



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, April 25, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

PHILIP SUDING, *Chair* – Present until 2:41 p.m.
DONALD SHARPE, *Vice-Chair* – Present
LOUISE BOUCHER – Present
MICHAEL DRURY – Present
WILLIAM LA VOIE – Present
FERMINA MURRAY – Present
JUDY ORÍAS – Present
CRAIG SHALLANBERGER – Absent
BARRY WINICK – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

DALE FRANCISCO – Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON – Present

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present until 1:50 p.m.
MICHAEL BERMAN, Project Planner/Environmental Analyst – Present until 2:33 p.m. and again at 3:09 p.m.
SUSAN GANTZ, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

CALL TO ORDER.

The Full Board meeting was called to order at 1:31 p.m. by Chair Suding.

ATTENDANCE:

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

Member absent: Shallanberger.

Staff present: Limón (until 1:50 p.m.), Berman (until 2:33 p.m.), Gantz, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

Frank Arredondo, Cultural Resource management and Chumash MLD, commented on HLC's role on archaeological resources. He also spoke about the local agency's requirement to inform local Native American organizations with respect to archaeological findings and provide notification of projects. Planning Staff asked Mr. Arredondo to make his request in writing.

B. Approval of the minutes of the Historic Landmarks Commission meeting of April 11, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 11, 2012, with corrections.

Action: Boucher/Winick, 8/0/0. (Shallanberger absent.) Motion carried.

C. Consent Calendar.

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

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

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

1. Ms. Gantz made the following announcements:

- a. Chair Suding will be stepping down from Items 3, and 4 at 902 Chapala Street and 314 State Street, respectively.
 - b. Airport Planner Leif Reynolds has invited the HLC to a site visit at the airport to view the requested plaster mock-up on Thursday, May 3, at 10:30 a.m. Directions to the site will be emailed to members.
2. Jaime Limón, Senior Planner/Design Review Supervisor, announced that there will be an Architectural Board of Review hearing with respect to proposed art that is to be centered in front of the new airport terminal. Commissioners Drury, Murray, and Winick agreed to attend the ABR hearing on April 30 as HLC representatives.
 3. Mr. Limón announced that a proposal has been submitted for the installation of a ceramic tile plaque to commemorate the location of Loughhead (Lockheed) Aircraft Manufacturing of Santa Barbara originally located at 101 State Street and historically known as the "William L. Rust Garage." The HLC will be asked to review the details of the tiling and narrative.
 4. Commissioner Murray announced the passing of David S. Bisol, Director of the Santa Barbara Historical Museum.
 5. Commissioner Boucher announced that the proposed signs for the new location of the Greyhound bus terminal were approved as submitted. The old sign with the greyhound dog will be incorporated inside the building.
 6. Mr. Berman announced that the Highway 101 Improvements Project is partially within El Pueblo Viejo Landmark District. He also clarified that there are no "scenic highways" within the City of Santa Barbara.

E. Subcommittee Reports.

Commissioner Winick reported on the *Ad hoc* Paseo Nuevo Subcommittee that met to review the retail vendor carts. The current mall guidelines and standards that are being provided to prospective tenants and followed by the landlord were also discussed for possible updating. The Subcommittee agreed to review all new tenant improvement plans at an early concept level.

ARCHAEOLOGY REPORT**1. 1235 VERONICA SPRINGS RD** COUNTY Zone

(1:45) Assessor's Parcel Number: 047-010-039
 Application Number: MST2003-00793
 Owner: Hillside House
 Applicant: John Polansky
 Applicant: Carl Steinberg
 Consultant: Alexandra Cole
 Architect: Peikert Group Architects
 Contractor: Cornejo Construction

(Proposal to annex the 23 acre property into the City's jurisdiction, demolish the existing 28,700 square foot Hillside House facility and all accessory buildings, except for one building known as the Harmony House, which is proposed to be relocated on site. The new development includes 125 new dwelling units, an administration office, community center, leasing and management office, non-profit lease space, and therapy pool. Of the proposed 125 new dwelling units, 12 units are proposed to be special need units, 28 are proposed rental units, 74 are proposed market rate units, and 11 are proposed affordable units. The development includes 5.5 acres of structures, roads and parking (includes 183 covered and 79 uncovered for a total of 262 parking spaces). The remaining area will be 4.75 acres of common open space and 13 acres of passive open space and creek setbacks. The proposal includes restoration of riparian areas along Arroyo Burro Creek and will include the removal of 176 trees (not including oaks or palms), to be replaced with 209 riparian associated trees. Total proposed grading includes 7,200 cubic feet of cut and 15,900 cubic yards of fill. The project requires City Council approval for annexation, General Plan Amendment, and Zone changes, and Planning Commission approval of a Tentative Subdivision Map and Development Plan.)

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

(1:52)

Present: David Stone, Archaeological Consultant
 Danny Kato, City Senior Planner/Environmental Analyst

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, as the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required. The standard condition regarding the discovery of unanticipated archeological resources will apply and shall be printed on the plans prior to issuance of a building permit.

Michael Berman, Environmental Analyst, stated that Danny Kato, the Environmental Analyst, found the report to be consistent with the Master Environmental Assessment for cultural resources. He added that placing a condition of acceptance of the report that archaeological monitoring be conducted is not in compliance with the MEA requirements. The professional archaeologist surveyed the site and determined that the potential for finding archaeological resources is low.

Public comment opened at 1:54 p.m.

Frank Arredondo, Chumash Representative, commented on surveys conducted within the vicinity of the project that were not referred to in the report.

Gayle Kennedy, neighbor, commented on archaeological monitoring requirements.

Kellam de Forest, local resident, commented on archaeological versus historical resources.

Chair Suding acknowledged receipt of an email from Brian Burd expressing concerns.

Public comment closed at 2:01 p.m.

Motion: To accept the report with the following conditions:

1. The report shall be amended to include monitoring during excavation.
2. The archaeological consultant shall work closely with the Chumash community and address their sensitivity concerns.

Action: La Voie/Sharpe, 7/1/0. (Orías opposed because she would prefer more time to review new information provided. Shallanberger absent.) Motion carried.

FINAL REVIEW

2. **125 STATE ST**

HRC-2/SD-3 Zone

(1:50) Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(This is a revised project description. The project site contains the 455 square foot "**Signalman's Building**," which has been determined to be **eligible for listing on the National Register of Historic Places**. The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009.)

(Final Approval of landscaping is requested. Requires compliance with Planning Commission Resolution No. 021-11. Project was last reviewed on April 11, 2012.)

(2:33)

Present: Susan Van Atta, Landscape Architect

Motion: Final Approval of the landscape plan as submitted with the condition that the line of the fence be cut back as noted on Sheet L-3.0 of the plans.

Action: La Voie/Winick, 8/0/0. (Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW**3. 902 CHAPALA ST**

C-2 Zone

(2:10) Assessor's Parcel Number: 039-321-019
Application Number: MST2012-00149
Owner: Cynthia Howard Trust
Architect: Cearnal Andrulaitis, LLP

(There is currently a pending proposal for this parcel under MST2011-00347. This is a request for feedback on a possible alternate project design. The proposal includes a facade remodel to remove the existing eave, fascia, and parapet, new copper gutter and downspouts, and a new trash enclosure. Also proposed is to restripe an existing parking lot from 16 spaces to 23 parking spaces and to alter an existing curb cut.)

(Comments only; no action may be taken.)

(2:41)

Present: Brian Cearnal, Architect

Public comment opened at 2:47 p.m.

Kellam de Forest, local resident, expressed support for the project and commented on better compliance with El Pueblo Viejo Guidelines.

Public comment closed at 2:48 p.m.

Motion: Continued four weeks with the following comments:

1. The project as proposed is supportable.
2. Everything proposed is sensitive and heading in the right direction. The proposal is quiet, subdued and fits into the area nicely.
3. The gentle Hispanization of the building will complete the street corner.
4. The changes in the parking lot are acceptable with the increase in landscaping.
5. The glazing in the window systems should be consistent on both floors.
6. Adaptive reuse is very important.
7. Some of the flavor of the existing building should be retained, such as reusing the structural columns.
8. If the existing building was found to be a Structure of Merit, the building should be photographed before any work begins.
9. Research as to historic significance of the building should be conducted and reported at the next review hearing.

Action: Boucher/La Voie, 7/0/0. (Suding stepped down. Shallanberger absent.) Motion carried.

