



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, August 1, 2012

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair* – Present
DONALD SHARPE, *Vice-Chair* – Absent
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 until 1:47 p.m.
NICOLE HERNÁNDEZ, Urban Historian – Present until 3:27 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 1:33 p.m. by Chair Suding.

ATTENDANCE:

Members present: Boucher, Drury, La Voie, Murray, Orías, Shallenberger, Suding, and Winick.
Members absent: Sharpe.
Staff present: Limón, Hernández, Gantz, and Feliciano.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

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

First

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of July 18, 2012, with corrections to Items 1-6.

Action: La Voie/Boucher, 7/0/1. Motion carried. (Shallenberger abstained. Sharpe absent.)

Second**Motion:** **To table the review of Item 7 to allow additional staff review.**

Action: La Voie/Boucher, 7/0/1. Motion carried. (Shallanberger abstained. Sharpe absent.)

C. Consent Calendar.

Motion: **Ratify the Consent Calendar as reviewed by Commissioner La Voie; with the exception of Item A, which was reviewed by Commissioner Shallanberger.**

Action: Boucher/Winick, 8/0/0. Motion carried. (Shallanberger/Suding stepped down from Item B. Sharpe absent.)

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

1. Ms. Gantz made the following announcements:

- a) Commissioner Sharpe would be absent from the meeting.
- b) Item two on the agenda at 902 Chapala Street was withdrawn by the Owner.

2. Ms. Hernández, Urban Historian, announced that at the August 15 HLC meeting the Commission will be asked to adopt a resolution of intention to hold a public hearing to consider a recommendation for Landmark designation of the following: 1) Saint Anthony's Seminary complex and grounds at 2300 Garden Street; and 2) The Central Library, Faulkner Gallery, and Five Eucalyptus (*Corymbia Citriodora*) Trees at 40 East Anapamu Street. The Public Hearing is expected to be held on August 29, 2012.

3. Heather Baker, Project Planner, reported on the Historic Resources Element progress. Commissioner Orías commented on concerns expressed by the Planning Commission. The Planning Commission voted July 26 to forward the document to the City Council tentatively at its October 2, 2012, meeting.

4. Commissioner Drury invited the public to take a look at the Arlington Theater's spectacular southerly view while the adjacent site's project is yet to be built.

E. Subcommittee Reports.

No subcommittee reports.

DICUSSION ITEM**1. AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM**

(1:45) Presenter: John Ledbetter, Principal Planner

(The purpose is to discuss with the Historic Landmarks Commission the key components related to the implementation of the Average Unit-Size Density (AUD) Incentive Program, including average unit size ranges, flexibility in development standards, and review process for AUD projects.)

Actual time: 1:47

Present: Irma Unzueta, Principal Planner
John Ledbetter, Project Planner

Failed

Motion: The Commission requests that the subject return for further discussion.

Action: Orías/Boucher. Motion failed due to action not required.

The Commission requested that this topic return for a full hour discussion. Also requested is for a staff report and maps of the historic districts and the structures of merit overlay be provided in advance.

Discussion held.

REVIEW AFTER FINAL**2. 902 CHAPALA ST**

C-2 Zone

(2:25) 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.)

(Review After Final for a proposed 297 square foot addition at the southwest corner of the building and the addition of windows. Project was last reviewed on July 18, 2012.)

The proposed Review After Final was withdrawn by owner.

FINAL REVIEW**3. 33 W VICTORIA ST**

C-2 Zone

(2:45) Assessor's Parcel Number: 039-181-001
Application Number: MST2010-00327
Owner: Unity Shoppe, Inc.
Architect: PMSM Architects
Landscape Architect: Arcadia Studio
Business Name: Victoria Hall Theater

(Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising of the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit. This is a **Structure of Merit: "Former First Baptist Church."** The building is eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.)

(Final Approval of the following details: wood fence at the northern property line; tree species; Quick Crete concrete planter detail; sidewalk layout near the diagonal curve; revised stair illumination; and color selection. Project was last reviewed on March 14, 2012.)

Actual time: 2:34

Present: Jason Currie, Project Manager, PMSM
Derek Westen and Steve Metsch, Board Members, Ensemble Theater Company
Bob Cunningham, Landscape Architect, Arcadia Studio

Motion: Continued two weeks with the following comments:

1. The step lights as proposed are acceptable.
2. Genuine or simulated sandstone shall be proposed for the curve along Victoria Street.
3. Restudy the raised planters to be more appropriate to the architecture and the Historic Landmark District.
4. Reconsider an exterior color more appropriate to the Gothic Revival style.

