



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, March 28, 2012 David Gebhard Public Meeting Room: 630 Garden Street 1:00 P.M.

COMMISSION MEMBERS:

PHILIP SUDING, *Chair*
DONALD SHARPE, *Vice-Chair*
LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS
CRAIG SHALLANBERGER
BARRY WINICK

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHAEL BERMAN, Project Planner/Environmental Analyst
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</u> plans 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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.

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

Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.

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, extension 3310. 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, extension 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 A.M. to 4:30 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. On Friday, March 23, 2012, 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 on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking *Online Meetings*.

SUBCOMMITTEE MEETING:

There will be an HLC Designations Subcommittee meeting at 11:00 a.m. on Wednesday, April 11, 2012, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

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 on this agenda for a public discussion. 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 14, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT**1. 1709 OVERLOOK LN** E-1 Zone

(1:15) Assessor's Parcel Number: 015-192-016
Application Number: MST2012-00073
Owner: Jones, Pearson S Trust
Architect: Peter Becker Architect

(Proposal for a 24 square foot first floor addition on the west elevation and exterior alterations to an existing two-story single-family residence. New doors, windows, and attic dormers are included in the project, as well as 1,400 square feet of new permeable paving, new entry gates, and landscape plan. There will be 111 cubic yards of grading excavation and 113 cubic yards of fill. The single-story, three-bay detached garage will remain unchanged. The guideline floor-to-lot-area (FAR) ratio is .139 or 117% of the maximum FAR.)

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D., Historian. The report determined that the property qualifies for City Landmark status, inclusion on the California Register of Historical Resources, and the National Register of Historic Places.)

MISCELLANEOUS ACTION ITEM**2. 1709 OVERLOOK LN** E-1 Zone

(1:25) Assessor's Parcel Number: 015-192-016
Application Number: MST2012-00073
Owner: Jones, Pearson S Trust
Architect: Peter Becker Architect

(Proposal for a 24 square foot first floor addition on the west elevation and exterior alterations to an existing two-story single-family residence. New doors, windows, and attic dormers are included in the project, as well as 1,400 square feet of new permeable paving, new entry gates, and landscape plan. There will be 111 cubic yards of grading excavation and 113 cubic yards of fill. The single-story, three-bay detached garage will remain unchanged. The guideline floor-to-lot-area (FAR) ratio is .139 or 117% of the maximum FAR.)

(Request by Staff to add this property to the City of Santa Barbara List of Potential Historic Structures and Sites.)

CONCEPT REVIEW - NEW**3. 1709 OVERLOOK LN** E-1 Zone

(1:30) Assessor's Parcel Number: 015-192-016
Application Number: MST2012-00073
Owner: Jones, Pearson S Trust
Architect: Peter Becker Architect

(Proposal for a 24 square foot first floor addition on the west elevation and exterior alterations to an existing two-story single-family residence. New doors, windows, and attic dormers are included in the project, as well as 1,400 square feet of new permeable paving, new entry gates, and landscape plan. There will be 111 cubic yards of grading excavation and 113 cubic yards of fill. The single-story, three-bay detached garage will remain unchanged. The guideline floor-to-lot-area (FAR) ratio is .139 or 117% of the maximum FAR.)

(Requires Environmental Assessment and a Public Works Encroachment Permit.)

DISCUSSION ITEM**4. 00 E CABRILLO BLVD** P-R/SD-3 Zone

(1:45) Assessor's Parcel Number: 033-120-ORW
 Application Number: MST2004-00878
 Owner: City of Santa Barbara
 Agent: Bobbi Salvini, Project Manager
 Landscape Architect: David Black

(The Cabrillo Boulevard bridge replacement was approved by the Historic Landmarks Commission on January 21, 2009. The City has received direction from the Planning Commission to pursue relocating the approved Beachway (paved bike/pedestrian path) alignment next to Cabrillo Boulevard bridge over Mission Creek to the approved temporary beachway location.)

(Request for comments on the type of general architectural design for the proposed Beachway Bridge.)

CONCEPT REVIEW - NEW**5. 2300 GARDEN ST** E-1 Zone

(2:15) Assessor's Parcel Number: 025-140-024
 Application Number: MST2012-00103
 Owner: William Ure, San Roque School Charitable Trust
 Applicant: Mary Rose
 Architect: Appleton & Associates

(Proposal to legalize the following as-built conditions: 1,205 linear feet of security fencing, 1,447 linear feet of temporary construction fencing, 604 linear feet of safety fencing, two outdoor drinking fountains and three outdoor sinks, steps and handrail which replaced a grass path on the west side, metal wall railing, temporary mobile water closet and screening planters, temporary flagstone walkway, replacement of an area of existing paved driveway with new planting and rock curb, temporary screening plantings around Infirmary/outdoor classroom, shop, and gym to be removed when construction of previously-approved project resumes, temporary wood gate and infill doors at arcade for security during construction, new landscaping, and 29 temporary parking spaces (on gravel) in a previously-approved construction laydown yard. All items called out as "temporary" will be removed by March 31, 2014.)

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

CONCEPT REVIEW - CONTINUED**6. 217 HELENA AVE** HRC-2/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-051-020
 Application Number: MST2012-00074
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara - Facilities

(Proposal to install two level II electric vehicle charging stations in an existing city-owned public parking lot.)

(Second Concept Review. Project was last reviewed on March 14, 2012.)

CONCEPT REVIEW - CONTINUED7. **530 CHAPALA ST**

C-M Zone

(3:20)

Assessor's Parcel Number: 037-171-001

Application Number: MST2012-00095

Owner: Lane Investments Family Trust

Architect: Hugh Twibell

(Proposal for a legal change of use to office use, replacement of doors and windows, a new trash enclosure, and a new parking lot with associated landscaping. This application addresses violations called out in enforcement cases ENF2011-00587 and ENF2011-00532. This building is on the **City's List of Potential Historic Resources: "Dal Pozzo Tire Corporation Building."**)

(Second Concept Review. Project requires compliance with the Chapala Street Design Guidelines. Project was last reviewed on March 14, 2012.)

CONSENT CALENDAR – SEE SEPARATE AGENDA