



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION REVISED MINUTES

**Wednesday, February 25, 2015**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

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**COMMISSION MEMBERS:**

MICHAEL DRURY  
WILLIAM LA VOIE  
WILLIAM MAHAN  
FERMINA MURRAY  
JUDY ORÍAS  
CRAIG SHALLANBERGER  
PHILIP SUDING  
JULIO JUAN VEYNA  
BARRY WINICK

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW  
**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:** JAIME LIMÓN, Design Review/Historic Preservation Supervisor  
NICOLE HERNÁNDEZ, Urban Historian  
JOANNA KAUFMAN, Planning Technician  
AMBER FLEMMINGS, Commission Secretary

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

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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](http://www.santabarbaraca.gov/hlc) and then clicking on the Videos under Explore.

#### **CALL TO ORDER.**

The Full Board meeting was called to order at 1:32 p.m. by Commissioner Winick.

#### **ATTENDANCE:**

Members present: Drury, La Voie, Mahan, Murray, Orías (until 4:41 p.m.), and Winick.  
Members absent: Shallenberger, Suding and Veyna.  
Staff present: Limón (until 2:21 p.m.), Hernández, Kaufman, and Flemmings.

#### **GENERAL BUSINESS:**

A. Public Comment:  
  
No public comment.

B. Approval of previous meeting minutes.

**Motion:** Approval of the minutes of the Historic Landmarks Commission meeting of February 11, 2015, with corrections.

Action: Orías/Mahan, 4/0/2. (Drury/La Voie abstained. Veyna/Shallanberger/Suding absent.) Motion carried.

C. Consent Calendar.

**Motion:** Ratify the Consent Calendar as reviewed by Bill La Voie (Items A-F) and Philip Suding (Item G).

Action: Mahan/Orías, 6/0/0. (Veyna/Shallanberger/Suding 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) Commissioners Veyna, Shallanberger and Suding will be absent from the meeting.
- b) Commissioner Murray will step down from Item #4, 1978 Mission Ridge Road.

2. Ms. Hernández announced that Commissioners interested in attending the California Preservation Conference should contact staff for further information. The conference will be held in San Diego on April 29th through May 2nd.

3. Mr. Limón made the following announcements:

- a) There will be a semiannual joint meeting between City Council and the Planning Commission regarding a workload for the Planning division scheduled on Thursday, March 5, 2015, in the David Gebhard Public Meeting room.
- b) An appeal for the 1320 Olive Street project will be heard at the City Council meeting on April 7, 2015.

4. Commissioner Drury announced that he attended the Visual Arts meeting and there was a discussion on the sculpture at the police department. He affirmed that the sculpture followed the Commissions' recommendations.

5. Commissioner Winick reported that a discussion was held at the Sign Committee meeting regarding a signage program to help create uniformity for City parks. He recommended they use the successful program that was submitted by the Presidio as an example.

E. Subcommittee Reports.

No subcommittee reports.

**ARCHAEOLOGY REPORT****1. 1623 DE LA VINA ST****R-4 Zone**

(1:45) Assessor's Parcel Number: 027-171-010  
 Application Number: MST2014-00546  
 Owner: Sherrie McIver  
 Owner: Emmet Hawkes, Jr.  
 Architect: Tom Ochsner  
 Applicant: Joseph Flynn

(Initial Concept Review of a proposal to demolish a vacant 1,251 square foot, 2-story, single-family dwelling and 180 square foot detached garage and construct three new 2-story residential units. The new units are to be designed in the architectural style of the demolished building. Total development on site will be 2,618 square feet, with Unit A at 870 square feet, Unit B at 900 square feet, and Unit C at 848 square feet. Three uncovered parking spaces will be provided on this approximately 5,100 square foot parcel. Grading will be balanced on site. The density of the proposed project is Medium/High at 15-27 dwelling units per acre under the Average Unit-Size Density (AUD) Incentive Program, with an average unit size of 872 square feet.)

**(Review of a Phase I Archeological Resources Report prepared by Bryon Bass.)**

Actual time: 1:41 p.m.

Staff comments: Joanna Kaufman, Planning Technician, stated that Dr. Glassow reviewed the archaeological report pertaining to this property. He concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 1:42 p.m. and, as no one wished to speak, it was closed.

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

Action: La Voie/Mahan, 6/0/0. (Veyna/Shallanberger/Suding absent.) Motion carried.

