



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, October 17, 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
AUDREY WILK, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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 at the time of submittal & each time plans are revised. <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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & 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. 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 October 12, 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.
- 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.

SUBCOMMITTEE MEETING:

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 October 03, 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. 528 ANACAPA ST C-M Zone

(1:45) Assessor's Parcel Number: 031-201-029
 Application Number: MST2006-00748
 Applicant: Jim Doub
 Architect: Richard Redmond

(Proposal to demolish an existing 3,500 square foot retail/commercial building and construct a new approximately 20,000 square foot mixed-use building on a 65,065 square foot parcel. The proposed four-story building would consist of approximately 5,000 square feet of first floor retail/commercial space and seven residential condominiums on the upper floors totaling approximately 15,000 square feet. The proposal includes rooftop decks for each residential unit.)

(Review of Phase I Archaeological Resources Report prepared by Macfarlane Archaeological Consultants.)

ARCHAEOLOGY REPORT

2. 1405 HARBOR VIEW DR R-2/SD-3 Zone

(1:50) Assessor's Parcel Number: 015-292-005
 Application Number: MST2007-00278
 Architect: Tom Jacobs

(Proposal to demolish an existing 960 square foot single-family residence and 560 square foot detached garage and to construct two new two-story, single-family residences with attached two-car garages. The first unit is proposed to be 2,080 gross square feet including the garage, and the second unit is proposed to be 1,930 gross square feet, including the garage, all on a 7,320 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. At this time, the project would require a Coastal Development Permit at the Planning Commission, but as of July 15, 2007, the project will qualify for a Coastal Exclusion. No other approvals are required from the Planning Commission.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

ARCHAEOLOGY REPORT

3. 1651 SYCAMORE CANYON RD A-1 Zone

(1:55) Assessor's Parcel Number: 019-290-001
 Application Number: MST2007-00121
 Architect: Assad Mora

(Proposal for an "as-built" addition to a single family residence, new pool cabana and utility building, and a reservoir for fire supression (per Fire Department).

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

RECONSIDERATION HEARING

4. 517 CHAPALA ST C-2 Zone

(2:00) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Applicant: Peikert Group Architects LLC
 Applicant: H & R Investments
 Architect: Peikert Group Architects

(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.)

(Adams/Boucher Motion to Reconsider the Preliminary Approval of October 19, 2007 was tabled for action at this meeting.)

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

PRELIMINARY REVIEW

5. 517 CHAPALA ST C-2 Zone

(2:10) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Applicant: Peikert Group Architects LLC
 Applicant: H & R Investments
 Architect: Peikert Group Architects

(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.)

(Review of revisions to project design.)

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

CONCEPT REVIEW - NEW6. DE LA GUERRA PLAZA C-2/P-R Zone

(2:45) Assessor's Parcel Number: 037-092-037
 Application Number: MST2007-00496
 Applicant: Marck Aguilar, Redevelopment Specialist
 Architect: Campbell & Campbell

(This site is a City Landmark: "City Hall and California Pepper Tree." Proposal for infrastructure improvements for Plaza de la Guerra and Storke Placita including changes to the sidewalk and roadway surfaces and grade, electrical service upgrade, siting of a trash/recycling enclosure, and lighting and landscaping improvements. The project scope includes a proposal to change the current parking in the plaza roadway, City Hall parking lot, and for one-way traffic flow along East de la Guerra Street.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

CONCEPT REVIEW - CONTINUED7. 1829 STATE ST C-2/R-4 Zone

(3:45) Assessor's Parcel Number: 027-031-007
 Application Number: MST2004-00132
 Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished. The project is currently under appeal at City Council and may require Planning Commission approval for a Tentative Subdivision Map and a Development Plan.)

(Seventh Concept Review.)

(COMMENTS ONLY, PROJECT REQUIRES PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, A CONDITIONAL USE PERMIT, AND ZONING MODIFICATIONS.)

