



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, December 7, 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
PILAR PLUMMER, Planning Technician
JENNIFER SANCHEZ, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this special meeting of the Historic Landmarks Commission is available 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 (at 1:41 p.m.), La Voie, Mahan, Murray, Orías, Suding, and Veyna

Members absent: Shallanberger

Staff present: Limón (until 1:52 p.m.), Hernandez, Plummer, and Sanchez

GENERAL BUSINESS:

A. Public Comment:

1. Virginia Rehling spoke regarding 29 E. Victoria Street, asking that a Review After Final appear at an HLC Consent meeting.

The Commission directed staff to route a Review After Final to a Full Commission meeting agenda.

2. Anna Campbell spoke regarding 129 E. Anapamu Street, announcing that she will move forward with her appeal at the City Council meeting of January 10.

B. Consent Calendar.

Motion: **Ratify the Consent Calendar as reviewed by Bill Mahan.**

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

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

1. Ms. Plummer announced the following:

- a. Item 4, 29 W. Anapamu Street, will be postponed, and Item 6, 228 E. Anapamu Street, will be heard out of order.
- b. Commissioner Shallanberger will be absent.

2. Mr. Limón announced the following:

- a. At the City Council meeting of December 13, the Average Unit-Size Density (AUD) Incentive Program will be discussed, including ordinance amendments for parking requirements. Mr. Limón indicated that this would be the time for the HLC to propose changes to the Priority Housing Overlay Map.

Commissioners Grumbine and Drury will attend the meeting.

3. Ms. Hernandez announced that the City Landmark designations of Rattlesnake Canyon Bridge, Santa Barbara County National Bank, and the George Edwards House, as recommended by the HLC, will be considered at the December 13 City Council meeting.

4. Commissioner Orías announced that Home Depot has a display of LED lights that shows the variance in light intensities, which may be helpful to Commissioners for future reviews of project lighting.

E. Subcommittee Reports.

Mr. Limón announced that a replacement for Commissioner Murray on the Sign Ordinance Review Committee is needed for the December 15 meeting.

Commissioner Drury will attend.

FINAL REVIEW**1. 116 CASTILLO ST****HRC-1/SD-3 Zone**

(1:45) Assessor's Parcel Number: 033-061-011
 Application Number: MST2014-00388
 Owner: Adi & Santy Kazali, Trustees
 Architect: Joe Andrulaitis

(Proposal to demolish the existing 8,612 square foot, one-story hotel and construct a new, 14,475 square foot, three-story, 38 room hotel, with a total of 38 parking spaces (20 covered and 18 uncovered) on the 24,956 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes Planning Commission review for a Coastal Development Permit, Development Plan, and Interior Setback Modifications.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 019-16. Project was last reviewed on November 16, 2016.)

Actual time: 1:51 p.m.

Present: Joe Andrulaitis & Lovita Wibisono, Architects; and Jack Kiesel, Landscape Architect

Public comment opened at 2:06 p.m., and as no one wished to speak, it was closed.

Motion: Continued one week to Consent with conditions:

1. The Commission is pleased with the progression of the project.
2. The colors could use a few more cool colors, specifically on the tiles and awnings, and generally for the entire color concept.
3. The plaster mass above the arch on the east elevation of sheet A-201 should be a greater dimension than 15 inches.
4. A light bulb should show in the lighting standards in the parking lot.
5. Add more chondropetalum around the backflow preventer.
6. The scrollwork on the proposed parking lot lighting standard should be reversed, or choose another standard.
7. Study finding a more traditional bollard.
8. The awnings should be solid in color, green or blue as suggested; a precedent for striped awnings should not be set.

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

CONCEPT REVIEW - CONTINUED**2. 214 STATE ST****HRC-2/SD-3 Zone**

(2:10) Assessor's Parcel Number: 033-051-015
 Application Number: MST2016-00409
 Owner: Peter Mangurian
 Applicant: Kevin Moore

(Proposal for alterations to an existing 3,125 square foot commercial building on a 22,108 square foot lot. The project includes the following: converting 280 square feet of floor area to outdoor covered patio, hardscape alterations, removal of an existing 50 foot tall queen palm tree, new landscaping, two new parking spaces, and pedestrian path. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

Actual time: 2:32 p.m.

Present: Kevin Moore, Architect

Public comment opened at 2:38 p.m., and as no one wished to speak, it was closed.

Motion: Project Design Approval and continued to Consent with conditions.

*** Discussion of this item re-opened at 4:03 p.m. ***

Amended Motion: Project Design Approval and Final Approval, with details to return to Consent, with conditions:

1. Remove the extreme cantilever back to the line of an approximately 24-inch roof overhang.
2. The post on the southeast corner shall be expressed as a plaster column to match that on the southwest corner.
3. It was suggested that the columns as shown on the southeast corner do not need to be the full depth.
4. The portion of the roof that extends above the central entrance on the west side shall be thickened 18 inches or returned 24 inches.
5. Add a sawtooth planter at parking space 29.
6. The brackets at the lintels should be more voluptuous.