**CONCEPT REVIEW - NEW****2. CITYWIDE****ROW Zone**

(1:50) Assessor's Parcel Number: 000-000-0RW  
 Application Number: MST2015-00076  
 Applicant: Marck Aguilar

(Proposed amendments to the Historic Landmarks Commission General Design Guidelines and Meeting Procedures, Part I, Section 3, Administrative Staff Review Standards.)

**(Comments only.)**

Actual time: 1:44 p.m.

Present: Marck Aguilar, Project Planner.

Public comment opened at 1:59 p.m.

1. Kellam de Forest stated that all EPV changes, especially benches, should be reviewed by the Historic Landmarks Commission solely. He recommended that there be a clause included to mandate a system where devices were maintained.

Public comment closed at 2:01 p.m.

**Motion: Continued indefinitely with comments:**

1. Eliminate vague language.
2. State Street public benches may be removed at the discretion of the Community Development Director. Any new bench locations or relocations shall be reviewed by the Commission.
3. The construction of porches and porch additions should be considered for removal from staff approval.
4. Provide photographs of aesthetically successful and unsuccessful installations of equipment devices.
5. Clarify language to reflect consultation with the City Urban Historian when changes proposed to historic structures are being considered.

Action: No action needed.

**FINAL REVIEW**

**3. 1130 STATE ST**

**C-2 Zone**

(2:10) Assessor's Parcel Number: 039-232-020  
 Application Number: MST2013-00237  
 Owner: County of Santa Barbara  
 Business Name: Santa Barbara Museum of Art  
 Architect: Kupiec Architects  
 Applicant: Suzanne Elledge Planning & Permitting Services  
 Landscape Architect: Arcadia Studio

(Proposed addition and alterations to the Santa Barbara Museum of Art consisting of a 7,944 net new square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing four-story 64,511 net square foot building. Also proposed is a new approximately 1,420 unenclosed square feet public rooftop pavilion, garden and terrace area with associated access elevator and stairway, new rooftop mechanical equipment and skylights. A new art receiving facility will add 402 square feet to the building footprint and a 5-foot long low curb wall at the northerly corner of the building will encroach onto City Central Library grounds. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two oak trees are proposed for removal with replacement of one oak tree on site and two others off site. A new electrical power transformer would be located on City property at Public Parking Lot No. 7. The net new square feet of new floor area will result in 72,455 net square feet of development. Construction staging would occur on the adjacent City library property. This building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art.")

**(Final Approval requested. Project must comply with Planning Commission Resolution No. 029-14. Project was last reviewed on February 11, 2015.)**

Actual time: 2:22 p.m.

Present: Bob Kupiec, Architect, Kupiec Architects; Bob Cunningham, Landscape Architect, Arcadia Studios; Trish Allen, Agent, SEPPS; and Marck Aguilar, Project Planner.

Public comment opened at 2:38 p.m.

1. Kellam de Forest stated that the park entrance of the museum was not conforming to the EPV Guidelines. He felt that the placement of the proposed bus stop impinged on the nearby plaza, the Faulkner Gallery, and the existing landscaping, and urged that the bus stop remain on Anapamu Street along the museum frontage.

Public comment closed at 2:42 p.m.

**Motion: Final Approval with comments:**

1. The light fixtures (any of the three designs presented), door handles and landscaping are acceptable.
2. The fenestration of the Library Plaza entrance should be scheme B with the door panels filled to match the side panels.
3. The Library Plaza stone entrance surround shall have shape and shadow. Details shall return to Consent.

Action: Mahan/Orías, 5/0/1. (La Voie abstained. Veyna/Shallanberger/Suding absent.) Motion carried.

## **PROJECT DESIGN REVIEW**

### **4. 1978 MISSION RIDGE RD**

**A-1 Zone**

(2:30) Assessor's Parcel Number: 019-083-001  
 Application Number: MST2014-00184  
 Owner: Nazerian Family Trust  
 Architect: Thea Van Loggerenberg

(This is a revised project description. Proposal to demolish an existing 165 square foot, detached, one-story, accessory building, and construct first and second story floor additions totaling approximately 1,500 square feet to an existing two-story, single-family residence. The proposed additions will connect the existing residence to the existing, detached accessory buildings. The proposal includes remodeling the existing, detached accessory buildings, to result in two-covered parking spaces in a carport, to remodel existing habitable floor area on the first-story and for new habitable area above the carport, and a 125 square foot balcony. An existing pool equipment shed is proposed to be demolished and replaced with pool equipment screened by a wall and an existing pergola on the north side of the garage will be removed and a new portico, fireplace, and balcony above will be constructed. The proposal includes 33 cubic yards of grading excavation and 29 cubic yards of fill. This project will result in a total development of 7,139 square feet and is 125% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. This structure is on the City's List of Potential Historic Resources.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 070-14. Project last reviewed August 13, 2014.)**

Actual time: 2:54 p.m.

