



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, December 3, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.**

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**COMMISSION MEMBERS:**

PHILIP SUDING, *Chair*  
BARRY WINICK, *Vice-Chair*  
MICHAEL DRURY  
WILLIAM LA VOIE  
BILL MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
CRAIG SHALLANBERGER  
DONALD SHARPE

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** SHEILA LODGE

**STAFF:**

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor  
NICOLE HERNÁNDEZ, Urban Historian  
JOANNA KAUFMAN, Planning Technician  
GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://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/HLCVideos](http://www.SantaBarbaraCA.gov/HLCVideos) then clicking on the Videos under Explore.

### **CALL TO ORDER.**

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

### **ATTENDANCE:**

Members present: Mahan, Orías, Sharpe, Suding, and Winick.

Members absent: Drury, La Voie, Murray, and Shallanberger.

Staff present: Limón (until 2:05 p.m. and again 3:25 to 3:45 p.m.), Hernández (until 3:35 p.m.), Kaufman, and Feliciano.

### **GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of the previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of November 19, 2014, with corrections.

**Action:** Orías/Mahan, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

C. Consent Calendar.

Actual time: 4:24 p.m.

**Motion:** Ratify the Consent Agenda as reviewed by Donald Sharpe; with the exception of Item F, which was reviewed by the Full Commission.

**Action:** Winick/Mahan, 5/0/0. (Suding opposed to Item F. Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

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

1. Ms. Kaufman made the following announcements:

a) The last HLC meeting of the year that was regularly scheduled for December 31 is cancelled due to the holiday. Due to the holiday closures, the deadline for the submittal of new projects with mailed notices will be Thursday, December 18, 2014, for the Wednesday, January 14, 2015, first HLC meeting of the new year.

b) Commissioners Drury, La Voie, and Murray would be absent. Commissioner Shallanberger would be late.

2. Mr. Limón announced that the Santa Barbara Museum of Art project was approved by the Planning Commission on November 27, 2014. Commissioner Winick attended the hearing and made favorable comments.

3. Commissioner Orías commented that a very large tree fell down at the courthouse and asked if it was located where the geothermal excavation was done. Chair Suding responded that it was not related to the excavation although that deep of an excavation could impact trees.

E. Subcommittee Reports.

No subcommittee reports.

## DISCUSSION ITEM

1. **MINOR AMENDMENTS TO OUTDOOR LIGHTING/STREETLIGHT DESIGN GUIDELINES**

(1:45) Presenter: Jaime Limón, Senior Planner/Design Review Supervisor.

(Discussion and input on staff proposed amendments to the *Outdoor Lighting & Streetlight Design Guidelines*.)

Actual time: 1:44 p.m.

Present: Jaime Limón, Design Review Supervisor

Public comment opened at 2:00 p.m.

Kellam de Forest, local resident, commented on decorative lighting and questioned whether lights are allowed to remain installed although they are not lit year-round. [Staff responded that there are no regulatory hourly lighting controls. The City allows Christmas lights as temporary installations and the Lighting Ordinance prohibits excessive glare. Any violations can be reported for an enforcement case to be opened.]

Public comment closed at 2:01 p.m.

Commission comments:

1. Appreciation was expressed for the recommended changes since residents are encouraged to live in the downtown area and it should be a pleasant atmosphere for them.
2. Under Section I.4., use a stronger language than “feasible” or remove the word completely.
3. Under Section I.1., language regarding residential area uses needs to remain.
4. Add language suggesting frosted or seeded lighting, depending on the light source, to reduce glare.
5. Provide a footnote to refer applicants to *El Pueblo Viejo Guidelines* for projects within El Pueblo Viejo Landmark District.

Discussion held.

## **HISTORIC STRUCTURES REPORT**

### **2. 495 S FAIRVIEW AVE**

A-F/SD-3 Zone

(2:00)

Assessor’s Parcel Number: 073-450-003

Application Number: MST2013-00453

Owner: City of Santa Barbara

Applicant: Hazel Johns

Agents: Christine Eberhard, Jim Harris, and Jonathan Leech

(Master Plan for the Santa Barbara Airport for the next 15-20 years. Major projects include Taxiway H extension, redevelopment of businesses northside of airfield, and construction of a new long-term parking lot south of the Airline Terminal.)

### **Historic Structures/Sites Report (Review of Phase I Historic Structures/Sites Report prepared by Applied Earthworks.)**

Actual time: 2:04 p.m.