DISCUSSION ITEM

8. 813 ANACAPA ST C-2 Zone

(4:05) Assessor's Parcel Number: 037-052-033
 Application Number: MST2007-00490
 Business Name: Wine Cask Restaurant
 Applicant: Chris Vigilante, Regional Dir Operations
 Applicant: Bernard Rosenson, President, Wine Cask Inc

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

(Update on proposed timeline for preparation and review of a focused Historic Structures/Sites Letter Report.)

CONCEPT REVIEW - NEW

9. 2559 PUESTA DEL SOL E-1 Zone

(4:15) Assessor's Parcel Number: 023-271-003
 Application Number: MST2007-00511
 Applicant: Gary Robinson
 Architect: Isabelle Greene & Associates

(This site contains a City Structure of Merit: "Museum of Natural History." Proposal to ameliorate storm water runoff impacts to Mission Creek through replacement of existing asphalt parking lot with pervious alternatives. Also proposed is the construction and improvement of adjacent bioswales to increase retention and filtration capacity, restoration of native habitat through removal of non-native tree species and invasive understory and planting of native species. Parking lot capacity of 161 parking spaces will be maintained. All ground disturbance of native soils will be monitored by a City-qualified archaeologist.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

FINAL REVIEW

10. 819 GARDEN ST C-2 Zone

(4:40) Assessor's Parcel Number: 031-012-011
Application Number: MST2005-00439
Architect: Jeff Shelton

(This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,515 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 2,003 square foot one-bedroom unit, and 1,390 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,122 square foot parking garage, and two on a separate parcel within 500 feet. Also proposed is a 602 square foot roof deck. Staff Hearing officer approval is requested for a zoning modification to provide less than the required 10% open space area.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 061-07 AND PLANNING COMMISSION RESOLUTION NO. 038-07.)

FINAL REVIEW

11. 33 E CANON PERDIDO ST C-2 Zone

(4:55) Assessor's Parcel Number: 039-322-009
Application Number: MST2006-00067
Applicant: David Asbell, Executive Director
Applicant: Maryanne Clark
Architect: Jeff Shelton

(This is a City Landmark: Lobero theatre. Proposal for the temporary installation of a 30'x 50' tent for use in the courtyard behind the theatre. This tent will be erected during times of inclement weather for the protection of patrons attending receptions and other events. The tent is expected to be used approximately 39 days during the months of October through April.)

(Final approval of the project is requested.)

(HISTORIC RESOURCE FINDINGS MADE MARCH 7, 2007.)

CONCEPT REVIEW - CONTINUED

12. 1501 STATE ST C-2 Zone

(5:10) Assessor's Parcel Number: 027-231-006
 Application Number: MST2007-00476
 Owner: Herdman Robert S & Dorthy I Trustees
 Architect: Larry E. Thompson Architects, Inc.
 Business Name: Community West Bank
 Owner: Cochran Property Management

(Proposal to replace all exterior windows and doors, install new skylights, and construct a new cupola on an existing commercial building.)

(Second Concept Review.)

CONCEPT REVIEW - CONTINUED

13. 125 RAMETTO RD A-2 Zone

(5:20) Assessor's Parcel Number: 015-211-011
 Application Number: MST2007-00333
 Designer: Peter Kavoiian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(Second Concept Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

CONCEPT REVIEW - CONTINUED

14. 2419 STATE ST E-3 Zone

(5:40) Assessor's Parcel Number: 025-071-009
 Application Number: MST2007-00041
 Designer: Richele Mailand

(This structure is on the City's List of Potential Historic Resources: "Houners house." Proposal to remodel interior space and replace four windows, one entry door, and outdoor lighting fixtures. Also proposed is to demolish an unpermitted exterior stucco balcony wall and install a combination wrought iron/wood railing. Project will require a Zoning Compliance Declaration due to the configuration of the legal first floor rear bedroom with no internal access.)

(Third Concept Review.)

CONSENT CALENDAR – SEE SEPARATE AGENDA