



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, August 6, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

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

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
 GABRIELA FELICIANO, 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	Master Application & Submittal Fee - (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.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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. Or by email at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

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 Friday, August 1, 2008, 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.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, August 8th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

SUBCOMMITTEE MEETING:

There will be a Designations Subcommittee meeting at 10:00 a.m. on Wednesday, August 20, in the Community Development Director's Conference Room, on the second floor at 630 Garden Street.

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 July 23, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

HISTORIC STRUCTURES REPORT

1. 100 E CARRILLO ST - RECREATION CENTER P-R Zone

(1:45) Assessor's Parcel Number: 029-291-020
Application Number: MST2008-00064
Owner: City of Santa Barbara
Architect: Kruger Bensen Ziemer
Business Name: Carrillo Recreation Center

(This is a City Landmark: "Recreation Center and Gymnasium." Proposal for structural upgrades, accessibility improvements to meet ADA requirements, upgrading of mechanical, plumbing and electrical systems, and changes to existing windows and rear stairs.)

(Review of a focused Historic Structures Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

CONCEPT REVIEW - CONTINUED

2. 100 E CARRILLO ST - RECREATION CENTER P-R Zone

(1:50) Assessor's Parcel Number: 029-291-020
Application Number: MST2008-00064
Owner: City of Santa Barbara
Architect: Kruger Bensen Ziemer
Business Name: Carrillo Recreation Center

(This is a City Landmark: "Recreation Center and Gymnasium." Proposal for structural upgrades, accessibility improvements to meet ADA requirements, upgrading of mechanical, plumbing and electrical systems, and changes to existing windows and rear stairs.)

(Second Concept Review. Project requires Historic Resource Findings and Findings for Alterations to a City Landmark. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW

3. 1528 STATE ST C-2 Zone

(2:10) Assessor's Parcel Number: 027-232-012
Application Number: MST2008-00282
Owner: Camilla Chandler Frost Fund
Agent: Sharon Spear
Designer: Mark Morando
Business Name: Divine Inspiration Gallery of Fine Art

(Proposal to permit the following as-built alterations on a 1,225 square foot commercial building: new exterior paint colors, new wrought iron railings and driveway gate, new paving material on the front porch, new landscaping, new rear entry door, new 128 square foot detached storage shed, new entry door hardware, and new light fixtures. Also proposed, but not yet installed, are six new window awnings in tan Sunbrella fabric. Awning signage to be reviewed by the Sign Committee under a separate application.)

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

REVIEW AFTER FINAL

4. 631 GARDEN ST C-M Zone

(2:30) Assessor's Parcel Number: 031-152-028
 Application Number: MST2007-00089
 Owner: City of Santa Barbara
 Applicant: Renee Brooke
 Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(Review After Final of gate designs and minor site wall revision.)

CONCEPT REVIEW - CONTINUED

5. 901 E CABRILLO BLVD HRC-1/SD-3 Zone

(2:45) Assessor's Parcel Number: 017-313-018
 Application Number: MST2008-00313
 Owner: Richard Gunner
 Architect: William La Voie
 Landscape Architect: Suding Design
 Business Name: Santa Barbara Inn

(Proposal for alterations to an existing four-story, 43,354 square foot hotel. The project will consist of the following: Change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk, curb and gutter on the Milpas Street side, and repave and landscape the parking area. The net increase in new floor area is 492 square feet; however there is a net decrease of 780 square feet of Measure E floor area. The project will result in a 43,191 square foot structure. Zoning modifications were granted on August 24, 2005 and will expire in 2009. The architectural design has been revised from the original project design which received Preliminary Approval under application MST2004-00052. Coastal Review is required.)

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

CONCEPT REVIEW - CONTINUED

6. 426 STATE STREET C-M Zone

(3:15) Assessor's Parcel Number: 037-212-003
Application Number: MST2008-00347
Owner: Ray Mahboob
Architect: Henry Lenny

(Proposal to repave an existing 16,000 square foot parking lot with red brick and add new landscaping features. The existing 28-space parking lot provides parking for the building at 424 State Street. This proposal will reduce the number of parking spaces to 14.)

(Second Concept Review.)

CONCEPT REVIEW - CONTINUED

7. 318 STATE ST C-M Zone

(3:40) Assessor's Parcel Number: 037-254-020
Application Number: MST2005-00286
Owner: Ken Felts/Howe Family Partnership
Owner: 318 State Street Properties, LLC
Applicant: Alexandra Cole
Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom, aka Andalucía Building." Proposal for a three-story mixed-use development to include demolition of the existing 35,841 square-foot warehouse, construction of 20,565 square feet of nonresidential use, and 34 new residential condominium units totaling 42,841 square feet. The front arcade and 4,523 square feet of commercial space along State Street would be preserved. Also proposed is a 41,454 square foot, 91-space basement parking garage (including 2 electric car parking spaces) and 12,634 cubic yards of excavation. Planning Commission approval is required for the Tentative Subdivision Map, a Modification for encroaching into the setback, and the Condominium Development.)

(Third Concept Review. Project requires Environmental Assessment and Planning Commission approval.)

PRELIMINARY REVIEW

8. 210 W CARRILLO ST

C-2 Zone

(4:10)

Assessor's Parcel Number: 039-271-025

Application Number: MST2007-00554

Owner: Old Town Mall

Owner: Steve Delson and Ian Brown

Architect: Conceptual Motion

(Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space and two levels of underground parking with 122 parking spaces. There will be a total of 32 residential condominium units (27 market rate and 5 affordable). A modification to allow the 5 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(Preliminary Approval of the project is requested. Project must comply with Planning Commission Resolution No. 013-08.)

CONSENT CALENDAR – SEE SEPARATE AGENDA