Present: Andrew Bermond, Project Planner  
 Hazel Johns, Airport Director  
 Judi Krauss, Coffman Associates  
 Aubrie Morlet and M. Colleen Hamilton, Historical Consultants

Staff comments: Nicole Hernández, Urban Historian, stated that the conclusions of the report meet the CEQA Guidelines and the Secretary of the Interior’s Standards. Staff reviewed the report and recommends acceptance.

Public comment opened at 2:12 p.m.

Kellam de Forest, local resident, inquired if Landmark Designation was possible. [Staff informed Mr. de Forest that it could be a possibility.]

Public comment closed at 2:15 p.m.

**Motion: Continued indefinitely to allow requested amendments to be incorporated:**

1. Appreciation was expressed for the preparers' thoroughness.
2. Provide further study on the two military buildings that will be demolished.
3. Provide clearer map graphics.
4. Provide a summary, possibly in the form of a spreadsheet, indicating the buildings that will remain and those that will be demolished, including whether the buildings have been determined to be historic resources.

Action: Mahan/Sharpe, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

**CONCEPT REVIEW - NEW**

**3 316 W FIGUEROA ST**

R-4 Zone

(2:15) Assessor's Parcel Number: 039-212-024  
 Application Number: MST2014-00565  
 Owner: Darrel Leclair  
 Architect: Pujo & Associates, Inc.

(Proposal for two-story additions and alterations to an existing 3-unit residential development on a 7,555 square foot parcel. The work at Unit 1 will attach it to Unit 2 with a two-story addition comprised of a 378 square foot 1-car garage/workshop and laundry on the ground floor and a 443 square foot Master suite on the second story, making the total size of Unit 1 1,861 square feet. Demolition of a 90 square foot rear porch and a new 53 lineal foot wood fence is also proposed. Two "as-built" sheds located within the interior setback will be removed from the west side of the property. The proposal includes Staff Hearing Officer review for requested zoning modifications including the existing non-conforming duplex encroaching into the interior setback and a proposed new window in the front setback. This residence is proposed to be added to the City's List of Potential Historic Resources.)

**a. Historic Structures/Sites Report (Review of Phase I/II Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)**

Actual time: 2:24 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
 Alex Pujo, Architect, Pujo & Associates, Inc.

Staff comments: Nicole Hernández, Urban Historian, stated that the report indicates that the project meets the CEQA criteria and the Secretary of the Interior's Standards. Staff encouraged the applicant to replace the inappropriate contemporary front doors on the front elevation of the original historic resource with doors that are appropriate for the style.

Public comment opened at 2:26 p.m. and, as no one wished to speak, it was closed.

**Motion:** To accept the report as presented.

Action: Winick/Oriás, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

**b. Conceptual Review (First Concept Review. Comments only; requires environmental assessment and Staff Hearing Officer review.)**

Actual time: 2:31 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants  
Alex Pujo, Architect, Pujo & Associates, Inc.  
Darrel Leclair, Property Owner

Public comment opened at 2:36 p.m.

Chair Suding acknowledged receipt of an email from Helen Christ expressing concern with an inoperable vehicle encroaching on public alley, overgrowth of trees and vegetation, rummaging through recycle containers on private property, parking requirements, and open/recreational areas.

Public comment closed at 2:37

**Motion:** Continued indefinitely to the Staff Hearing Officer with positive comments:

1. The proposed modifications are supportable and aesthetically appropriate. The proposed modifications do not pose consistency issues with the Neighborhood Preservation Ordinance.
2. Appreciation was expressed for preservation of and sensitivity to the historic building.
3. Study the windows to be more traditional. The proposed windows on the north and east elevation are proportionately different from the existing windows, and the windows should be lower than the edge of the eave.
4. Restudy the fenestrations of the north and east elevations, in particular the second floor addition, to be more in keeping with the historic style and relate better with the original building.
5. The proposed doors should resemble the originals, especially on the south elevation, appropriate to the historical style of the existing building.

Action: Winick/Mahan, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

Additional individual comment:

- Positive aspects of the proposed addition are the way the second story mass is pulled back from the alley, screened by the front house, and screened by the avocado tree on the side yard.

**\*\* THE COMMISSION RECESSED FROM 2:53 PM TO 2:59 PM \*\***

**CONCEPT REVIEW - CONTINUED****4. 2559 PUESTA DEL SOL** E-1 Zone

(2:45) Assessor's Parcel Number: 023-271-003  
 Application Number: MST2014-00116  
 Owner: Santa Barbara Museum of Natural History  
 Applicant: Suzanne Elledge Planning & Permitting Services  
 Engineer: Flowers & Associates

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

**(Review of proposed installation of a sound wall along part of the north boundary of the property only.)**

**a. Historic Structures/Sites Report (Review of a Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates.)**

Actual time: 2:59 p.m. and again at 3:25 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultant

Staff comments: Nicole Hernández, Urban Historian, stated that Staff agrees with the report that the project meets the CEQA Guidelines and Secretary of the Interior's Standards.

