



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 20, 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 – Absent
WILLIAM LA VOIE – Present
FERMINA MURRAY – Absent
JUDY ORÍAS – Present
CRAIG SHALLANBERGER – Present at 1:35 p.m.
BARRY WINICK – Absent

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 until 1:41 p.m.
NICOLE HERNÁNDEZ, City Urban Historian – Present
MICHAEL BERMAN, Project Planner/Environmental Analyst – Present until 1:41 p.m.
SUSAN GANTZ, Planning Technician – Present
GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

An archived video copy of this regular meeting of the Historic Landmarks Commission is viewable on computers with high speed internet access on the City website at www.santabarbaraca.gov/hlc and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

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

ATTENDANCE:

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

Members absent: Drury, Murray and Winick absent.

Staff present: Limón, Hernández, Berman, Gantz, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

None.

B. Approval of the minutes of the Historic Landmarks Commission meeting of June 6, 2012.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 6, 2012, as presented.

Action: Boucher/Sharpe, 5/0/0. Motion carried. (Drury/Murray/Shallanberger/Winick absent.)

C. Consent Calendar.

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

Action: Boucher/Sharpe, 5/0/0. Motion carried. (Suding stepped down on Item A. Drury/Murray absent.)

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

1. Ms. Gantz made the following announcements:

a) Commissioners Drury, Murray, and Winick would be absent from the meeting. Chair Suding would be stepping down from Items 3 and 5 at 35 State Street and 101 E. Cabrillo Blvd., respectively. Item 2 at the 0 Block of W. Mason Street has been postponed indefinitely at the applicant's request so the remaining agenda items would be reviewed 45 minutes sooner than the times stated on the agenda.

b) The next regularly-scheduled Historic Landmarks Commission meeting will take place on Tuesday, July 3rd due to the legal holiday on the fourth.

2. Jaime Limón introduced Nicole Hernández as the new City Urban Historian.

3. Michael Berman, Environmental Analyst, announced that the hearing date for the City Council to review the Mason Street Bridge Project is tentatively set for July 17, 2012. It will then return to the HLC for further design review. Commissioner Sharpe agreed to attend as the HLC representative.

4. Heather Baker, Project Planner, provided Chair Suding with a revised copy of the *Historic Landmarks Commission Guidelines and Meeting Procedures*. The "Landscape Design Guidelines" section has been updated.

5. Heather Baker, Project Planner, announced there was a public workshop on May 30, 2012, entitled "Double-Check Before You Cut Trees & Vegetation" that will be followed up as an informational video.

6. Commissioner Orías requested a copy of the Fire Department's "High Fire Hazard Area Landscape Requirements."

E. Subcommittee Reports.

Commissioner Orías announced that the draft Historic Resources Element document has been completed. It will be reviewed by the HLC, Planning Commission and later by City Council.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 800 CALLE PUERTO VALLARTA**

P-R/SD-3 Zone

(1:45) Assessor's Parcel Number: 017-311-001
 Application Number: MST2012-00167
 Owner: City of Santa Barbara Parks & Recreation Department
 Applicant: City of Santa Barbara Public Works

(Proposal for removal of existing light poles and replacement with energy efficient light poles in the Cabrillo ball field as follows: remove four 50' tall poles and four 70' tall poles and replace them with four 60' tall poles and two 70' tall poles. Also proposed is 800 linear feet of trenching at a depth of 24" for new underground electrical circuits.)

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

Actual time: 1:41

Present: Patrick Shanahan, Supervising Engineer

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

1. The light poles and fixtures shall be powder coated with a Malaga green finish.
2. Study placing electronic component enclosure underground.

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

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 1:54 P.M. TO 2:07 P.M. ****

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

(2:15) 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 24.4 feet and the new road bed width will be 28 feet. Overall existing bridge width is 33.4 feet and is proposed to be 43 feet.)

(Project Design Approval is requested. Requires compliance with City Council Resolution No. 01-137. Project was last reviewed on June 6, 2012.)

This item was postponed indefinitely at the applicant's request.

