



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 29, 2012 David Gebhard Public Meeting Room: 630 Garden Street 1:30 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
 NICOLE HERNÁNDEZ, 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	<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 folded 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, August 24, 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*.

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 August 15, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT1. **1130 N MILPAS ST**

E-1/R-3 Zone

(1:40)

Assessor's Parcel Number: 029-201-004
 Application Number: MST2009-00551
 Owner: Santa Barbara Bowl Foundation
 Agent: Trish Allen, SEPPS, Inc.
 Architect: Steve Carter

(Proposal to construct a new 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

(Review of revised Historic Structures/Sites Addendum Report prepared by Fermina Murray, Architectural Historian. The report concluded that the proposed alterations will be done in a non-adverse manner and the physical characteristics will continue to convey its significance and eligibility for designation as a Structure of Merit.)

HISTORIC STRUCTURES REPORT**2. 34 E MISSION ST**

E-1 Zone

(1:50)

Assessor's Parcel Number: 025-372-005
 Application Number: MST2012-00305
 Owner: Catherine Compiere
 Applicant: Vanguard Planning, LLC
 Architect: Jose Luis Esparza

(Review of Historic Structures/Sites Report prior to project plans being submitted. The project will entail the restoration of an existing single-family residence including alterations to the residence and the demolition of an existing three car garage and the construction of a 622 square foot three-car garage with 472 square feet of accessory space above the garage. This project will address violations called out in enforcement case ENF2012-00269. This structure is on the **City's List of Potential Historic Resources: "Kinney House."**)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the subject parcel eligible for designation as a City of Santa Barbara Structure of Merit and for listing in the California Register of Historical Resources.)

PUBLIC HEARING**3. 40 E ANAPAMU ST****(2:00)**

Assessor's Parcel Number: 039-232-002
 Staff Member: Nicole Hernandez, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the Central Library, Faulkner Gallery, and Eucalyptus (*Corymbia*) *Citriodora* trees be designated as a City Landmark.)

PUBLIC HEARING**4. 2300 GARDEN ST****(2:20)**

Assessor's Parcel Number: 025-140-024
 Staff Member: Nicole Hernandez, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the St. Anthony's Seminary Complex and Grounds be designated a City Landmark.)

DISCUSSION ITEM**5. PROPOSED SANTA BARBARA HISTORIC STYLE GUIDE****(2:40)**

Presenter: Anthony Grumbine, Harrison Design Associates

(Overview of proposed Santa Barbara Historic Style Guide to be included as part of upcoming *Design Guidelines for Historic Districts*.)

CONCEPT REVIEW - NEW

6. **1000 CHAPALA ST** C-2 Zone

(3:10)

Assessor's Parcel Number: 039-281-041
Application Number: MST2012-00330
Owner: City of Santa Barbara Streets Division
Applicant: Public Works - Streets Division

(Proposal to install a 200 square foot prefabricated bikestation module in City Parking Lot #3 near the current MTD bus station. This project is being funded by a Measure A grant.)

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

CONCEPT REVIEW - CONTINUED

7. **1220 CHAPALA ST** C-2 Zone

(3:30)

Assessor's Parcel Number: 039-181-019
Application Number: MST2012-00285
Owner: City of Santa Barbara Parking Division
Applicant: PMSM Architects
Engineer: Penfield & Smith

(Proposal for alterations to City Parking Lot 5 including the following: convert the current entry on W. Victoria Street to an exit; install an 80 square foot premanufactured kiosk, associated parking equipment, and electrical service; realign the exit driveway; and new landscaping and frontage improvements from the access drive to the eastern property line of the adjacent parcel (Victoria Hall Theater) including a sidewalk extension and 370 square foot parkway planter. A total of 625 square feet of surface will be repaved.)

(Second Concept Review. Project was last reviewed on August 1, 2012. Action may be taken if sufficient information is provided.)

HISTORIC STRUCTURES REPORT**8. 2132 MISSION RIDGE RD**

A-1 Zone

(3:50)

Assessor's Parcel Number: 019-071-016
Application Number: MST2012-00188
Owner: Eric Gabrielsen
Agent: Post/Hazeltine Associates
Architect: William R. La Voie Architect, Inc.

(Proposal to demolish 2,407square feet of first and second story floor area and restore the roof terrace with deck, columns, and pergola; restore quatrefoil windows on the main level of the south elevation; and install new windows and doors on roof terrace. Also included is the demolition of a first floor breakfast room and adjacent exterior stairs, restoration of original windows on the first floor, and embellishment of the existing elevator tower. Required parking will be provided in a new 667 square foot attached 3-bay carport to be constructed on an existing paved auto court.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the house and remaining elements of the designed landscape are eligible for designation as a City of Santa Barbara Landmark and for listing in the California Register of Historical Resources and the National Register of Historic Places.)

CONCEPT REVIEW - NEW**9. 2132 MISSION RIDGE RD**

A-1 Zone

(4:00)

Assessor's Parcel Number: 019-071-016
Application Number: MST2012-00188
Owner: Eric Gabrielsen
Agent: Post/Hazeltine Associates
Architect: William R. La Voie Architect, Inc.

(Proposal to demolish 2,407square feet of first and second story floor area and restore the roof terrace with deck, columns, and pergola; restore quatrefoil windows on the main level of the south elevation; and install new windows and doors on roof terrace. Also included is the demolition of a first floor breakfast room and adjacent exterior stairs, restoration of original windows on the first floor, and embellishment of the existing elevator tower. Required parking will be provided in a new 667 square foot attached 3-bay carport to be constructed on an existing paved auto court.)

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

CONCEPT REVIEW - CONTINUED**10. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(4:20)

Assessor's Parcel Number: 029-110-027

Application Number: MST2012-00298

Owner: Ernest H. Brooks II

Architect: Peikert Group Architects

(Proposal to conceal exposed electrical conduits on an existing building with metal shrouding. This is on the **City's List of Potential Historic Resources: "Riviera Campus."**)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on August 15, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**11. 1330 CHAPALA ST**

C-2 Zone

(4:40)

Assessor's Parcel Number: 039-131-001

Application Number: MST2007-00371

Owner: Metropolitan Theatres Corporation

Applicant: Peikert Group Architects

(This is a new project. Proposal for a new three-story multifamily rental unit development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The proposal includes 36 rental units totaling 31,140 square feet, a 550 square foot exercise room, and a 13,800 square foot parking garage. The parking garage will contain 40 spaces and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. The buildings will range in height from 33 to 35 feet. Also proposed is the removal of some mature trees: one *Eucalyptus*, five *Acacias*, and one *Pittosporum*, with 15 mature palm trees to be preserved and re-planted. The amount of grading excavation has not yet been determined. This parcel is within the 10% Parking Zone of Benefit and contains a designated **Structure of Merit: "Arlington Hotel Garden Arch."**)

(Comments only; project requires Compatibility Criteria Analysis and Environmental Assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA