



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, September 12, 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, Project Planner/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 <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.
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, September 7, 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 29, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT1. **33 E CAÑÓN PERDIDO ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 039-322-009
 Application Number: MST2011-00174
 Owner: Lobero Theatre Foundation
 Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal to add one new rooftop HVAC unit and revisions to the front entry landscape/hardscape. Also proposed is a new accessible ramp to be constructed on the west elevation. This is a **City Landmark: "Lobero Theatre."**)

(Review of Phase 2 Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

PUBLIC HEARING**2. 2300 GARDEN ST****(2:00)** Assessor's Parcel Number: 025-140-024

Staff Member: Nicole Hernández, 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. This item was continued from the August 29, 2012, public hearing.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 403 LOMA ALTA DR**

E-1 Zone

(2:20) Assessor's Parcel Number: 035-243-002

Application Number: MST2012-00324

Owner: Scarlett Dawn Moorehead

Applicant: Souter Land Use

Designer: Dexign Systems

(Proposal to construct a new 162 square foot detached carport with 334 square feet of permeable paving to replace a garage that was demolished without the required permits. Also proposed on this 23,087 square foot parcel is to permit an as-built six foot tall fence with gate at the southwest corner and to remove an unpermitted storage shed, patio cover, and laundry hookups. No new floor area is proposed in the existing 2,345 square foot single-family dwelling. This proposal will address violations called out in enforcement case ENF2011-00952. Staff Hearing Officer review is requested for zoning modifications. This is a designated **City Landmark: "Carl Oscar Borg House."**)

(Project requires Environmental Assessment and Staff Hearing Officer review.)

CONCEPT REVIEW - CONTINUED**4 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(2:45) 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: "Former Jefferson School Campus."**)

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

CONCEPT REVIEW - NEW**5. 903 E CABRILLO BLVD**

HRC-1/SD-3 Zone

(3:00)

Assessor's Parcel Number: 017-351-004
Application Number: MST2012-00053
Owner: City of Santa Barbara
Applicant: Richard Gunner
Landscape Architect: Suding Design
Business Name: Santa Barbara Inn

(Proposal for new hardscape sidewalk, tree relocation and removal, and landscape improvements on the City-owned parcel fronting along S. Milpas Street and E. Cabrillo Boulevard. The improvements are associated with a major remodel of the Santa Barbara Inn.)

(This is a revised plan of improvements and zoning modifications previously reviewed and approved under MST2004-00052 and MST2008-00313. Project requires review and approval by the Parks and Recreation Commission and City Council.)

CONSENT CALENDAR – SEE SEPARATE AGENDA