Present: Thea Van Loggerenberg, Architect; and Farrokh Nazerian, Owner.

Public comment opened at 3:11 p.m.

1. Kellam de Forest inquired about the carport and recommended it be changed into a garage so that cars were not in the public view corridor. In addition, he stated that the slats on the balcony railing were excessive and should be recessed.

Public comment closed at 3:13 p.m.

**Motion: Continued two weeks with comments:**

1. The majority of the Commission finds the carport acceptable.
2. Study the connection of the existing house to integrate architecturally with the new structure.
3. Study the Monterey style of the new structure and conform it to the Spanish Andalucían style of the existing home.
4. Recommendation: Study the “Little Town Club” porch.
5. Study fencing the pool on the property.

Action: Mahan/Drury, 5/0/0. (Fermina Murray stepped down. Veyna/Shallanberger/Suding absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:35 P.M. TO 3:40 P.M. \*\***

**FULL BOARD - CONCEPT REVIEW (CONTINUED)**

**5. 33 W VICTORIA ST**

**C-2 Zone**

(3:00) Assessor’s Parcel Number: 039-181-001  
 Application Number: SGN2014-00109  
 Owner: Luria-New Vic, LLC  
 Business Name: Ensemble Theatre Company  
 Applicant: Jason Currie

(Concept review for a new sign program for the Ensemble Theatre Company consisting of four (4) new wall mounted flag signs (totaling 60 square feet), two (2) 4.5 square foot poster spaces mounted to walls (totaling 9 square feet), and one large 85 square foot poster case at the rear of the building, all of the above referenced signs are proposed to have inter-changeable text for specific venue events. There is an existing 3 square foot hanging sign to remain. The total proposed new signage proposed is 157 square feet, and a total of 160 square feet of total site signage. Maximum square footage allowed is 90 square feet. Exceptions are requested to allow the application to exceed the maximum site square footage. The linear building frontage is 136 feet. The allowable signage is 90 square feet. The project is located in the El Pueblo Viejo Landmark District.)

**(Exception findings are required. Project last reviewed on October 8, 2014.)**

Actual time: 3:40 p.m.

Present: Jason Currie, Architect; and Derek Westen, Counsel.

Public comment opened at 3:51 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval with findings:**

1. Granting the exception for the additional square footage of signage based on the consideration that this building has two public fronts and what is being proposed as a total is below the maximum square footage allowed.
2. The grounds for granting the exception:
  - a. There are exceptional or extraordinary circumstances and conditions applicable to the property involved, and it is appropriate to the intended use of the property and does not apply generally to other properties in the vicinity.
  - b. The granting of the exception will not be detrimental to the public welfare or injuries to properties for improvements in the vicinity.
  - c. The proposed sign is in conformance with the purpose and intent of the sign ordinance.

Action: La Voie/Mahan, 6/0/0. (Veyna/Shallanberger/Suding absent.) Motion carried.

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****6. 500 NINOS DR****P-R/SD-3 Zone**

(3:20) Assessor's Parcel Number: 017-382-002  
 Application Number: MST2013-00465  
 Owner: City Parks and Recreation  
 Applicant: Tynan Group  
 Architect: Blackbird Architects  
 Business Name: Santa Barbara Zoo

(Proposal for a new 1,300 square foot giraffe shelter at the Santa Barbara Zoo. The structural steel and plaster enclosure will be 24-8" tall with two sliding entry doors and sliding panels at the top of two walls for ventilation. The structure will be heated with gas-powered space heaters and will be illuminated by low impact security lighting. No grading will be required and the existing concrete pad will be reused in its current size. The application includes Planning Commission review for a Coastal Development Permit.)

**(Project Design and Final Approval are requested. Project must comply with Planning Commission Resolution No. 017-14. Project last reviewed on June 4, 2014.)**

Actual time: 3:56 p.m.