Public comment opened at 2:59 p.m. and, as no one wished to speak, it was closed.

**Motion: To accept the report as presented.**

Action: Mahan/Sharpe, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

**b. Conceptual Review (Comments only; project requires environmental assessment, Planning Commission and City Council review.)**

Actual time: 3:03 p.m.

Present: Suzanne Elledge, Agent, SEPPS  
 Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.  
 Luke Swetland, President/CEO, SBMNH  
 Timothy Hazeltine, Historical Consultant

Public comment opened at 3:08 p.m.

Kellam de Forest, Mission Canyon Association Board Member, spoke in support.

Chair Suding acknowledged receipt of letters from Jana Zimmer expressing concern with the proposed sound wall design, location, proposed vegetation, and maintenance; and Lauren Carey concerned with the use of a new PA system as she believes there is no need for one unless it is for emergencies only.

Public comment closed at 3:11 p.m.

**Motion: Continued indefinitely to the Planning Commission with comments:**

1. The proposal is an excellent solution.
2. The proposed materials would be acceptable. The applicant is asked to study the possibility of keeping the same spacing for the pickets, but run vertically. The horizontal planking seems contemporary.
3. The vegetation at maturity will be an appropriate screening and discouragement for graffiti.
4. **The Commission has reviewed the proposed sound wall (fence) and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:**
  - a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The proposed sound wall's design complies with all City Regulations and is consistent with El Pueblo Viejo Landmark District Guidelines.
  - b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed sound wall is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
  - c. **Appropriate size, mass, bulk, height, and scale.** The size, mass, bulk, height, and scale of the proposed sound wall is appropriate for its neighborhood.
  - d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed sound wall is appropriately sensitive to the adjacent designated historic resources, historic site and natural features.
  - e. **Public views of the Ocean and Mountains.** The design of the proposed sound wall responds appropriately to established private views and does not affect mountain views.
  - f. **Appropriate Amount of Open Space and Landscaping.** The design of the proposed sound wall allows an appropriate amount of project open space and landscaping.

Action: Winick/Mahan, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

**5. 34 W VICTORIA ST**

C-2 Zone

(3:05) Assessor's Parcel Number: 039-131-016  
 Application Number: MST2014-00330  
 Owner: Victoria Street Partners, LLC  
 Architect: Brian Cearnal

(Proposal to provide a new outdoor dining patio area for the Santa Barbara Public Market.)

**(Action can be taken if sufficient information is provided. This project was last reviewed on November 19, 2014.)**

Actual time: 3:26 p.m.

Present: Brian Cearnal, Architect, Cearnal Andrulaitis, LLC  
Margaret Cafarelli, Applicant

Public comment opened at 3:33 p.m.

Kellam de Forest, Chair of the Pearl Chase Society Preservation Committee, commented on the lack of outdoor seating and questioned whether the proposed chairs are similar to the Renaud's outdoor furniture located at Loreto Plaza. He suggested that some of the chairs have arms.

Public comment closed at 3:35 p.m.

**Motion: Project Design and Final Approvals of proposed outdoor dining furniture in the dark bronze color with the condition that there shall be a mix of chairs with arm rests and without.**

Action: Mahan/Sharpe, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

The ten-day appeal period was announced.

### **NEW ITEM – Referred from Consent Agenda**

#### **F. 1125 ANACAPA ST**

**C-2 Zone**

Assessor's Parcel Number: 039-232-019  
Application Number: MST2014-00593  
Library Owner: City of Santa Barbara  
Museum Owner: County of Santa Barbara

(Proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library. Additional work includes realignment of existing walkway, new planting, add a new decorative fence to screen the transformer, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

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

Time: 3:43 p.m.

Present: Douglas Campbell, Landscape Architect, Campbell & Campbell  
Irene Macías, Library Department Director  
Marck Aguilar, Project Planner  
Steven Foley, Supervising Transportation Planner

Public comment opened at 3:53 p.m.

Kellam de Forest, local resident, commented that the solution is appropriate and provides enough space for pedestrian walkway to/from the parking lot and the paseo leading to Figueroa Street. The City is being generous in housing the transformer when it could go on the Museum's property.

Public comment closed at 3:54 p.m.



