



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, September 9, 2015

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

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

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
AMBER FLEMMINGS, Commission Secretary

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 Videos under Explore.

CALL TO ORDER.

The Full Board meeting was called to order at 1:31 p.m. by Commissioner La Voie.

ATTENDANCE:

Members present: Drury, La Voie, Murray, Orías, Shallanberger (1:37 p.m.), and Veyna
Members absent: Mahan, Suding, and Winick
Staff present: 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 August 26, 2015, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by William La Voie (Items A-E) and Julio Veyna (Items F-H).

Action: Orías/Murray, 6/0/0. (Mahan, Suding, and Winick absent.) Motion carried.

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

1. Ms. Kaufman announced that Commissioners Winick, Suding, and Mahan will be absent from the meeting.
2. Ms. Hernández announced that the applicant for the repairs to the Arlington Tower was supposed to update the HLC on the project during announcements but had not yet arrived. Commissioner La Voie stated that if he came in later, the Commission would take a break to hear the update. (Richard Redmond, applicant for the Arlington Tower, arrived after the announcement period to update the Commission on the current status of the repairs. He reported that he contacted the National Center for Preservation Technology, which is currently testing the existing stucco in hopes of recommending an appropriate solution to the cracking of the tower.)
3. Ms. Hernández announced that regarding the continued item of the Historic Structures/Sites Report for the Mission Canyon Intermodal Corridor Plan, after the project has had a concept review, the report can be revised with an expanded scope, including a more detailed analysis of project impacts.
4. Commissioner La Voie requested an update on the site visit to the MOXI children's museum. Ms. Kaufman reminded the Commissioners that the site visit was scheduled for Thursday, September 10 at 3 p.m. Commissioner Drury indicated that he would attend and bring back a report.
5. Commissioner Murray inquired about the status of the Franceschi House pertaining to a letter that was sent from David Gerrity, a member of the public. Ms. Hernández stated that the City Council has granted a six-month consideration period for the public and the Pearl Chase Society to propose alternatives to demolition, or for the Parks and Recreation Department to present a detailed plan and budget for demolition and future plans for the site. As the house is a Structure of Merit under the jurisdiction of the HLC, this letter was addressed to the HLC members and the City Council. If the City Council decides to pursue demolition, the demolition and the Environmental Impact Report will have to be reviewed by the HLC.
6. Commissioners Orías and Drury requested an update on the enforcement and landscaping issue surrounding the Transmission tower near the Bird Refuge. Commissioner La Voie asked that it be added to the agenda of the next meeting.

E. Subcommittee Reports.

No subcommittee reports.

ARCHAEOLOGY REPORT**1. 200 BLK S CANADA ST**

(1:45) Assessor's Parcel Number: ROW-001-508
Application Number: MST2015-00150
Applicant: Verizon Wireless
Architect: Nestor Popowych
Owner: City of Santa Barbara

(Proposal for a new small cell wireless installation for Verizon Wireless within the public right-of-way on the northwest side of S. Canada Street and to the northwest of Indio Muerto Street. The proposal includes a new wireless antenna to be mounted on an existing utility pole, increasing the height of the pole from 29'-2" to 32'-2". A new wireless GPS antenna will be mounted on the pole at a height of 11'-0". A 36" deep hand hole will be installed, and an equipment cabinet on a concrete slab will be installed within a new 6'-0" tall wood fence enclosure with gate. A 3'-0" tall wireless meter pedestal will be installed outside of the wood enclosure next to the utility pole. There will be a 94 linear foot long horizontal bore of 3" diameter PVC conduit at 3'-0" below grade from the proposed installation site to an existing underground electrical vault. No trees are proposed to be removed. A Public Works encroachment permit is requested under application PBW2014-01347.)

(Review of Phase I Archeological Resources Report prepared by Don Perez, EBI Consulting.)

Actual time: 1:46 p.m.

Present: Vivon Crawford, representative of Verizon Wireless

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

Barbara Shelton, Environmental Analyst, requested that the archeological recommendation action for unanticipated discoveries should include the standard language from the City's Master Environmental Assessment.