Present: Cameron Carey, Agent, Tynan Group, Inc.; Richard Block, CEO, Santa Barbara Zoo; Ray Twyford, Architect, Blackbird Architects, Inc.; and Kelly Brodison, Assistant Planner.

Public comment opened at 4:04 p.m. and, as no one wished to speak, it was closed.

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

Action: La Voie/Murray, 6/0/0. (Veyna/Shallanberger/ Suding absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED****7. 340 W CARRILLO ST****C-2 Zone**

(3:45) Assessor's Parcel Number: 039-262-036  
 Application Number: MST2012-00295  
 Owner: George Dumas, Trustee  
 Applicant: Tesoro Refining  
 Engineer: A & S Engineering, Inc.  
 Architect: LMA Architects  
 Business Name: USA Gas

(Proposal to permit the as-built conversion of an existing automobile service station to a mini-mart. The proposal includes minor exterior alterations, removal of the auto service bays, and increasing landscaping planter areas. Nine parking spaces will be provided and no new floor area is proposed on the 15,600 square foot parcel. Planning Commission review of a Conditional Use Permit is requested.)

**(Fourth Concept Review. Review of landscaping and waiver of parking lot landscaping requirements is requested. Comments only; Project requires environmental assessment and Planning Commission review for a requested Conditional Use Permit (CUP). Project was last reviewed on November 5, 2014.)**

Actual time: 4:06 p.m.

Present: Jeff Gorrell, Architect; Bob Cunningham, Landscape Architect, Arcadia Studios; and Tony Boughman, Assistant Planner.

Public comment opened at 4:18 p.m.

1. Kellam de Forest inquired about the plantings around the garage space. He suggested the garage remain as is since the existing plantings surrounding the station are sufficient.

Public comment closed at 4:19 p.m.

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

1. The landscaping as presented is acceptable including the two *Cassia leptophylla* trees on Carrillo Street with protection of the sidewalk with bollards and plantings in front of the garage doors.
2. Study the detailing of the garage doors to appear more like windows.
3. Use white laminated glass at all panels instead of the existing black spandrel glass.

Action: Mahan/Orías, 6/0/0. (Veyna/Shallanberger/Suding absent.) Motion carried.

**FINAL REVIEW****8. 215 E FIGUEROA ST****R-O Zone**

(4:05) Assessor's Parcel Number: 029-162-037  
Application Number: MST2015-00026  
Owner: City of Santa Barbara  
Applicant: Michael Wiltshire

(Proposal to place a new decorative statue designed by Bud Bottoms located in the front of the Police Station, along the Figueroa Street entrance. The statue will be a memorial for fallen Santa Barbara Police officers.)

**(Action can be taken if sufficient information is provided. Project was last reviewed January 28, 2015.)**

Actual time: 4:42 p.m.

Present: Michael Claytor, Police Officer; Riley Harwood, Sergeant; and Michael Wiltshire, Supervising Engineer.

Public comment opened at 4:46 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval with conditions:**

1. The design of the statue plinth will return to Consent in two weeks.
2. The recommendation that the artist's name is modestly inscribed in the statue plinth.

Action: La Voie/Drury, 5/0/0. (Veyna/Shallanberger/Suding/Orías absent.) Motion carried.

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 4:59 P.M. \*\***

**CONSENT CALENDAR (11:00)**

Consent Agenda was reviewed by Bill La Voie (Items A-F) and Philip Suding (Item G).

**REVIEW AFTER FINAL****A. 11 GARDEN STREET****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-113-017  
 Application Number: MST2013-00301  
 Owner: City of Santa Barbara  
 Applicant: Theresa Lawler, Eng. Tech. II

(Proposal to slurry seal and restripe the public parking lot at Garden Street and E. Cabrillo Blvd. Also included is to provide three additional accessible parking spaces, an ADA path of travel, and the removal of 350 square feet of planting area. The project will decrease the number of total parking spaces by 10, from 207 to 197 spaces in this 73,343 square foot parking lot. This lot is adjacent to a designated Structure of Merit: Larco Building.)

**(Review After Final for proposed changes to the paving and the length of the ADA ramp and new access points to adjacent properties. Action can be taken if sufficient information is provided. Project last reviewed August 28, 2013.)**

Present: Theresa Lawler, Engineering Technician; Karl Treiberg, Waterfront Facilities Manager

**Final Approval with conditions:**

1. Staff to verify handrail detail selected is El Pueblo Viejo District appropriate or similar to the detail shown in the attached photos.

