



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, May 4, 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:

JASON DOMINGUEZ

PLANNING COMMISSION LIAISON:

SHEILA LODGE

STAFF:

JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor
NICOLE HERNANDEZ, Urban Historian
DAVID ENG, 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 at www.SantaBarbaraCA.gov/HLC by clicking on 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: Drury, Grumbine, La Voie, Mahan, Murray, Orías, Shallanberger (at 2:59 p.m., until 5:18 p.m.), Suding, and Veyna
Members absent: None
Staff present: Limón, Hernandez, and Sanchez

GENERAL BUSINESS:

A. Public Comment:

David Watkins addressed HLC concerns about the project at 1032 Santa Barbara Street, reviewed at the April 20 meeting, stating that the project is within the Average Unit-size Density (AUD) Program requirements for unit number and parking, and that access to utilities will be addressed by Public Works during the permit process.

Mr. Limón emphasized that when reviewing AUD projects, the HLC's purview is review of the proposed building for its conformance to HLC guidelines; standards for project components like density and parking have already been established in the AUD ordinance.

B. Approval of previous meeting minutes.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of April 20, 2016, with correction.

Action: Drury/Mahan, 6/0/2. (Suding and Veyna abstained. Shallenberger absent.) Motion carried.

C. Consent Calendar.

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

Action: Murray/Drury, 7/0/1. (Mahan abstained on Item H. Shallenberger absent.) Motion carried.

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

1. Ms. Hernandez announced that the exterior painting of the Central Library is underway, and that she has reviewed the mockup color samples to ensure the colors match those approved by the HLC.
2. Commissioners La Voie and Suding will step down on Item 2.
3. Chair Suding announced that the relocation of the Crescent Crossing artwork to the train station is complete and showed photographs of its new location and the commemorative plaque.

E. Subcommittee Reports.

Commissioner La Voie reported on the Paseo Nuevo Subcommittee meeting of April 21. He stated that the Paseo Nuevo design team has valid ideas, but the artistic direction is inappropriate for Santa Barbara, with the exceptions of the electrical fixtures and landscape design.

PROJECT DESIGN REVIEW**1. 2559 PUESTA DEL SOL****E-1 Zone**

(1:45) Assessor's Parcel Number: 023-271-003
 Application Number: MST2015-00511
 Owner: Santa Barbara Museum of Natural History
 Applicant: Suzanne Elledge Planning & Permitting Services, Inc.
 Engineer: Flowers & Associates

(This is a revised project description. Phase 1 of the Master Plan build-out for the Santa Barbara Museum of Natural History. This includes compliance requirements for the demo/remodel of the Western Residence and Puesta del Sol pedestrian and right-of-way improvements. Includes replacement of the Butterfly Pavilion, pedestrian access and ADA improvements, trash & recycle enclosure, new fencing, bioswale & native habitat restoration, landscaping, lighting, mechanical equipment replacement, and interior repairs to existing buildings. The Santa Barbara Museum of Natural History is a designated Structure of Merit.)

**** The HSSR item was tabled until after the project review. ****

b) (Project Design Approval is requested. Project must comply with City Council Resolution No. 15-029 adopted on March 24, 2015. Phase I without the right-of-way improvements was last reviewed on February 24, 2016.)

Actual time: 1:44 p.m.

Present: Suzanne Elledge, SEPPS; Susan Van Atta, Van Atta Associates; and Walter Schacht, Schacht Aslani Architects

Public comment opened at 1:59 p.m.

Kellam de Forest commented that the landscape is compatible with the historic Museum.

Public comment closed at 2:00 p.m.

Motion: Continued two weeks with comments:

1. The project has significantly improved, and the Commission appreciates the progress.
2. Ironwork at the butterfly exhibit is much improved.
3. The wing walls at the trash enclosure should not look like they are planted on.
4. Restudy the vestibule to the butterfly exhibit to be more in scale to the existing building entrance and more appropriate to the rustic setting.
5. Restudy the circular elements of the boardwalk at each terminus in the backyard.
6. The color of the boardwalk is acceptable.

