



**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](http://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 extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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, June 4, 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](http://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](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**SUBCOMMITTEE MEETING:**

There will be an El Encanto Hotel Subcommittee meeting from 9:00 a.m. to 11:00 a.m. on Wednesday, June 9, in the David Gebhard Public Meeting Room, 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 May 26, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - NEW**

1. 318 STATE ST C-M Zone

**(1:45)** Assessor's Parcel Number: 037-254-020  
Application Number: MST2010-00167  
Owner: 318 State St Properties, LLC  
Architect: Cearnal Andrulaitis Architecture

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom, a.k.a. Andalucía Building." Proposal for a facade remodel at the rear elevation of an existing structure at 318 State Street including the removal of nine existing windows, sandblasting an existing brick facade, a new plaster entry surround, new doors, trellis, canvas awnings, paint, truck dock with roll-up door, parapet, and light fixtures. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

**(Project requires Historic Resource Findings. Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - CONTINUED**

2. 925 CHAPALA ST C-2 Zone

**(2:15)** Assessor's Parcel Number: 039-313-027  
Application Number: MST2010-00124  
Owner: City of Santa Barbara  
Architect: Dawn Sophia Ziemer

(Proposal to remodel a former auto muffler repair shop into office space for City Fire Station No. 1. The project includes an upgrade of the front facade and streetscape including repainting the building and installing new sidewalk and landscaping. Also proposed is restriping the existing parking lot and installation of an electric gate on the south side of the building.)

**(Third Concept Review. Project requires Environmental Assessment and compliance with the Chapala Street Design Guidelines.)**

**CONCEPT REVIEW - NEW**

3. 101 E CABRILLO BLVD HRC-2/SD-3 Zone

**(2:45)** Assessor's Parcel Number: 033-113-004  
Application Number: MST2010-00135  
Owner: Anthony T. Schrippo  
Architect: Jerome White  
Business Name: Santa Barbara FisHouse

(Proposal for new outdoor seating at an existing restaurant. The project will include the removal of 416 square feet of an existing planter on the Anacapa Street (west) elevation, reconfiguration of parking lot to increase parking by three spaces, five new tables, 20 new chairs, a new entry door, four new windows, and a new trash enclosure. A zoning modification is requested to allow the seating area, door, windows, and parking space in the front yard setback. This project will require a Coastal Development Permit.)

**(Project requires Environmental Assessment and Planning Commission approval of zoning modifications and a Coastal Development Permit.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**