FINAL REVIEW**3. 35 STATE ST**

HRC-2/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: Michael Rosenfeld
 Agent: Ken Marshall
 Architect: DesignARC, Inc.
 Landscape Architect: Suding Design
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

(Final Approval is requested for off-site improvements only for Areas A, B, and C. Requires compliance with City Council Resolution No. 01-103.)

Actual time: 2:07

Present: Philip Suding, Landscape Architect
 Eloise Hardey, Representing Ownership

Motion: Final Approval of the off-site improvements as submitted.

Action: Shalnanberger/Orias, 5/0/0. Motion carried. (Suding stepped down.
 Drury/Murray/Winick absent.)

**** THE COMMISSION RECESSED FROM 2:19 P.M. TO 2:58 P.M. ****

CONCEPT REVIEW - CONTINUED**4. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(3:45) Assessor's Parcel Number: 029-110-027
 Application Number: MST2012-00180
 Owner: Ernest Brooks II Trust
 Applicant: Peikert Group Architects
 Business Name: Santa Barbara Middle School

(Proposal for a minor addition and exterior alterations in the basketball court area and rear parking lot including the following: removal of existing portable storage, construction of a new 438 square foot storage building with clay tile roof and 8' tall wood fence enclosure, a 14' tall sound barrier wall on the east side of the basketball court, and a 6-10' tall fence around two sides of the court. Also proposed is to restripe a small section of the parking lot, reducing the number of parking spaces from 115 to 109, which still meets the parking requirement of 109 spaces. New light fixtures, planters, and landscaping will complete the project. This is on the **City's List of Potential Historic Resources: "Jefferson Campus."**)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 6, 2012.)

Actual time: 2:58

Present: Lisa Plowman and April Palencia, Peikert Group Architects
David Black, Landscape Architect

Staff comments: Susan Gantz, Planning Technician, stated that the unscreened electrical panels and conduit was approved under an emergency permit due to a dangerous existing condition on site. The condition of approval was that the equipment's color was to match the existing wall color, but screening was not a condition. With respect to the undeveloped land below the school that was conditioned to remain empty, it was determined that its use for recreation is acceptable. "No development" of that area means no building structures are to be built. The fire department has reviewed the landscape plan in the lower field for recreation and also found it acceptable in that high fire hazard area.

Public comment opened at 3:12 p.m.

Don Olsen, Santa Barbara Middle School Board of Trustees, commented on preservation of building as historic structure, working through issues with neighbors, and benefit to neighborhood.

Jacques Habra (speaking also on behalf of Ginger Hudson), adjacent neighbor, indicated new properties surrounding project site have been built after the Conditional Use Permit issuance and requested view abatement with landscaping.

Paul Welterlen, adjacent neighbor, requested landscape buffer and plantings on eastern side.

Public comment closed at 3:22 p.m.

Failed

Motion: Continued two weeks with the following comments:

1. Provide an alternate solution for the fencing or landscape screening.
2. The landscape plan as presented is acceptable with exception of the requested fence screening.
3. Study a concealment of the electrical equipment and conduit.
4. Continue working with neighbors to address and resolve concerns.

Action: La Voie/Boucher, 3/3/0. Motion failed. (Shallanberger/Sharpe/Suding opposed because they believed the project warranted Project Design Approval. Drury/Murray/Winick absent.)

Substitute

Motion: **Project Design Approval and continued two weeks with the following comments:**

1. Provide an alternate solution for the fencing or landscape screening.
2. The landscape plan as presented is acceptable with exception of the requested fence screening.
3. Study a concealment of the electrical service equipment and exposed conduits.
4. Continue working with neighbors on their concerns.

Action: Sharpe/Shallanberger, 4/2/0. Motion carried. (La Voie/Orías opposed because they believe the project is not ready for PDA. Drury/Murray/Winick absent.)

CONCEPT REVIEW - CONTINUED**5. 101 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(4:30) Assessor's Parcel Number: 033-113-004
 Application Number: MST2010-00135
 Owner: Anthony Schrillo Trust
 Designer: Skyeline Construction
 Landscape Architect: Suding Design Landscape Architects
 Business Name: Santa Barbara FisHouse

(Proposal for exterior alterations including the removal of 416 square feet of an existing planter on the west (Anacapa Street) elevation and construction of a new 345 square foot dining patio. Also proposed is the reconfiguration of the parking lot to increase parking by three spaces, outdoor dining furniture, a new entry door, four new windows, and a new trash enclosure. A zoning modification has been approved to allow the seating area, door, windows, and parking space in the front yard setback.)

