



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

**Wednesday, September 5, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**  
 WILLIAM LA VOIE, *Chair*  
 ALEX PUJO, *Vice-Chair*  
 ROBERT ADAMS  
 LOUISE BOUCHER  
 KEN CURTIS  
 STEVE HAUSZ  
 FERMINA MURRAY  
 SUSETTE NAYLOR  
 DONALD SHARPE

**ADVISORY MEMBER:**  
 DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**  
 ROGER HORTON

**PLANNING COMMISSION LIAISON:**  
 STELLA LARSON

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor  
 JAKE JACOBUS, Urban Historian  
 SUSAN GANTZ, Planning Technician II  
 GABRIELA FELICIANO, Commission Secretary

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

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.

The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.

**Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. That on August 31, 2007, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

**GENERAL BUSINESS:**

## A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 22, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT**1. 500 FOWLER A-F/SD-3 Zone

**(1:45)** Assessor's Parcel Number: 073-450-003  
Application Number: MST2003-00344  
Owner: City of Santa Barbara  
Applicant: Owen Thomas

(The project involves construction of two 1,000-foot long Runway Safety Areas (RSAs) and extension of Taxiway A and construction of new Taxiway M and other taxiway improvements at the City Airport. To construct RSAs, Runway 7-25 must be relocated 800 feet to the west and Carneros and Tecolotito Creeks must be rerouted.)

**(Review of reports titled "Archaeological Testing to Evaluate the Significance of CA-SBA-3839" and "Plan for Archaeological Testing Phase 2 to Evaluate the Significance of CA-SBA-3839" prepared by Applied EarthWorks, Inc.)**

**HISTORIC STRUCTURES REPORT**

2. 1857 E LAS TUNAS RD A-1 Zone

**(1:50)** Assessor's Parcel Number: 019-083-009  
Application Number: MST2007-00411  
Owner: Trudy S. and J. Peter Kiers, Trustees  
Owner: Peter Consos Javidi  
Architect: W. David Winitzky

(Proposal to remodel existing 1,988.60 square foot single family residence with the expansion of the dining area and two bedrooms. Exterior alterations to windows and doors. Additional proposal to create one new bedroom. The project will result in a 2,688.92 square foot residential unit with a net addition of 54.58 square feet. Project is located in the Hillside Design District.)

**(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historian.)**

**CONCEPT REVIEW - CONTINUED**

3. 1535 SANTA BARBARA ST R-3 Zone

**(1:55)** Assessor's Parcel Number: 027-241-005  
Application Number: MST2007-00266  
Owner: The Unitarian Society of Santa Barbara  
Architect: Peikert Group Architects  
Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings; accessibility and upgrading of architectural finishes; replacement of 11 windows in the Parish Hall; enclosing the 310 square foot loggia on the east side of the Parish Hall; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard. Also proposed is to install new windows at classroom B, the Blake Building, and a new 15-space parking lot.)

**(Third Concept Review.)**

**CONCEPT REVIEW - NEW**

4. 713 SANTA BARBARA ST C-2 Zone

**(2:10)** Assessor's Parcel Number: 031-081-007  
Application Number: MST2007-00436  
Owner: Santa Barbara Historical Society  
Architect: Edwards-Pitman

(This parcel contains two City Landmarks: "Historic Adobe (1825) and Covarrubias Adobe (1830)."  
This is a courtesy review of a proposal for a pair of new 16'-0" tall wrought iron gates to be installed at the Santa Barbara Street driveway entry. The gates will match existing entry gates to the parking lot of the Santa Barbara Historical Society.)

**(Courtesy review.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO AN HISTORIC LANDMARK. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - NEW**

5. 110 W SOLA ST C-2 Zone

**(2:30)** Assessor's Parcel Number: 039-062-010  
Application Number: MST2007-00413  
Owner: Carmac & Associates, LLC  
Architect: Lenvik & Minor Architects

(Concept Review only of a proposal to demolish an existing 15,730 square foot commercial office building and construct a new, three-story mixed-use development comprised of four residential units ranging in size from 2,930 square feet to 3,420 square feet and a commercial space of 2,209 square feet. Parking of 24 spaces will be provided on the first level of the development.)