Public comment opened at 1:47 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report with conditions:

1. Forwarded to Architectural Board of Review (ABR); the Commissioners request an increase in landscaping to screen the adjacent area and close consideration of the color of the enclosure.

Action: Drury/Shallanberger, 6/0/0. (Mahan, Suding, and Winick absent.) Motion carried.

CONCEPT REVIEW - NEW**2. 40 E ANAPAMU ST****C-2 Zone****(1:50)**

Assessor's Parcel Number: 039-232-002
 Application Number: MST2015-00407
 Owner: City of Santa Barbara
 Architect: Winick Architects

(Proposal for exterior restoration work at the Santa Barbara Central Library Complex. Restoration work includes masonry repairs, repainting of the complex to match colors determined through a historical paint analysis, mural conservation, and wood cornice repairs. The Complex contains designated City Landmarks: Central Library Building, Faulkner Gallery, and five Eucalyptus Citriodora trees.)

(Action can be taken if sufficient information is present.)

Actual time: 1:51 p.m.

Present: Jim Dewey, Facilities Manager, City of Santa Barbara; Brad Klinzing, Facilities Project Manager, City of Santa Barbara; and Tim Rossi, Project Planner, Winick Architects

Tim Rossi presented findings of the Historic Paint Analysis Report completed by Architectural Resource Group, Inc., which included three recommended paint schemes.

Public comment opened at 2:00 p.m.

Kellam de Forest questioned if the architectural record indicated which colors had been previously used for the Library and Faulkner Gallery.

Public comment closed at 2:02 p.m.

**** The Commission took a break from 2:07 p.m. to 2:09 p.m. to view the color scheme in the sunlight. ****

Motion: Project Design Approval and Final Approval with comments:

1. The majority of the Commissioners find that color scheme A, including the decorative detailing of the stone elements, is acceptable as it provides differentiation of the architectural styles and approximated the original color scheme of the building.
2. The Commission looks forward to the restoration of the mural and the door surround.

Action: Drury/Murray, 5/1/0. (Orías opposed. Mahan, Suding, and Winick absent.)
 Motion carried.

FINAL REVIEW**3. 40 E ANAPAMU ST****C-2 Zone****(2:25)**

Assessor's Parcel Number: 039-232-002
 Application Number: MST2011-00428
 Owner: City of Santa Barbara
 Applicant: Irene Macias, Library Director
 Business Name: Central Library
 Landscape Architect: Campbell & Campbell

(Proposal to upgrade both landscape and hardscape areas in the plaza and around the perimeter of the Santa Barbara Public Library and the Faulkner Gallery. The improvements would include approximately 3,200 square feet of additional hardscape, 750 cubic yards of imported fill, a reduction in turf area, a reduction in total trees from 75 to 56, a new water feature, artwork display areas, lighting, and an approximately 4,500 square foot activity space. An ADA-compliant access would be added to the south Library entrance and all other hardscape, both new and existing, would be ADA compliant. No changes to the buildings are proposed. The Central Library building, constructed in 1917; the Faulkner Gallery, constructed in 1931; and five Eucalyptus Citriodora trees, planted in 1931, are designated City Landmarks. Also, the Central Library is listed on the State Historic Resources Inventory.)

(Final approval of details is requested. Project last reviewed on May 20, 2015.)

Postponed per applicant's request.

**** THE COMMISSION RECESSED FROM 2:22 P.M. TO 2:29 P.M. ****

IN-PROGRESS REVIEW**4. 203 CHAPALA ST****R-4/SD-3 Zone****(3:00)**

Assessor's Parcel Number: 033-041-001
 Application Number: MST2007-00634
 Owner: Urban Pacific, LLC
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a 12,277 square foot addition, resulting in 13,579 square feet of residential floor area. The building would change use from commercial to residential, resulting in seven new three-bedroom residential condominiums. Zoning Modifications were approved for the encroachment of the existing structure into the front setback on Yanonali Street upon the change of use, and the encroachment of the van-accessible parking access aisle into the front setback on Los Aguajes Avenue. The maximum building height is proposed to be 33'-0". Sixteen parking spaces are proposed in seven private garages, two carports, and two uncovered surface guest spaces.)