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

The ten-day appeal period was announced.

IN-PROGRESS REVIEW**3. 518 STATE ST****C-M Zone****(2:40)**

Assessor's Parcel Number: 037-173-046
Application Number: MST2013-00140
Owner: Charles & Georgetta Craviotto Survivors Trust
Architect: Jose Luis Esparza
Business Name: India Bazaar

(Proposal to remove an unpermitted pole and canvas structure and to construct an approximately 1,000 square foot wood trellis with permanent retractable canvas canopies on slide wires. The project includes five-foot tall wrought iron fencing with plaster columns and an eight inch plaster curb, two plaster entry archways, and a rear wrought iron access gate to enclose an outdoor retail site with an existing storage building. Decorative potted landscaping is also proposed. The project will address violations in enforcement case ENF2012-01002.)

(Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

Actual time: 2:58 p.m.

Present: Jose Luis Esparza, Architect; and Harry Gupta, representing the Owner

Public comment opened at 3:01 p.m., and as no one wished to speak, it was closed.

Motion: Continued indefinitely with comments:

1. Add trim around the main entry on the south and west elevations.
2. The entry gates need to be more traditional, with more decoration.
3. Show what the two-foot reduction in width of the entries as shown on the west and south elevations would look like.
4. The radius of the arch and the openings need to be studied to be more compatible on the west and south elevations.
5. The arch should be at least two feet thick.
6. Study a chamfer on the pilasters.
7. The pilasters need more substance and massing.
8. Study the plantings being located within the pilasters.

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

**** THE COMMISSION RECESSED FROM 3:09 P.M. TO 3:16 P.M. ****

CONCEPT REVIEW - CONTINUED**4. 29 W ANAPAMU ST****C-2 Zone**

(3:05) Assessor's Parcel Number: 039-231-002
 Application Number: MST2016-00487
 Owner: Stuart Fuss
 Architect: AB Design Studio, Inc.

(Proposal to convert attic area to additional 585 square feet of new office space on an existing 17,395 square foot, four-story office building. Exterior alterations include raising the ceiling and extending the floor of the attic by approximately 10 feet to convert attic to floor area, and adding a third-floor balcony. The overall building height will remain unchanged at 45'.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)

Item postponed at the applicant's request.

Motion: To postpone the item.

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

*** Items 5 & 6 were heard out of order. ***

PROJECT DESIGN REVIEW**5. 1032 SANTA BARBARA ST****C-2 Zone**

(3:35) Assessor's Parcel Number: 029-212-024
 Application Number: MST2016-00071
 Owner: David Myers
 Applicant: David Watkins

(The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,497 square feet with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building, with eight units and 1,369 square feet of nonresidential development, with 11 covered parking spaces. The units will include 7 two-bedroom units and one studio unit, with an average unit size of 970 square feet. Existing on the site are a one-story office building and a one-story single-family residence that will be demolished. A zoning modification is requested to allow an enclosed mirador balcony to satisfy the requirement for private outdoor living space for one of the units.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 072-16. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). Project was last reviewed on October 5, 2016.)

Actual time: 3:30 p.m.

Present: David Watkins & Mark Shields, DesignARC; and Kim True, Landscape Architect

Public comment opened at 3:41 p.m.

1. Darcy Cornwall, adjacent neighbor, expressed concern about the proposal being overdeveloped, affecting their view and privacy.

2. Correspondence with concerns from Mark Cornwall, adjacent neighbor, was acknowledged. Additionally, Mr. Cornwall expressed concerns about the enclosed staircase and the rooftop deck.

Public comment closed at 3:45 p.m.

Motion: Project Design Approval and continued indefinitely to the Full Commission with conditions:

1. The roof and stair enclosure shall be lowered to the extent possible.
2. The roof decks on the fourth floor shall be pulled back from the face of the building to the extent possible, and/or mitigate the view from and of those decks.
3. Study adding openings within the stair enclosure.
4. The Commission found 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.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW

6. 228 E ANAPAMU ST

R-O Zone

(4:05)

Assessor's Parcel Number: 029-162-007
 Application Number: MST2014-00614
 Owner: Barranca Enterprises, Inc.
 Applicant: Everett Woody
 Architect: Gil Garcia

(Proposal for exterior alterations comprising the restoration of a window on the lower level to its original location and appearance, new exterior entry doors on the upper level, and relocation of a wood storage access door on the lower level. The project includes a new van-accessible parking space with an accessible path of travel. Interior alterations include the replacement of two existing ADA restrooms with new ones. This project will address violations outlined in enforcement case ENF2012-01133.)

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

Actual time: 3:16 p.m.

Present: Everett Woody, Applicant, Garcia Architects

Public comment opened at 3:22 p.m., and as no one wished to speak, it was closed.

Motion: Project Design Approval and Final Approval with comment:

1. This is an appropriate modification of a potentially historic building.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 4:05 P.M. ****