story building. Also proposed is to install 12 remote radio units, and two GPS antennas which will be attached to existing enclosures on the rooftop and will extend above the parapet by approximately three feet.)

**(Project requires No Visual Impact findings. Action may be taken if sufficient information is provided.)**

(Time: 2:55)

Present: Margaret Chang, AT&T Wireless

Public comment opened at 3:03 p.m. and, with no one wishing to speak, it was closed.

**Motion: Project Design and Final Approvals with the following comment and condition:**

1. The project has been reviewed by the Historic Landmarks Commission as to the site, color, and size of the proposed antennas so as to minimize any adverse visual impact.
2. The existing screening shall be repaired and maintained. Return screening to an acceptable appearance, repainting is suggested.

Action: Sharpe/Shallanberger, 9/0/0. Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:03 P.M. TO 3:08 P.M. \*\***

**PROJECT DESIGN REVIEW****2. 0 BLK W MASON ST**

(3:15) Assessor's Parcel Number: ROW-002-096  
 Application Number: MST2010-00261  
 Owner: City of Santa Barbara  
 Applicant: Thomas Conti

(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.)

**(Project Design Approval is requested. Requires compliance with City Council Resolution No. 01-137. Project was last reviewed on January 18, 2012.)**

(Time 3:08)

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

Public comment opened at 3:38 p.m.

Chair Suding acknowledged a memo from the Creeks Restoration and Water Quality Improvement Citizens Advisory Committee.

Lee Moldaver, City Creeks and Watersheds Advisory Committee, commented that research indicates the Mason Street Bridge could be as narrow as 28 or 30 feet; 2) supports moving the wall and sidewalk at Kimberly Avenue ten feet toward State St.; 3) suggested the wall at Kimberly Avenue be placed under the street edge for a partial slopping bank; 4) suggested abandoning the drain 100 feet further up from the bridge.

Mark A. Romasanta, representing Romasanta Family Trust, commented in support of the project.

Eddie Harris, Santa Barbara Creeks, commented on public expectation that the proposed changes should benefit the natural environment; in favor of further narrowing of Kimberly Avenue, minimize the proposed width of the bridge, replace the proposed vertical wall on upstream side near Kimberly Avenue with a sloped bank, and suggested providing native canopy trees for shade.

Public comment closed at 3:49 p.m.

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

1. The Commission continues to request that the width of the bridge railing to railing be no wider than 30 feet to be consistent with the residential neighborhood setting.
2. Redesign of Kimberly Avenue as a one-way street is strongly preferred to allow for a reduction in bridge width.
3. Remove the sidewalk on the west side of Kimberly Avenue.
4. Minimize the sidewalk on the east side of Kimberly Avenue as the width seems excessive.
5. Shorten the drain line and replace the Sycamore tree to be removed.
6. Slope the surface of creek bank adjacent to Kimberly Avenue to the least maximum extent possible.
7. Stability of the slope, including sizes of boulders, continues to be considered as critical to the design.

Action: La Voie/Boucher, 8/0/1. Motion carried. (Shallanberger abstained.)

**PROJECT DESIGN REVIEW****3. 1722 STATE ST**

C-2/R-1 Zone

(3:45) Assessor's Parcel Number: 027-102-021  
 Application Number: MST2011-00189  
 Owner: 1722 State Street Investors, LLC  
 Architect: Jan Hochhauser  
 Business Name: Former Bank of America

(Proposal to convert an existing two-story, 7,200 square foot bank building to a new surgery center and construct a 5,721 square foot, two-story addition. The existing 52 parking spaces will remain and new landscaping will be added to this 28,875 square foot parcel. The project requires Planning Commission review for a Conditional Use Permit, a Development Plan, a Transfer of Existing Development Rights and a Tentative Subdivision Map for up to eight commercial condominiums. The previously-approved mixed-use project is proposed to be withdrawn.)

**(Requires compliance with Planning Commission Resolution No. 025-11. Project was last reviewed on November 9, 2011.)**

(Time 4:03)

Present: Jan Hochhauser, Karl Benkert and Jay Blatter, Architects  
 Phil Suding, Landscape Architect  
 Kelly Brodison, City Assistant Planner

Public comment opened at 4:24 p.m.

Kellam de Forest, local resident, commented on the ficus trees and the State Street entrance.

Public comment closed at 4:25 p.m.

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

Action: Murray/Orias, 4/2/2. Motion carried. (Boucher/La Voie opposed. Shallenberger and Winick abstained. Suding stepped down.)

**CONCEPT REVIEW - CONTINUED****4. 601 PASEO NUEVO**

C-2 Zone

(4:15) 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.)

**(Third Concept Review. Project was last reviewed on February 15, 2012. Action may be taken if sufficient information is provided.)**

(Time 4:37)

Present: Clay Aurell and Joe Reeves, Architects

Public comment opened at 4:46 p.m., with no one wishing to speak, public comment was closed.

**Motion: Project Design and Final Approvals with the following conditions:**

1. Eliminating the awning is preferred.
2. Use a square exterior light fixture.
3. Any additional details that develop are to return to the Consent Calendar.

Action: La Voie/Sharpe, 9/0/0. Motion carried.