(In-Progress review; comments only. Project requires compliance with Planning Commission Resolution No. 026-09. Project last reviewed on June 3, 2015.)

Actual time: 2:29 p.m.

Present: Brian Cearnal and Rogelio Solis, Architects, Cearnal Andrulaitis, LLP; and Courtney Jane Miller, Landscape Architect.

Public comment opened at 2:52 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with comments:

1. The Commissioners find that the design and architecture are supportable. The landscape plan is commendable as it protects privacy and the arrangement is suitable to the site.
2. Consult and review the new requirements for the floodplain elevation and the new base flood map.
3. The Commissioners suggested to consider omitting the iron railing in favor of increasing height with plaster and stucco.
4. Refine the design of the chimneys.

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

CONCEPT REVIEW - CONTINUED

5. 1414 PARK PL

P-R/SD-3 Zone

(3:20)

Assessor's Parcel Number: 017-381-001
 Application Number: MST2015-00349
 Owner: City of Santa Barbara
 Applicant: Parks and Recreation Department

(Proposal to install a new playground and walking path at the Municipal Tennis Courts. Work will include the construction of a small patio and repair of existing pathways along the tennis courts. Additional site work includes playground fencing, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. Safety improvements will include removing existing block wall partitions at both restrooms, installation of lighting, and new gates. Two sections of the existing parking lot will be demolished to accommodate the new playground and the new patio. The existing parking lot will be restriped and will include a new ADA-accessible parking space. The project will result in the loss of one parking space, for a total of 72 uncovered spaces. A total of 160 cubic yards of cut and fill will be involved with the proposed scope of work. Requires Planning Commission review of a Coastal Development Permit and Parks and Recreation findings for changes to an existing designated Sports Facility. This is on the City's List of Potential Historic Resources.)

(Second concept review; comments only. Project requires environmental assessment and Planning Commission review for changes to an existing designated Sports Facility and Coastal Development Permit. Project last reviewed July 29, 2015.)

Actual time: 3:06 p.m.

Present: Kevin Strasburg, Park Project Technician, City of Santa Barbara

Public comment opened at 3:11 p.m.

Kellam de Forest inquired about the condition of the stadium and its availability for public use and whether the open parking lot had striping. He expressed concern about the playground material being bright-colored plastic, and if this would be the material used, it being well screened.

Public comment closed at 3:12 p.m.

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

1. Adding a children's play area and finding the equipment appropriate to City standards are commendable.
2. The Commissioners request additional landscaping by modifying the planter areas and additional landscape in the future as weather conditions change.
3. Project Compatibility Analysis: The project complies with the City Charter and Municipal Code; is compatible with the architectural character of the City and the neighborhood; is appropriate in size, mass, bulk, height, and scale; is sensitive to the adjacent landmarks and historic resources; and is appropriate to the use of open space and landscaping.

Action: Murray/Veyna, 6/0/0. (Mahan, Suding, and Winick absent absent.) Motion carried.

PROJECT DESIGN REVIEW**6. 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

(The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The proposal includes minor exterior changes to the existing building, consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided, and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution 008-15. Project was last reviewed on February 25, 2015.)

Actual time: 3:24 p.m.

Present: Jeff Gorrell, LMA Architects

Public comment opened at 3:34 p.m.

Kellam de Forest questioned if any other gas stations in Santa Barbara separate their properties with bollards. He expressed the view that bollards are not aesthetically and historically appropriate, and that an alternate design should be studied; also, the converted service bay doors should look like usable doors.

Public comment closed at 3:37 p.m.

Motion: Continued indefinitely with comments:

1. Provide a revised landscape plan that shows adequate screening of the adjacent apartments.
2. Provide an application for signage.
3. The Commissioners accept the location and design of the bollards as proposed.
4. The Commissioners find the cadmium yellow and dark blue striped chevron pattern for the bollards appropriate to El Pueblo Viejo (EPV) guidelines and safety concerns.
5. The Commissioners accept the proposed configuration of the rollup doors.

Action: Orías/Drury, 6/0/0. (Mahan, Suding, and Winick absent.) Motion carried.

**** MEETING ADJOURNED AT 3:40 P.M. ****