Action: La Voie/Boucher, 7/1/0. Motion carried. (Suding opposed to private improvements in a public right-of-way. Sharpe absent.)

****THE COMMISSION RECESSED FROM 3:27 P.M. TO 3:32 P.M. ****

CONCEPT REVIEW - NEW**4. 1220 CHAPALA ST**

C-2 Zone

(3:15) Assessor's Parcel Number: 039-181-019
 Application Number: MST2012-00285
 Owner: City of Santa Barbara Parking Division
 Applicant: PMSM Architects
 Engineer: Penfield & Smith

(Proposal for alterations to City Parking Lot 5, including the following: convert the current entry on W. Victoria Street to an exit; install an 80 square foot pre-manufactured kiosk, associated parking equipment, and electrical service; realign the exit driveway; and new landscaping and frontage improvements from the access drive to the eastern property line of the adjacent parcel (Victoria Hall theater) including a sidewalk extension and a 370 square foot parkway planter. A total of 625 square feet of surface will be repaved.)

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

Actual time: 3:32

Present: Jason Currie, Project Manager, PMSM
 Bob Cunningham, Landscape Architect, Arcadia Studio
 Victor Garza, City Parking/TMP Superintendent

Public comment opened at 3:49 p.m. and, with no one wishing to speak, it was closed.

Chair Suding acknowledged receipt of a letter from Scott Wenz, Cars Are Basic: expressed opposition to the conversion of the current entry on W. Victoria Street to an exit.

Motion: Continued two weeks with the following comments:

1. The landscape plan is supportable.
2. The scheme as presented is supportable.
3. The kiosk is supportable.
4. Study an unpainted brick material for the kiosk base.
5. Provide drawings that include existing and proposed, and better coordinate the drawings in more of a final format.
6. Restudy the proposed location for the kiosk in consideration of the Sycamore tree.

Action: La Voie/Boucher, 6/2/0. Motion carried. (Drury/Suding opposed. Sharpe absent.)

CONSENT CALENDAR (11:00)

HLC Representative: Bill La Voie and Craig Shallenberger on Item A.

Time Adjourned: 11:15 a.m.

NEW ITEM**A. 416 STATE ST C-M Zone**

Assessor's Parcel Number: 037-212-023
Application Number: MST2012-00276
Owner: Hughes Land Holding
Applicant: Mike Stinchfield
Business Name: Baja Sharkeez

(Proposal to repaint an existing commercial building.)

Project Design Approval and Final Approval as submitted.

FINAL REVIEW**B. 314 STATE ST C-M Zone**

Assessor's Parcel Number: 037-254-019
Application Number: MST2012-00150
Owner: 318 State St Properties, LLC
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 552 square foot addition and alter the façade on an existing 7,527 square foot, single story, commercial building. The alterations include new storefronts, windows, awnings, paint, changes to the existing parapet and other façade alterations. Project is proposed to result in a total development on site of 8,079 square feet. Parking is proposed to be provided in the existing 83 space parking lot involving a shared parking agreement with adjacent properties. This project requires compliance with Measure E commercial square footage limitations.)

(Final Approval of the project is requested. Project was last reviewed on July 18, 2012.)

Final Approval as submitted.

REVIEW AFTER FINAL**C. 800 CALLE PUERTO VALLARTA P-R/SD-3 Zone**

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.)

(Review After Final of minor change to approved pole color.)

Final Approval of Review After Final of Federal Green F499G.

NEW ITEM**D. 7 W VICTORIA ST C-2 Zone**

Assessor's Parcel Number: 039-182-001
Application Number: MST2012-00282
Owner: 1221 Victoria Ct
Applicant: Arcadia Studio
Business Name: Bouchon Restaurant

(Proposal to remove three 8" caliper *Ficus microcarpa nitida* "Indian Laurel Fig" trees along the W. Victoria Street frontage and one 8" caliper *Melaleuca quinquenervia* "Paperbark" tree along the interior property line. The removed trees will be replaced with seven new 5-gallon *Ligustrum japonicum Texanum* "Privet" shrubs. New irrigation is also proposed.)

Project Design Approval and Final Approval as submitted.

REVIEW AFTER FINAL**E. 1900 LASUEN RD R-2/4.0/R-H Zone**

Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00296
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

(Review After Final to eliminate the balcony on the east elevation of Cottage 12.)

Final Approval of Review After Final as noted on Sheet A12.09.01.

**** MEETING ADJOURNED AT 4:05 P.M. ****