**(Concept Review only.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

**PRELIMINARY REVIEW**

6. 517 CHAPALA ST C-2 Zone

**(3:00)** Assessor's Parcel Number: 037-163-007  
 Application Number: MST2005-00088  
 Owner: Montecito Bank & Trust Trustee  
 Applicant: Peikert Group Architects, LLC  
 Applicant: H & R Investments

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)**

**CONCEPT REVIEW - NEW**

7. 533 STATE ST C-M Zone

**(3:30)** Assessor's Parcel Number: 037-172-001  
 Application Number: MST2007-00426  
 Owner: Rove Enterprises Inc.  
 Agent: Tamara Erickson  
 Architect: Cearnal Andrulaitis, LLP  
 Business Name: Hotel Santa Barbara

(This is on the California Inventory of Historic Resources and is on the List of Potential Historic Resources: "Neal Callahan Building." Proposal to repaint a commercial building.)

**(ENVIRONMENTAL ASSESSMENT IS COMPLETE.)**

**CONCEPT REVIEW - NEW**

8. 500 NINOS DR P-R/SD-3 Zone

**(3:40)** Assessor's Parcel Number: 017-382-002  
 Application Number: MST2007-00433  
 Owner: City of Santa Barbara  
 Applicant: Tynan Group  
 Architect: Blackbird Architects

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal to construct a new 30' tall synthetic thatched shade umbrella within an existing elephant exhibit at the Santa Barbara Zoo. The steel umbrella pole will be 18" in diameter and will require approximately 3 cubic yards of grading excavation.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)**

**CONCEPT REVIEW - NEW**

9. 325 E CANON PERDIDO ST C-2 Zone

**(3:55)** Assessor's Parcel Number: 029-301-018  
 Application Number: MST2007-00329  
 Owner: Ken Olsen  
 Architect: Carl Schneider

(Proposed demolition of an existing 929 square foot, single-family residence and construction of a new 2,044 square foot three-story residence, and 507 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into all four setbacks and for not providing the required 10% open yard area on this 3,515 square foot parcel. A total of 350 cubic yards of grading excavation will be required.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS.)**

**CONCEPT REVIEW - NEW**

10. 1118 E CABRILLO BLVD P-R/SD-3 Zone

**(4:25)** Assessor's Parcel Number: 017-353-001  
 Application Number: MST2007-00435  
 Owner: City of Santa Barbara  
 Applicant: City Facilities Maintenance

(This is a Structure of Merit: "Cabrillo Pavilion and Stoa." Proposed repair and maintenance of the facade of the Cabrillo Bathhouse recreation building. Design and finishes to match existing building finishes.)

**(PROJECT REQUIRES COASTAL REVIEW AND HISTORIC RESOURCE FINDINGS.)**

**\*\* SCHEDULED BREAK FROM 4:55 P.M. TO 5:05 P.M.\*\***

**CONCEPT REVIEW - CONTINUED**

11. 636 STATE ST C-M Zone

**(5:05)** Assessor's Parcel Number: 037-132-001  
 Application Number: MST2007-00257  
 Owner: Gallina Family Trust  
 Architect: Kenneth Gruskin  
 Applicant: Derrick Prudigalidad  
 Business Name: Verizon Wireless (Johnny's Greek Deli)

(Proposal for exterior alterations of the streetscape facade including changes to finishes, doors, and windows. Proposed new signage to be reviewed by the Sign Committee under a separate permit.)

**(Second Concept Review.)**

**PRELIMINARY REVIEW**

12. 433 E CABRILLO

HRC-2/SP-1/SD-3 Zone

**(5:25)**

Assessor's Parcel Number: 017-680-009  
Application Number: MST95-00175  
Agent: Richard Fogg, Attorney  
Architect: Daun St. Amand  
Business Name: Waterfront Hotel  
Architect: Henry Lenny  
Architect: Gregory Burnett  
Applicant: Parker Family Trust

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

**(Revised Preliminary Approval and Final Approval of the structure is requested for design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified. These changes were found to be in Substantial Conformance with Preliminary Approval granted 8/15/01.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**