CONCEPT REVIEW - NEW**4. 314 STATE ST** **C-M Zone**

(2:45) Assessor's Parcel Number: 037-254-019
 Application Number: MST2012-00150
 Owner: 318 State Street Properties, LLC
 Architect: Cearnal Andrulaitis, LLP

(Request for feedback on a very conceptual level proposal to construct a 552 square foot addition and alter the facade on an existing commercial building. The alterations would include new storefronts, windows, awnings, paint, and change to the existing parapet.)

(Comments only; no action may be taken.)

(3:07)

Present: Brian Cearnal, Architect

Staff comment: Michael Berman, Environmental Analyst, stated that this building is not historic based on prior evaluations.

Public comment opened at 3:11 p.m.

Kellam de Forest, local resident, commented on the proposed removal of the tower in its current function.

Public comment closed at 3:12 p.m.

No action taken. The Commission found the project to be supportable at the concept level.

CONSENT CALENDAR:

HLC Representative: Donald Sharpe.

Time Adjourned: 11:45 a.m.

CONTINUED ITEM**A. 1103 STATE ST** **C-2 Zone**

Assessor's Parcel Number: 039-231-014
 Application Number: MST2012-00111
 Owner: Ronald Gillio Trust
 Architect: Peter Hunt
 Business Name: Bella Rosa & Off Leash

(Proposal to permit an as-built, 22'-0" long, 6'-0" tall chain-link gate with dark green canvas cover at the rear of the parcel. The parcel is currently developed with two commercial retail spaces. No changes are proposed to the existing building. This project will address violations called out in enforcement case ENF2012-00111.)

(Second Concept Review.)

Project Design and Final Approvals as noted on Sheet A.0.

FINAL REVIEW**B. 125 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-012
Application Number: MST2009-00119
Owner: Redevelopment Agency of Santa Barbara
Applicant: Children's Museum of Santa Barbara
Agent: Trish Allen, SEPPS, Inc.
Architect: B3 Architects and Planners

(This is a revised project description. The project site contains the 455 square foot "**Signalman's Building**," which has been determined to be **eligible for listing on the National Register of Historic Places**. The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009.)

(Final Approval of architectural details is requested. Requires compliance with Planning Commission Resolution No. 021-11. Project was last reviewed at the Full Board on April 11, 2012.)

Postponed two weeks at applicant's request.

NEW ITEM**C. 15 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-321-005
Application Number: MST2012-00152
Owner: 15 W. Carrillo Street, LLC
Applicant: Jeanette Hudgens

(Proposal to add decorative tile to the risers of an existing exterior stairwell and to install a decorative wall fountain in an existing niche in the previous location of the building's mailboxes. This site is on the **City's List of Potential Historic Resources: "Livery Stables Site."**)

Project Design and Final Approvals as submitted.

NEW ITEM**D. 700 STATE ST****C-2 Zone**

Assessor's Parcel Number: 037-092-016
Application Number: MST2012-00151
Owner: Ortega Pacific, LLC
Architect: Samantha Igou
Applicant: Clarence Mah
Business Name: Panera Bread

(Proposal for minor exterior alterations to an existing commercial building. The proposal includes the following alterations to the outdoor dining patio on the front elevation: removal of two built-in semi-circular tables attached to an existing column, relocation of one set of entry doors and one window, paint over an existing painted wall mural, new gas heaters, new lighting, and new dining furniture. The proposal also includes replacement of the accessible ramp at the rear elevation, re-using the existing wrought iron rail. The rear entry door location will be slightly shifted, and all new paint on the building will match existing colors. Signage to be reviewed under separate application.)

Project Design and Final Approvals as noted on Sheets A2.1 and A5.2.

REVIEW AFTER FINAL**E. 740 STATE ST****C-2 Zone**

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

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

(Review After Final to change a previously-permitted window located above entry doors to wrought iron grillwork.)

Final Approval of Review After Final as submitted.

FINAL REVIEW**F. 209 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002
Application Number: MST2012-00132
Owner: I & G Direct Real Estate 3, LP
Architect: DeVicente + Mills Architecture

(Proposal to replace eight existing retail vendor carts within the Paseo Nuevo retail shopping center.)

Project Design Approval and continued indefinitely.

**** MEETING ADJOURNED AT 3:15 P.M. ****