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

a) (Review of an Addendum Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates. Report concludes that the impacts to the historic resource would be less than significant. Report last reviewed on February 24, 2016.)

Actual time: 2:24 p.m.

Present: Pamela Post and Tim Hazeltine, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that she agrees with the conclusions of the report that there is not a negative impact to the historic resource.

Public comment opened at 2:28 p.m. and, as no one wished to speak, it was closed.

Motion: **To accept the report as submitted with comment:**

1. The Commission commends the preparers of the report for their thorough analysis.

Action: La Voie/Oriás, 8/0/0. (Shallanberger absent.) Motion carried.

CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING

2. CABRILLO BALL PARK

P-R/SD-3 Zone

(2:20)

Assessor's Parcel Number: 017-311-001

Application Number: MST2016-00144

Owner: City of Santa Barbara

Applicant: Justin Van Mullem

(Proposal for renovations to the Cabrillo Ball Park. Renovation project includes redesigned park entries, outdoor fitness equipment stations, a new basketball court, and a new pathway. Also proposed are new landscaping improvements, accessibility improvements, renovation of the ball field turf and irrigation, exterior lighting at the existing restrooms, pedestrian lighting, and a homerun fence. Three Calle Puerto Vallarta street parking spaces will be removed to provide space for an accessible sidewalk improvement. Approximately nine (9) trees will be removed, one palm relocated, and 12 new trees installed. The project will be reviewed by Planning Commission for a Coastal Development Permit.)

(Conceptual review; comments only. Project requires environmental assessment, a Coastal Development Permit, and Planning Commission review.)

Actual time: 2:35 p.m.

Present: Jill Zachary and Justin Van Mullem, Parks and Recreation, City of Santa Barbara; and Courtney Jane Miller, CJMLA

Public comment opened at 3:04 p.m.

1. Commissioner Drury acknowledged comments in opposition from Betsy Cramer.
2. Kellam de Forest inquired about the restroom and night lighting and stated that the ballpark fence will disrupt the open space.
3. Paul Gifford, owner of the nearby Blue Sands Motel, is opposed to a basketball court, stating it will cause a noise disruption.
4. Matthew La Vine, general manager of the nearby Doubletree Resort, is opposed to the basketball court, stating that it will be unsightly and create problems with graffiti and noise, and that benches will attract the homeless.
5. Jason Dominguez, City Councilmember, is also opposed to a basketball court disrupting the peaceful environment of this park and favors courts in other locations on the Eastside.
6. Mark Rincon-Ibarra is in favor of the project and the basketball court in particular, stating that providing a recreational opportunity in the area for youth is important.
7. Ed Galsterer, of the Santa Barbara Inn, is concerned about the basketball court and the noise disruption.

Public comment closed at sometime before 3:21 p.m.

Motion: Continued indefinitely with comments:

1. The Commission supports the revitalization of the park.
2. The Commission feels positively about the plans in general but disagrees with certain project elements.
3. The Commission does not support the basketball court as it is a design element not appropriate for the park.
4. The chain link fence is inappropriate to the district, unnecessary, and its purpose could be achieved in another way.
5. The open space of the park is necessary and should not be crowded.
6. Retain native flora as possible.
7. The possibility of a children's park is still in question.
8. The bicycle racks need to conform to what the HLC has already approved in El Pueblo Viejo.
9. The wrought iron fence should be Malaga green.
10. The bio retention area is too deep; standing water may be considered a water hazard with respect to children.
11. The perimeter walkways are acceptable.

Action: Mahan/Shallanberger, 7/0/0. (La Voie and Suding stepped down.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:02 P.M. TO 4:09 P.M. ****

CONCEPT REVIEW - CONTINUED

3. 800 SANTA BARBARA ST

C-2 Zone

(3:05)

Assessor's Parcel Number: 031-012-028
 Application Number: MST2015-00023
 Owner: 800 Santa Barbara, LLC
 Applicant: Jan Hochhauser

(Revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,174 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a subterranean parking garage containing 29 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 779 square feet.)

