



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, January 13, 2016

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
CRAIG SHALLANBERGER, *Vice-Chair*
MICHAEL DRURY
ANTHONY GRUMBINE
WILLIAM LA VOIE
BILL MAHAN
FERMINA MURRAY
JUDY ORÍAS
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
JENNIFER SANCHEZ, 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 Commission meeting was called to order at 1:30 p.m. by Ms. Kaufman.

ATTENDANCE:

Members present: Drury (until 1:50 p.m.), Grumbine, La Voie, Mahan, Murray, Orías, Shallanberger, Suding, and Veyna

Staff present: Limón (until 2:00 p.m.), Hernández, Kaufman, and Sanchez

GENERAL BUSINESS:

A. Election of Chair and Vice-Chair for 2016.

Ms. Kaufman opened nominations for the offices of Chair and Vice-Chair.

1. Nominations for Chair: Suding and Shallanberger

A vote was taken and Commissioner Suding was elected as Chair.

2. Nomination for Vice-Chair: Shallanberger

A vote was taken and Commissioner Shallanberger was elected as Vice-Chair.

B. Appointments to Subcommittees.

Appointments were made to fill the following subcommittees:1. **HLC Consent Calendar:**

Architecture: Mahan

Alternate: La Voie

Landscaping: Suding

Alternate: Veyna

2. **Sign Committee Liaison:** Shallanberger

Alternate: Drury

3. **Street Tree Advisory Committee:** Suding

Alternate: La Voie

4. **Visual Art in Public Places:** Drury

Alternate: Suding

5. **HLC Design Awards:** Drury, Mahan, and Shallanberger6. **Designations:** Mahan, Murray, and Veyna7. **Events:** La Voie and Mahan8. **Five-Year Historic Resources Work Program:** Drury, La Voie, Murray, and Orías9. **Historic Surveys:** Mahan, Murray, and OríasAd Hoc Subcommittees:10. **Architectural Detail:** Grumbine, La Voie, and Mahan11. **City Wayfinding Signage:** Shallanberger12. **Entrada de Santa Bárbara:** Drury, Mahan, and Shallanberger13. **Highway 101 High-Occupancy Vehicle (HOV):** Orías and Suding14. **Lower Mission Creek Design:** Orías and Suding15. **Mason Street Bridge Railing Design:** Drury and Orías16. **Multi-Unit and Mixed-Use Guidelines:** Mahan Alternate: Orías17. **Outdoor Dining Patio Furniture:** Mahan and Shallanberger18. **Paseo Nuevo:** La Voie, Mahan, and Shallanberger19. **Parks Signage:** Shallanberger

Alternate: Suding

20. **Sign Ordinance Review:** Shallanberger

Alternate: Murray

Motion: **Approve the 2016 Historic Landmarks Commission liaison appointments and subcommittees.**

Action: Murray/Drury, 9/0/0. Motion carried.

C. Public Comment:

No public comment.

D. Approval of previous meeting minutes.

Motion: **Approval of the minutes of the Historic Landmarks Commission meeting of December 16, 2015, with corrections.**

Action: Mahan/Orías, 8/0/1. (Grumbine abstained.) Motion carried.

E. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Bill Mahan and Julio Veyna.

Action: Orías/Drury, 8/0/1. (Grumbine abstained.) Motion carried.

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

1. Ms. Kaufman announced the following:

- a. Jennifer Sanchez is the new Commission Secretary for the HLC and Sign Committee.
- b. One of the Callery Pear Trees along Anapamu Street fell down on January 6.

2. Mr. Limón announced that a pending appeal from Virginia Rehling regarding the listing of 29-37 E. Victoria Street on the Potential Historic Resources List will be heard by City Council on January 26. Commissioners La Voie and Murray volunteered to attend the hearing as representatives of the HLC.

3. Commissioner Drury announced that he will leave the meeting early.

4. Ms. Hernández introduced a new intern, Priscilla Leung, who will be assisting with City Landmark designations and the historic preservation program.

5. Chair Suding expressed his appreciation for the efforts of the HLC staff.

6. Commissioner Murray announced that 2016 will be her last year serving as an HLC Commissioner.

G. Subcommittee Reports.

No subcommittee reports.