(Second Concept Review. Requires compliance with Staff Hearing officer Resolution No. 015-12. Project was last reviewed on June 9, 2010.)

Actual time: 4:01

Present: Adam White, Owner
 Philip Suding, Landscape Architect
 Skye McGinnes, Contractor

Motion: Project Design Approval and continued indefinitely with the following conditions:

1. Provide trash enclosure gate details.
2. Provide further details of architectural items in their entirety.
3. Propose a landscape finger planter at the north parking strip.
4. Indicate the landscape pocket depth at the west sidewalk.
5. Coordinate the proposed site plan Sheet A101 with the landscape plan Sheet L1.
6. The truncated dome color shall be appropriate to the color palette.

Action: Shallanberger/Boucher, 5/0/0. Motion carried. (Suding stepped down. Drury/Murray/Winick absent.)

There is a ten-day appeal period.

PROJECT DESIGN REVIEW**6. 1709 OVERLOOK LN**

E-1 Zone

(5:00) Assessor's Parcel Number: 015-192-016
 Application Number: MST2012-00073
 Owner: Pearson S. Jones Trust
 Architect: Peter Becker Architect

(This is a revised project description: Proposal for exterior alterations to an existing two-story single-family residence including new doors, windows, and attic dormers as well as 1,400 square feet of new permeable paving, new entry gates, and landscape plan. There will be 111 cubic yards of grading excavation and 113 cubic yards of fill. The single-story, three-bay detached garage will remain unchanged.)

(Project Design Approval is requested. Requires a Public Works Encroachment Permit.)

Actual time: 4:23

Present: Peter Becker, Architect
 Derrik Eichelberger, Landscape Architect

Motion: Project Design and Final Approvals with the following suggestions and findings:

1. An effort shall be made to push the driveway to the north away from the house.
2. The owner is requested to submit a letter of intent to have the site designated as a City Landmark.
3. The Commission makes the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and poses no adverse impacts to the historic resource.

Action: La Voie/Orías, 5/0/0. Motion carried. (Sharpe abstained. Drury/Murray/Winick absent.)

The ten-day appeal period was announced.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 902 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 039-321-019
 Application Number: MST2012-00149
 Owner: Cynthia Howard Trust
 Architect: Cearnal Andrulaitis

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under separate application MST2012-00217.)

(Final Approval of lighting and hardware details. Project was last reviewed on May 23, 2012.)

Final Approval as noted on Sheet A1.01.

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

Assessor's Parcel Number: 037-092-015
Application Number: MST2012-00230
Owner: Ortega Pacific, LLC
Applicant: Samantha Igou

(Proposal to restripe an existing parking lot, adding an accessible space and path of travel, and construct a new trash enclosure. This parcel is in the 85% parking zone of benefit.)

Project Design and Final Approvals as noted on Sheets A-1.0 and A-0.41.

REVIEW AFTER FINAL**C. 424 STATE ST****C-M Zone**

Assessor's Parcel Number: 037-212-025
Application Number: MST2011-00342
Owner: Ray Mahboob
Applicant: ATC Design Group
Architect: Henry Lenny Design Studio
Architect: DeVicente + Mills Architecture
Contractor: Union Lee Construction
Business Name: 99 Cent Store

(Proposal to enclose a 733 square foot patio/arcade on an existing 11,500 square foot, two-story commercial building and alterations including the following: a new facade on the State Street elevation, infill of several overhead roll-up doors and new entry on the north elevation, new parking lot striping and landscaping, and a new trash enclosure. Also proposed is to repave the existing paseo between State Street and the existing, 25-space parking lot in the rear with brick. Total development on site will be 12,233 square feet.)

(Review After Final of change in approved light fixtures from solid steel "Barcelona" sconces and Lithonia DS10K pole lamps to cast aluminum alloy Pacific Lighting "CO" Series.)

Final Approval of Review After Final as submitted.

**** MEETING ADJOURNED AT 4:40 P.M. ****