(Fourth concept review; comments only. Project requires environmental assessment. Project received Planning Commission Conceptual Review on October 8, 2015. Project last reviewed on August 12, 2015.)

Actual time: 4:09 p.m.

Present: Jan Hochhauser, Architect; and John Donaldson, Applicant

Staff comments: Irma Unzueta, Project Planner, clarified that this is the third concept review of the project. She reminded the Commission of the staff memo it received for this project, which summarizes comments

from the last Planning Commission review and includes the applicant's responses. Staff recommends that the HLC consider the size, design, and compatibility of the proposal in its review today. Public comment opened at 4:31 p.m.

1. Dacia Harwood, of the neighboring Santa Barbara Historical Museum, read a statement from the Executive Director highlighting concerns about parking impacts and the scale of the project.
2. Anne Petersen, of the Santa Barbara Trust for Historic Preservation, read a letter highlighting concerns about the size, bulk, and scale of the project and parking impacts.
3. Mary Louise Days, historian, stated that this is the wrong location for an AUD project and expressed concern about its size, design, and parking impacts. She also expressed concern about protecting surrounding historic resources.
4. Gordon Sichi, Headmaster of the adjacent Anacapa School, expressed concern about the location of the project in this historic and unique area and its compatibility with the school.
5. Sheila Lodge emphasized that the City deserves a good building in this historic neighborhood, and that a good example is Casa de Las Fuentes on Castillo Street.
6. Kellam de Forest stated that the building is not compatible with this neighborhood.
7. Chair Suding acknowledged comments of support from Craig Minus of the Coastal Housing Coalition.
8. Chair Suding acknowledged comments of support from Keith Albert.
9. Chair Suding acknowledged comments of support from Gil Garcia.
10. Chair Suding acknowledged comments of support from Stan McAuliffe.

Public comment closed at 4:47 p.m.

Motion: Continued indefinitely with comments:

1. The Commission commends the applicant for the effort and a great presentation and feels the elevations have improved dramatically.
2. The project is still too massive, bulky, and out of scale.
3. The east end of the north elevation needs more relief, perhaps by dropping the roof to a shed roof or reconfiguring the unit floor plan.
4. The building is a well-designed three-story building, but at this site, the third floor is still proving to be challenging with respect to context.
5. Improve the integration of the third floor into the mass of the building.
6. The building design should not appear modern.
7. The building lacks poetry.
8. The project lacks neighborhood compatibility; more articulation and modulation is necessary.
9. The passageways into Units 105-107 are tunnel-like and need relief.
10. The paseo could use more articulation (poetry).
11. The Commission directs the applicant to continue to work with adjacent neighbors.

Action: Mahan/Veyna, 9/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED**4. WATERFRONT PARKING LOTS****HC/SD-3 Zone**

(4:20) Assessor's Parcel Number: 045-250-011
 Application Number: MST2015-00565
 Owner: City of Santa Barbara

(Proposal for alterations to waterfront parking lots located at Leadbetter Beach, Harbor West, Garden Street, Chase Palm Park, E. Cabrillo Boulevard, and W. Cabrillo Boulevard to remove existing parking attendant kiosks or honor fee slot systems, ticket dispensers, and traffic arms, and install new automated pay systems with protective bollards. Also proposed are new landscaping in areas where existing kiosks were removed and six new ADA access ramps. Requires Coastal Review.)

(Action can be taken if sufficient information is provided. Project last reviewed on March 9, 2016.)

Actual time: 5:18 p.m.

Present: Karl Treiberg, Waterfront Facilities Manager, City of Santa Barbara; and Paul Poirier, Architect

Public comment opened at 5:26 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with comments:

1. The Commission recognizes the difficulty of finding a design solution for this project.
2. The solution of applying materials to make the kiosk look like a steamer trunk may be too forced.
3. Simplify the design as much as possible.
4. The units needs to look like they belong in Santa Barbara, perhaps by using a painted pattern.
5. The solution needs to resemble the El Pueblo Viejo aesthetic and not the Harbor.
6. The State Street news rack design is a good potential solution.

