



# City of Santa Barbara Planning Division

## HISTORIC LANDMARKS COMMISSION MINUTES

**Wednesday, May 6, 2015** **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

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**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
- GABRIELA FELICIANO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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](http://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 Chair Suding.

**ATTENDANCE:**

Members present: Drury, La Voie, Mahan, Orías, Shallanberger, Suding, and Winick.

Members absent: Murray and Veyna.

Staff present: Limón (until 2:25p.m. and again at 3:08 p.m. until 3:25 p.m.), Hernández (until 6:25 p.m.), Kaufman, and Feliciano.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

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

Proposal:

1. The project as proposed is not acceptable.
2. The thoroughness of the AUD and solar presentation is appreciated.

Setbacks:

3. The proposed setbacks from the street are appropriate and extremely important, but they are too narrow.
4. The side and rear setbacks from the historic resource are not appropriate for this site.

Size, bulk and scale:

5. The size, bulk and scale are not appropriate for this site.
6. The proposed height is not compatible with the surrounding neighborhood with its one and two story buildings. The Commission finds the fourth story is unsupportable.
7. The massing needs to be reduced.
8. The density of the proposed number of units should be appropriate to the site, neighborhood, and adjacent historic resources not withstanding what the AUD would allow. The AUD should be appropriately applied to this site and the neighborhood.

Architecture/Design:

9. The design is too contemporary and should be restudied.
10. The architecture should be compatible with the historic context. The project should respect the adjacent historic resources and should be compatible with the neighborhood.
11. Restudy the courtyard concept. Look to the historic El Paseo’s courtyard for inspiration.
12. The north elevation should be treated as a primary elevation and not as a back-of-house. It is viewed from a significant historic resource and is adjacent to Anacapa School which is diminutive in scale.

Landscaping:

13. The loss of landscaping is of concern. Significant trees on the site should be retained. Landscaping should be used to tie the project into the neighborhood.

Mixed-Use:

14. The multi-use aspect, especially the commercial component, should take into consideration the amenities of the neighborhood and the project, and the needs of future residents.

Action: Winick/Drury, 7/0/0. (Murray/Veyna absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:40 PM TO 5:47 PM \*\***

**CONCEPT REVIEW - CONTINUED**

7. **CITYWIDE NEWS RACKS** ROW Zone  
 (5:00) Assessor’s Parcel Number: 000-000-0RW  
 Application Number: MST2014-00599  
 Owner: City of Santa Barbara  
 (Proposal to update the city's news rack ordinance in order to provide more effective news rack management and maintenance.)

**(Second Concept Review; action can be taken if sufficient information is provided. Project last reviewed on February 11, 2015.)**

Actual time: 5:47 p.m.

Present: John Ewasiuk, Principal Engineer

Public comment opened at 5:57 p.m.

Elizabeth Wright, local community liaison, spoke in support of the project and requested consistency. She also asked that there be less news racks in front of the main post office downtown. She urged the public to report graffiti on news racks to the graffiti hotline.

Mike Park, Santa Barbara News-Press representative, spoke in support of the project and expressed appreciation for the collaboration between staff and news rack owners.

Scott Kaufman, Santa Barbara Independent representative, spoke in support of the project and expressed appreciation for staff's efforts to offer newspapers in an attractive way.

Public comment closed at 6:01 p.m.

**Motion: Project Design Approval with recommendations to the Ordinance Committee in the process of updating the city's news rack ordinance:**

1. Malaga green shall be used for the news rack boxes and pedestals in El Pueblo Viejo Landmark District.
2. Double periodical racks shall be consolidated as well as the single racks.
3. New installations shall be placed inside the sidewalk and/or near a wall rather than on the curb.
4. The smaller bases shall be less obtrusive.

Action: Mahan/Drury, 7/0/0. (Murray/Veyna absent.) Motion carried.

**CONCEPT REVIEW – CONTINUED / HISTORIC STRUCTURES REPORT**

8. **713 SANTA BARBARA ST** C-2 Zone

(5:20) Assessor's Parcel Number: 031-081-007  
 Application Number: MST2014-00390  
 Owner: Santa Barbara Historical Society  
 Architect: Richard Redmond

(This is a revised project description. Proposal to install a new air-conditioning compressor unit on a concrete base adjacent to the northeastern corner of the Historic Adobe at the Santa Barbara Historical Museum. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

**a) (Historic Structures/Sites Report prepared by Alex Cole. Report concludes the project would have a less than significant impact on the significant historic resource.)**

Actual time: 6:17 p.m. and again at 6:23 p.m.