PROJECT DESIGN REVIEW

1. 25 W COTA ST

C-M Zone

(1:45)

Assessor's Parcel Number: 037-171-011

Application Number: MST2015-00330

Owner: TPG Chapala, LLC

Architect: DMHA

(This is a revised project description. Proposal to renovate a historic industrial building for commercial/office use. The existing building would be converted from light industrial to office use. New second- and third-story additions and a roof deck are proposed. Four new parking spaces are proposed inside the building. A total of 3,000 square feet of non-residential additions are proposed for a total of 12,794 square feet of floor area. There is no existing parking on site. Four parking spaces are proposed and three parking spaces are required. The project requires Development Plan findings for the new nonresidential floor area. This structure is on the City's List of Potential Historic Resources: "Hendry Brothers Blacksmith and Welding Shop.")

(Project Design and Final Approval are requested. Development Plan findings and an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan are required. Project last reviewed on October 21, 2015.)

Actual time: 1:52 p.m.

Present: Ryan Mills and Ed DeVicente, DMHA; and Alexandra Cole, Architectural Historian

Staff comments: Mr. Limón stated that staff received a detailed preservation plan from the applicant and concluded that the project does not constitute a full demolition; therefore, the existing non-conforming parking may be maintained.

Public comment opened at 2:08 p.m. and, as no one wished to speak, it was closed.

Motion: Project Design Approval and continued to the Consent calendar for Final Approval, with conditions:

1. Provide a landscape plan for the roof deck.
2. Prior to issuance of an occupancy permit, the applicant shall pursue with the Street Tree Advisory Committee the location of four trees in the parkway, so placed as to not obscure the corner nor the existing historical signage.
3. The Commission recommends that Public Works address public lighting in the area.
4. The Commission finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
5. The Commission finds the following: (1) Based on a preliminary plan check review by Planning Division staff, the proposed development complies with all provisions of the Zoning Ordinance. The plans will undergo further zoning plan check review to ensure compliance when submitted to the Building & Safety Division; (2) The proposed development is consistent with the principles of sound community planning as determined by the project's consistency with the City's General Plan; (3) The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk, or scale of the development will be compatible with the neighborhood; (4) The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy expressed in the allocation allowances specified in SBMC 28.85.050.
6. As per Section 22.22.104 #2 of the Municipal Code, the Commission finds that alterations to the existing structure would be compatible for the preservation of the historic resource that is listed on the Potential Historic Resources List.

Action: La Voie/Mahan, 7/0/1. (Grumbine abstained/Drury absent.) Motion carried.

The ten-day appeal period was announced.

**** THE COMMISSION RECESSED FROM 2:44 P.M. TO 2:53 P.M. ****

CONCEPT REVIEW - CONTINUED**2. 519 STATE ST****C-M Zone**

(2:15) Assessor's Parcel Number: 037-172-005
Application Number: MST2015-00592
Owner: Bob Maho Trust
Architect: Sherry & Associates

(Proposal to demolish 350 square feet at the front of an existing commercial building to create a new façade and patio area. Windows and French doors will be removed and replaced. An exterior access door will be relocated in association with the proposed interior remodel. This building was constructed in 1926 as part of the earthquake reconstruction of State Street in the Spanish Colonial style. The storefront has been altered.)

(Action can be taken if sufficient information is provided. Project last reviewed on December 16, 2015.)

Actual time: 2:54 p.m.

Present: Dawn Sherry, Sherry Associates

Public comment opened at 2:57 p.m.

Kellam de Forest questioned if this project is in conformance with El Pueblo Viejo guidelines.

Public comment closed at 2:58 p.m.

Motion: Project Design and Final Approval with comments:

1. The width of the corbels should conform to the original blueprint drawings.
2. Rearrange the scoring pattern to line up with the entrance tile element.
3. The colors as proposed are acceptable.
4. The Commission compliments the architect on a very nice project design.

Action: Mahan/Shallanberger, 8/0/0. (Drury absent.) Motion carried.

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 3:05 P.M. ****