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

**** THE COMMISSION RECESSED FROM 5:41 P.M. TO 5:49 P.M. ****

NEW SIGN PROGRAM - CONTINUED**5. 2559 PUESTA DEL SOL****E-1 Zone****(4:40)**

Assessor's Parcel Number: 023-271-003
 Application Number: SGN2015-00132
 Owner: Santa Barbara Museum of Natural History
 Applicant: Heidi Jones

(This is a revised project description. Review of a wayfinding sign program for the Santa Barbara Museum of Natural History. A total of 370.6 square feet of signage is proposed throughout the Museum property. Proposed signage consists of identifying, directional, and promotional ground, hanging, wall, projecting, pole, and banner signs. All signage is non-illuminated. Exceptions are requested to allow pole signs, banner signs, and to exceed 90 square feet of signage on the Puesta del Sol frontage. This location is a Designated Structure of Merit.)

(Exception findings required. Project last reviewed on March 23, 2016.)

Actual time: 5:49 p.m.

Present: Heidi Jones, SEPPS; Wayne Hunt, Hunt Design; and Dylan Johnson, Schacht Aslani Architects

Public comment opened at 5:59 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval with completed construction plans and details to return to the Consent calendar, with comments:

1. The signage proposal is much improved, acceptable, and exemplary.
2. The tall posts should be larger woodstock, perhaps 6 inches by 6 inches.
3. Add a pyramid top to the posts.
4. The mounting hardware/bracket for the promotional/exhibition banner needs more detail and should be more substantial.
5. The mounting bracket for the gallery identification sign needs to have a plate that attaches the two points to the wall.
6. Add author name to the Requested Sign Exceptions document in the future.
7. The Commission finds that the following sign standards or sections can be granted an exception: 22.70.030 C—Pole Signs, 22.70.030 C—Banner Signs, and 22.70.040 A3—Square Area Maximum, making the findings as stated in Sign Ordinance subsection 22.70.070 for the granting of an exception: (a) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property because of unique building size, scale, and location, that do not apply generally to other properties in the vicinity; (b) The granting of the exception will not be materially detrimental to the public welfare or injurious to the properties or improvements in the vicinity, including residences; and (c) The proposed sign is in conformance with the stated purpose and intent of the Sign Ordinance.

Action: La Voie/Orías, 8/0/0. (Shallanberger absent.) Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**6. 518 STATE ST****C-M Zone****(5:10)**

Assessor's Parcel Number: 037-173-046
Application Number: MST2013-00140
Owner: Charles & Georgetta Craviotto Survivor's Trust
Architect: W.M. Howard Wittausch

(Revised proposal to install one freestanding, permanent canvas tent canopy [1,509 square feet] with oval steel pole frame. The original proposal involved three [3] separate canopies and a new 138 square foot storage enclosure. The proposed storage enclosure has been eliminated from the scope of work. This application addresses violations outlined in enforcement case ENF2012-01002.)

(Action can be taken if sufficient information is provided. Project last reviewed on September 24, 2014.)

Actual time: 6:18 p.m.

Present: W.M. Howard Wittausch, Architect; and Krishan Gupta, Owner

Public comment opened at 6:30 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with conditions:

1. The wrought iron fence is nicely detailed; however, the repetitiveness is problematic and needs relief, perhaps with pots and/or planting.
2. The trusses need to be more traditional-looking or disguised.
3. The roof plan needs to be resolved.
4. Return with an awning fabric sample.
5. Any lighting proposed needs to be traditional.

Action: Veyna/Orías, 7/0/1. (Murray abstained. Shallenberger absent.) Motion carried.

**** MEETING ADJOURNED AT 6:44 P.M. ****