### **CONCEPT REVIEW - NEW**

5. **1224 STATE ST**

C-2 Zone

(4:45) Assessor's Parcel Number: 039-183-039  
 Application Number: MST2012-00071  
 Owner: Eric and Cynthia Meyer  
 Architect: AB Design Studio, Inc.

(Proposal for a new ground floor storefront system with associated four square foot addition, removal of decorative bas-relief plaster elements from under the second floor windows and installation of a wrought iron detail, and replacement of the six windows on the second story.)

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

(Time 4:47)

Present: Clay Aurell, Architect  
 Eric Meyer, Owner

Public comment opened at 4:54 p.m.

Kellam de Forest, local resident, commented on the building's history and the redesign to Spanish Revival Style of architecture.

Public comment closed at 4:57 p.m.

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

1. Efforts to improve the building façade are commendable.
2. Show the colonettes between windows of the south most building elevation.
3. Study removing the columns and entablature on the north building elevation.
4. Study retaining the bas relief below the windows.
5. Replacement of the upper windows with more traditional windows is supported.
6. Consider lowering the storefront sill by one tile height, and consider a less contrasting tile color.
7. Consider retaining the plaster detailing.
8. Remove the muntin bars from the front second-story windows.

Action: Shallenberger/Boucher, 9/0/0. Motion carried.

**CONSENT CALENDAR (11:00)**

HLC Representative: Donald Sharpe

Time Adjourned: 11:55 a.m.

**NEW ITEM****A. 19 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-321-003  
Application Number: MST2012-00059  
Owner: Myatt W. Volentine Foundation  
Applicant: Fernando Ortiz  
Architect: Edwards-Pitman Architects  
Engineer: Ehlen Spiess & Haight, Inc.

(Proposal to remove three lights from an existing entry sidelight storefront and install an aluminum multi-tenant mailbox. The powdercoat finish is proposed to be dark bronze in color.)

**Continued two weeks.**

**NEW ITEM****B. 1111 E CABRILLO BLVD****HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-352-004  
Application Number: MST2012-00029  
Owner: HDG Associates  
Applicant: Tynan Group  
Architect: East Beach Ventures  
Business Name: Hyatt Santa Barbara

(This proposal involves two parcels: 017-352-004 & -008. Minor remodel at the Hyatt Santa Barbara hotel. The work in the Santa Clara Building includes the replacement of two existing sliding wood windows with new sliding doors to match existing, and the work in the Santa Maria Building includes the replacement of one existing sliding wood window with one pair of French doors to match existing. Staff Hearing officer review of a zoning modification is requested for the work to encroach into the front setback on Corona del Mar Drive.)

**(Comments only; project requires Environmental Assessment, Staff Hearing Officer Review, and Coastal Review.)**

**Positive comments given and continued indefinitely to the Staff Hearing Officer. Return to Staff for project design approval and final approval after SHO approval.**

**NEW ITEM****C. 1111 E CABRILLO BLVD HRC-1/SD-3 Zone**

Assessor's Parcel Number: 017-352-008  
 Application Number: MST2012-00063  
 Owner: HDG Associates  
 Architect: East Beach Ventures  
 Business Name: Hyatt Santa Barbara

(Proposal for a portable bar to be located on the pool deck under an existing canvas gazebo. This building is on the City's Potential Historic Resource List: "Mar Monte Hotel.")

**Continued two weeks for submittal of all exterior furniture, heaters, umbrellas, cabanas, and any bar screening.**

**REVIEW AFTER FINAL****D. 500 NIÑOS DR P-R/SD-3 Zone**

Assessor's Parcel Number: 017-382-002  
 Application Number: MST2000-00707  
 Owner: City of Santa Barbara  
 Agents: Rich Block and Cameron Carey  
 Architect: David Mendro  
 Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.)

**(Review After Final of new guardrail behind bus stop.)**

**Final Approval of Review After Final as submitted.**

**NEW ITEM****E. 811 STATE ST A C-2 Zone**

Assessor's Parcel Number: 037-400-011  
 Application Number: MST2012-00067  
 Owner: ESJ Centers  
 Applicant: Ross Miller  
 Business Name: Coffee Bean & Tea Leaf

(Proposal to demolish an existing wall bench and construct a new entry door on the north elevation of an existing commercial space. This is on the **City's List of Potential Historic Resources: "Site of historic activities & former structures, Alpheus B. Thompson Residence Site."**)

**Project Design Approval and Final Approval of Option 2.**



**NEW ITEM****F. 217 HELENA AVE HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-051-020

Application Number: MST2012-00074

Owner: City of Santa Barbara

Applicant: City of Santa Barbara - Facilities

(Proposal to install two level II electric vehicle charging stations in an existing city-owned public parking lot.)

**Continued two weeks to Full Board with additional submittal materials requested.**

**NEW ITEM****G. 25 W MONTECITO ST HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-042-003

Application Number: MST2012-00075

Owner: City of Santa Barbara

Applicant: City of Santa Barbara - Facilities

(Proposal to install one level III electric vehicle charging station in an existing city-owned public parking lot.)

**Continued indefinitely to Full Board with additional submittal materials requested.**

**\*\* MEETING ADJOURNED AT 5:11 P.M. \*\***