**REVIEW AFTER FINAL****B. 715 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-082-008  
 Application Number: MST2014-00510  
 Owner: Nancy Brock Trust  
 Applicant: Don and Ra Disraeli/Kanaloa Seafood  
 Architect: Michael Holliday

(Proposal for Phase 2 tenant improvement including a change of use for the existing 1,956 square foot building from automotive to restaurant use for Kanaloa Seafood. Signage will be submitted under separate permit. Phase 1 site and parking improvements are being reviewed under a separate application (MST2014-00320).)

**(Review After Final of mechanical screening details. Action can be taken if sufficient information is provided. Project last reviewed on February 11, 2015.)**

Present: Jerry Rocci, DMHA

**Final Approval with conditions:**

1. Mechanical enclosure as designed shall be white.

**NEW ITEM****C. 6 W DE LA GUERRA ST C-2 Zone**

Assessor's Parcel Number: 037-400-013  
 Application Number: MST2015-00068  
 Owner: Hughes Land Holding Trust  
 Applicant: Carolyn Doyle  
 Architect: William Lushbough

(Proposal to replace an existing ATM with a new ATM with a revised design for Wells Fargo in the approximate location. This is a designated Structure of Merit: Las Tienditas Building.)

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

Present: Spencer Regency, GPA Inc.

**Continued two weeks with the following comments:**

1. Face of ATM to be six-inches recessed into the existing opening behind the face of the stucco.
2. Place colored tile in the recess around the ATM. Plastic is not acceptable.
3. Anodized bronze finish is an appropriate color for the ATM. Brushed aluminum is not acceptable.
4. Provide ATM lighting details. Lighting fixtures should look traditional.

**NEW ITEM****D. 635 STATE ST C-M Zone**

Assessor's Parcel Number: 037-131-023  
 Application Number: MST2015-00070  
 Owner: Levon Fithian, LLC  
 Applicant: The Shade Store  
 Architect: Juanita Featheringham

(Remove tile at front entryway and replace with brick pavers to match sidewalk pavers and to meet ADA accessibility. This is a designated Structure of Merit: Fithian Building.)

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

Present: Paul Stoner, PDC Inc; and Peter Goodell, Investec

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

Recommendation: Use a different brick pattern under the building such as herringbone or running bond.

**NEW ITEM****E. 1224 LAGUNA ST R-3 Zone**

Assessor's Parcel Number: 029-132-016  
 Application Number: MST2015-00072  
 Owner: Michael Stewart Hynds  
 Designer: Jason Carter

(Proposed new 96 sq. ft. deck and 207 sq. ft. covered loggia for an existing duplex. This includes a 36 sq. ft. exterior half-bath.)

**(Comments only. Environmental Assessment required.)**

Present: Jason Carter, Applicant

**Continued two weeks to Consent with the following comments:**

1. Post to line up with the windows.
2. Match the fascia board.
3. More glass infill. Don't use divided lights.
4. Recommend reuse of siding.

**NEW ITEM**

**F. 40 E ANAPAMU ST**

**C-2 Zone**

Assessor's Parcel Number: 039-232-002  
 Application Number: MST2015-00078  
 Applicant: Children's Library  
 Applicant: Mike Wiltshire

(Proposal for a new backflow device and fire department connector (FDC). This project is located on the new addition of the Santa Barbara Public Library and not within the City Landmark boundaries.)

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

Present: Marck Aguilar, Project Planner; Mike Wiltshire, Supervising Engineer

**Final Approval as submitted.**

**NEW ITEM**

**G. 311 CASTILLO ST**

**C-2 Zone**

Assessor's Parcel Number: 037-231-024  
 Application Number: MST2015-00057  
 Owner: Rajaa M. Abdullatif  
 Landscape Architect: Erin Carroll

(Proposal to permit "as-built" site and landscaping alterations, and a new site landscape plan. Site alterations include a revised parking configuration and an expansion of the site paving. The proposal will address violations identified in ENF2013-00300.)

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

Present: Erin Carroll, applicant

**Final Approval with conditions:**

1. Add five, five gallon *Pittosporum wheeleri* in the planter south of the Castillo Street entrance to alternate between remaining *Pittosporum wheeleri*.
2. Replace the *Washingtonia palm* with a 15 gallon *Metrosideros*.