Present: Alex Cole, Historical Consultant  
 Richard Redmond, Architect  
 Warren Miller, Santa Barbara Historical Society

**ARCHITECTURAL BOARD OF REVIEW  
MINUTES**

**Monday, April 27, 2015**                      **David Gebhard Public Meeting Room: 630 Garden Street**                      **3:00 P.M.**

**BOARD MEMBERS:**                      KIRK GRADIN – CHAIR (Consent Agenda Representative)  
    SCOTT HOPKINS – VICE-CHAIR  
    THIEP CUNG  
    COURTNEY JANE MILLER (Consent Agenda Landscape Representative)  
    STEPHANIE POOLE (Consent Agenda Representative)  
    AMY FITZGERALD TRIPP  
    WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**                DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**        JOHN CAMPANELLA  
**PLANNING COMMISSION LIAISON (Alternate):**        SHEILA LODGE

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
    SUSAN GANTZ, Planning Technician  
    KATHLEEN GOO, Commission Secretary

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

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/ABRVideos](http://www.SantaBarbaraCA.gov/ABRVideos).

**CALL TO ORDER:**

The Full Board meeting was called to order at 3:00 p.m. by Chair Gradin.

**ATTENDANCE:**

Members present:                      Gradin, Cung (until 7:16 p.m.), Hopkins, Miller, Poole (until 5:45 p.m.), Tripp and Wittausch.  
Members absent:                        None.  
Staff present:                            Gantz and Goo.

**GENERAL BUSINESS:**

- A.     Public Comment:  
  
       No public comment.
- B.     Approval of Minutes:  
  
       Motion:                      Approval of the minutes of the Architectural Board of Review meeting of **April 13, 2015**, as amended.  
       Action:                        Wittausch/Miller, 5/0/2. Motion carried. (Gradin/Cung abstained, and Miller abstained from Item 1).
- C.     Consent Calendars:  
  
       Motion:                        Ratify the Consent Calendar of **April 20, 2015**. The Consent Calendar was reviewed by **Amy Fitzgerald Tripp**.  
       Action:                        Hopkins/Tripp, 6/0/1. Motion carried. (Gradin abstained).  
  
       Motion:                        Ratify the Consent Calendar of **April 27, 2015**. The Consent Calendar was reviewed by **Kirk Gradin** and **Courtney Jane Miller**.  
       Action:                        Hopkins/Miller, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Ms. Gantz made the following announcements:
    - a) Board Member Tripp will be stepping down on Items 6 and 7 at 401 E. Haley Street and 412 E. Haley Street, respectively;
    - b) Board Member Miller will be stepping down on Item 2 at 110 S. Hope Avenue; and
    - c) Board Member Poole will attend the meeting from 3:00 p.m. – 5:45 p.m.
- E. Subcommittee Reports.
- No reports were made.

**CONCEPT REVIEW - CONTINUED ITEM**

**1. CITYWIDE NEWS RACKS ROW Zone**

**(3:15)** Assessor’s Parcel Number: 000-000-0RW  
 Application Number: MST2014-00599  
 Owner: City of Santa Barbara

(Proposal to update the City's News Rack Ordinance in order to provide more effective news rack management and maintenance.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on February 2, 2015.)**

Actual time: 3:09 p.m.

Present: John Ewasiuk, Principal Civil Engineer.

Public comment opened at 3:27 p.m.

- 1) Elizabeth Wright, expressed support with submitted personal suggestions as a self-appointed “community liaison”.
- 2) Joe Cole, Agent for the SB Independent, expressed support as an independent distributor representative.

Public comment closed at 3:30 p.m.

**Board comments:**

- 1) No advertizing would be allowed on the new rack boxes or pedestals.
- 2) A majority of the Board is in support of clean, simple, and uniform smaller size new racks with a minimalistic design (#KJ-50E).
- 3) If multiple rack boxes are used, a majority of the Board was in favor of smaller size boxes on a common rack, and positioned as close together as possible.
- 4) Standardize and minimize the size of the newspaper and magazine logos and contact information as much as possible, to be placed only on the front centered bottom portion of the boxes so as not to be seen from the street.
- 5) A majority of the Board found supportable an overall Malaga green color, including support post.