**Motion: Continued four weeks to January 14, 2015, with comments:**

1. The transformer fence should be a flat grey black color.
2. Return with an appropriate transformer color, Malaga green was suggested, assuming the fence will be a flat grey black color.
3. Study replacement for the loss of bicycle parking spaces.
4. The new section of the paseo should have continuity to Figueroa Street.

Action: Mahan/Oriás, 4/0/1. (Suding opposed to the proposed location considering the pedestrian activity in that area. Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

**CONSENT CALENDAR (11:00)****FINAL REVIEW****A. 1003 SANTA BARBARA ST A****C-2 Zone**

Assessor's Parcel Number: 029-211-013  
 Application Number: MST2013-00418  
 Owner: Robert Dibley  
 Applicant: Vanguard Planning, LLC  
 Architect: Arketype Architects, Inc.

(This is a revised project description. Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. The project received Staff Hearing Officer review for requested zoning modifications for setback encroachments and open yard area.)

**(Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 020-14, and Neighborhood Preservation Ordinance findings. Project was last reviewed by HLC on May 7, 2014.)**

Present: Robert Dibley, Property Owner  
 David Ferrin, Archetype Architects

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

**PROJECT DESIGN AND FINAL REVIEW****B. 1325 MORRISON AVE****R-2 Zone**

Assessor's Parcel Number: 029-091-023  
Application Number: MST2014-00307  
Owner: Marina Wolf  
Applicant: Douglas Gheza  
Engineer: Patrick Marr

(This is a revised project description. Proposal to demolish and reconstruct 50 square feet of the existing residence and construct 44 square feet of new one-story additions to an existing, 755 square foot, one-story, single-family residence, with an existing, 173 square foot, detached, one-car garage. Site alterations include the construction of a new trash enclosure and patio cover. The proposed total of 972 square feet, located on a 4,411 square foot lot, is 43% of the guideline floor-to-lot area ratio (FAR). The proposal received Staff Hearing Officer review for a requested zoning modification. The parcel is located within the Lower Riviera Special Design District and the residence is on the City's list of Potential Historic Resources as a contributing historic resource to the potential Bungalow Haven Historic District. The proposal will address violations listed in Zoning Information Report ZIR2013-00335.)

**(Action can be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution 051-14. Project was last reviewed on July 16, 2014.)**

Present: Douglas Gheza, Architect

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

**CONTINUED ITEM****C. 800 GARDEN ST****C-2 Zone**

Assessor's Parcel Number: 031-021-014  
Application Number: MST2014-00451  
Owner: Islay Investments  
Applicant: Howard Kantor

(Proposal to replace all of the existing aluminum frame windows with bronze trimmed Style Line™ Milgard® vinyl retrofit windows.)

**(Action may be taken if sufficient information is provided. This project was last reviewed on November 19, 2014.)**

Present: Cecilio Duarte and Howard Kantor, Applicants

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

**NEW ITEM****D. 200 E CARRILLO ST C-2 Zone**

Assessor's Parcel Number: 029-292-025  
Application Number: MST2014-00574  
Owner: Joe A. Freitas and Sons  
Tenant: AT&T

(Proposal to remove (12) twelve existing four foot panel antennas and install (12) twelve four foot panel antennas, thirty remote radio units (RRUs), and various electrical equipment on the roof of an existing commercial building.)

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

Present: Tiffany Chen, CALTROP Corporation

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

**NEW ITEM****E. 26 W ANAPAMU ST C-2 Zone**

Assessor's Parcel Number: 039-530-001  
Application Number: MST2014-00591  
Owner: Hutton Foundation  
Architect: Pete Ehlen

(Proposal to demolish and replace an existing balcony on the second level of an existing four-story mixed use building. The proposal will address the enforcement case (ENF2014-00731).)

**(Action can be taken if sufficient information provided. This project addresses violations in Code Enforcement case ENF2014-00731.)**

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

**NEW ITEM****F. 1125 ANACAPA ST C-2 Zone**

Assessor's Parcel Number: 039-232-019  
Application Number: MST2014-00593  
Library Owner: City of Santa Barbara  
Museum Owner: County of Santa Barbara

(Proposal to add a new SCE Transformer to be located on the city parking lot (#7) parcel adjacent to La Arcada Plaza/Art Museum and the Library. Additional work includes realignment of existing walkway, new planting, add a new decorative fence to screen the transformer, and add a new guardrail to an existing retaining wall (adjacent to La Arcada).)

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

**This item was referred to the Full Commission for review after the last item listed on the agenda.**

**\*\* MEETING ADJOURNED AT 4:25 P.M. \*\***