



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.

NOTE TUESDAY MEETING DATE AND TIME

Tuesday, March 30, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **2:00 P.M.**

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair*
 DONALD SHARPE, *Vice-Chair*
 ROBERT ADAMS
 LOUISE BOUCHER
 MICHAEL DRURY
 FERMINA MURRAY
 ALEX PUJO
 CRAIG SHALLANBERGER
 PHIL SUDING

ADVISORY MEMBER: DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON: MICHAEL SELF

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	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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, March 26, 2010, 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 cannot be broadcast live on TV Channel 18 due to a conflict in meeting schedules. It will be rebroadcast in its entirety on Wednesday at 1:30 P.M. and Friday at 1:00 P.M. of the same week. An archived video copy of this meeting will be viewable on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

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 March 17, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT

1. 512 BATH ST

(2:10)

Assessor's Parcel Number: 037-161-035

Application Number: MST2009-00469

Owner: Housing Authority of the City of Santa Barbara

Architect: Peikert Group Architects

(Proposed demolition of an existing two-story apartment building and the construction of a two and three-story multi-building apartment complex on a 1.10 acre lot. The proposal includes 53 affordable studio units, varying between 300 and 399 square feet, a 901 square foot two-bedroom manager's unit, 2 laundry rooms, a 623 square foot recreation room and a 1,415 square foot community center. The proposal includes 30 vehicle parking spaces, including 12 covered and 18 uncovered, and 32 covered bicycle parking spaces. The project will result in 18,751 square feet of residential area; 2,165 square feet of community facilities; 3,760 square feet of garages; and the removal of eight existing trees. The project requires Staff Hearing Officer review for requested zoning modifications for bonus density, parking, distance between buildings, and an interior setback encroachment.)

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

HISTORIC STRUCTURES REPORT

2. 3626 SAN REMO DR E-3/SD-2 Zone

(2:15) Assessor's Parcel Number: 053-231-011
 Application Number: MST2009-00325
 Owner: Madsen Trust
 Agent: Alexandra Cole

(Proposal to subdivide one legal lot (known as parcels 053-231-011 & -010) into four legal lots. The proposal includes the demolition of an existing 3,137 square foot residence, a detached garage with studio apartment, a shed, a lath house and driveway. The four proposed parcels have development envelopes which provide a creek setback and implementation of a creek restoration plan. Development of The lots is not a part of this application.)

Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report finds the structure to be eligible for Structure of Merit status.)

CONCEPT REVIEW - CONTINUED

3. 1221 - 1235 STATE ST C-2 Zone

(2:30) Assessor's Parcel Number: 039-182-002
 Application Number: MST2009-00526
 Owner: 1221 Victoria Court, LP
 Agent: Lori Smyth
 Contractor: Ron Esposito

(The structure with the address of 1227 - 1233 State Street is a designated Structure of Merit: "Upper Hawley Building." Proposal to paint all structures in Victoria Court and make a minor plaster change to an entry arch. Also proposed is to legalize the as-built installation of entryway tile. Approval of this project will abate enforcement case ENF2008-01313.)

(Third Concept Review. Project requires Historic Resource findings. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

4. 222 E CARRILLO ST C-2 Zone

(3:00) Assessor's Parcel Number: 029-292-028
 Application Number: MST2010-00044
 Owner: Charles Jarvis Trust
 Applicant: The Towbes Group
 Architect: Edwards & Pitman Architect

(Proposal to replace 492 square feet of existing rooftop air handling equipment with new on an existing two-story commercial building.)

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

CONCEPT REVIEW - NEW

5. 222 W CARRILLO ST C-2 Zone

(3:30) Assessor's Parcel Number: 039-271-013
Application Number: MST2010-00072
Applicant: Dan Schultz
Business Name: CVS Pharmacy

(This building is on the City's List of Potential Historic Resources: "Pythian Castle Lodge Hall."
Proposal to install printed window shades in the front windows of a commercial retail store.)

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

REVIEW AFTER FINAL

6. 1732 SANTA BARBARA ST E-1 Zone

(4:00) Assessor's Parcel Number: 027-112-001
Application Number: MST2009-00114
Owner: Richard Nash
Designer: Peter Kavoian & Associates

(This is a City Landmark: "Huning Mansion." Proposal for a new landscape plan for an existing single-family residence on a 20,000 square foot parcel. The plan includes the removal of nine trees from the front yard to be replaced with a new hedge and 30 rose bushes. Also proposed are new trees and shrubs in the side and rear yards, a new fountain, and a new wood trellis in the backyard. Approval of this project will abate enforcement case ENF2009-00052.)

(Review After Final revised landscape plan.)

CONSENT CALENDAR – SEE SEPARATE AGENDA