



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, July 17, 2013 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: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation 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	<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 folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</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>Rough sketches 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>
PROJECT DESIGN APPROVAL	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 Project Design 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 and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact Susan Gantz, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, ext. 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- 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. (3.2.2)
- 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 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. (3.2.4)
- 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. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, 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. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. 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 Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- **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, ext. 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. See HLC Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Friday, July 12, 2013, 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, or on your computer, via www.SantaBarbaraCa.gov/Government/Video. Meeting rebroadcast schedule can be found at www.CityTV18.com/schedule.htm. 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 *Meeting Videos*.

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 June 19, 2013.
- C. Consent Calendar (July 3 and July 17, 2013).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM**1. REVIEW OF MINOR PROJECTS ON CONSENT CALENDAR**

(1:45) Staff: Jamie Limón, Design Review Supervisor

(Discussion requested by the Commission on the review of minor projects for potential and designated historic resources on the HLC Consent Calendar.)

MISCELLANEOUS ACTION ITEM**2. 21 W MONTECITO ST**

HRC-2/SD-3 Zone

(1:55) Assessor's Parcel Number: 033-042-005

Staff: Nicole Hernández, Urban Historian

(Request by Staff to add the building at 21 W. Montecito Street to the City of Santa Barbara Potential Historic Resources List.)

DISCUSSION ITEM**3. AIRPORT MASTER PLAN UPDATE****(2:00)** Staff: Andrew Bermond, Project Planner

(Presentation of the Santa Barbara Airport Master Plan and update on its progress.)

ARCHAEOLOGY REPORT**4. 1807 SANTA BARBARA ST**

E-1 Zone

(2:45) Assessor's Parcel Number: 027-041-008

Application Number: MST2013-00109

Owner: Robert Brace Residence Trust

Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill. The site and stone wall on this property are on the *City's List of Potential Historic Resources*, but not the house.)

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

HISTORIC STRUCTURES REPORT**5. 2112 SANTA BARBARA ST**

E-1 Zone

(2:50)

Assessor's Parcel Number: 025-252-006 & 025-252-007

Application Number: MST2013-00097

Owner: SB Restore, LLC

Architect: Harrison Design Associates

(Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 & 025-252-007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This is on the *City's List of Potential Historic Resources*: "Hodges House, Summit Lighthouse.")

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates dealing with the requirement to provide two covered parking spaces.)

PROJECT DESIGN REVIEW**6. 101 STATE ST**

HRC-2/SD-3 Zone

(3:00)

Assessor's Parcel Number: 033-075-006

Application Number: MST2011-00171

Owner: Romasanta Family Living Trust

Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 9,943 square feet.)

(Project Design Approval is requested. Requires a Planning Commission Substantial Conformance Determination and compliance with Planning Commission Resolution No. 002-13. Project was last reviewed on January 30, 2013.)

CONCEPT REVIEW - CONTINUED**7. 1221 ANACAPA ST**

(3:30) Assessor's Parcel Number: 039-183-046
Application Number: MST2013-00267
Owner: City of Santa Barbara
Applicant: Eric Maple

(Proposal to add six antennas on top of the Granada Garage to serve Police and Fire Communications. Proposed are one 18'-0" spire antenna on a tower roof, one 2'-0" diameter drum antenna, two 6'-0" whip antennas mounted on the wall of the elevator tower, and two 12" square plate antennas mounted on the exterior wall of the garage.)

(Second Concept Review. Referred to the Full Commission from the July 3, 2013, Consent Calendar review. Requires findings of No Visual Impact.)

PROJECT DESIGN REVIEW**8. 836 BATH ST**

R-4 Zone

(4:00) Assessor's Parcel Number: 037-041-001
Application Number: MST2012-00385
Owner: Arthur Louie
Agent: Post/Hazeltine Associates
Architect: Acme Architecture

(Proposal for a two-unit subdivision to include the following: demolish two detached single-car garages, a 383 square foot, one-bedroom cottage, an attached 102 square foot service porch, and two detached storage sheds. Structurally upgrade an existing three-bedroom, one-story house and foundation and replace windows and roof. Construct a new attached two-story, three-bedroom dwelling unit and two attached two-car garages to create a two-unit condominium. Also proposed is associated new landscaping and paving. Staff Hearing Officer review is required. This is on the *City's List of Potential Historic Resources*: "Residence: Constructed in 1912.")

(Project Design Approval is requested. Requires compliance with Staff Hearing Officer Resolution No. 037-13. Project was last reviewed on April 24, 2013.)

ARCHAEOLOGY REPORT**9. 1601 STATE ST**

C-2/R-4 Zone

(4:15)

Assessor's Parcel Number: 027-181-008
Application Number: MST2012-00429
Owner: 1601 State Street Hotel Investors LP
Architect: Cearnal Andrulaitis

(Major exterior remodel and renovations to existing three-story El Prado Inn. Improvements include refinish of exterior windows, doors, lighting, trim, railings and new landscaping. Construct new porte-cochère, open beam exercise pavilion, security gates, site repairs to paving, stairs, restoration of building elements. Remodel of adjoining annex, pool deck areas and add spa area. New second-story balconies and deck areas. Two additional parking spaces are provided for future two-guest room conversions. This is on the *City's List of Potential Historic Resources.*)

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

CONCEPT REVIEW - CONTINUED**10. 1601 STATE ST**

C-2/R-4 Zone

(4:20)

Assessor's Parcel Number: 027-181-008
Application Number: MST2012-00429
Owner: 1601 State Street Hotel Investors LP
Architect: Cearnal Andrulaitis

(Major exterior remodel and renovations to existing three-story El Prado Inn. Improvements include refinish of exterior windows, doors, lighting, trim, railings and new landscaping. Construct new porte-cochère, open beam exercise pavilion, security gates, site repairs to paving, stairs, restoration of building elements. Remodel of adjoining annex, pool deck areas and add spa area. New second-story balconies and deck areas. Two additional parking spaces are provided for future two-guest room conversions. This is on the *City's List of Potential Historic Resources.*)

(Third Concept Review. Project requires Environmental Assessment. Project was last reviewed on June 5, 2013.)

REVIEW AFTER FINAL**11. 902 CHAPALA ST**

C-2 Zone

(4:40)

Assessor's Parcel Number: 039-321-019
Application Number: MST2012-00149
Owner: Cynthia Howard Trust
Architect: Cearnal Andrulaitis, LLP
Contractor: Signs By Ken, Inc.

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under separate application MST2012-00217.)

(Referred up to the Full Commission from the Consent Calendar on April 24, 2013. Review After Final to add 1/4" flat black aluminum panels to all four elevations. Signage was reviewed under a separate application. This item was last reviewed on May 8, 2013.)

CONCEPT REVIEW - NEW**12. 518 STATE ST**

C-M Zone

(5:00)

Assessor's Parcel Number: 037-173-046
Application Number: MST2013-00140
Owner: Charles C. and Georgetta M. Craviotto
Architect: Tod Stockwell

(Proposal to install three freestanding, permanent canvas tent canopies (1,509 square feet) with oval steel pole frame and a 138 square foot storage enclosure without a roof. This application proposal addresses violations described in enforcement case ENF2012-01002.)

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

CONCEPT REVIEW - NEW**13. 32 W CARRILLO ST**

C-2 Zone

(5:15)

Assessor's Parcel Number: 039-281-028
Application Number: MST2013-00285
Owner: Carrillo Pacific, LLC
Applicant: Shubin & Donaldson

(Proposal to remove 13,127 square feet of existing paving and construct 11,864 square feet of new paving with striping for 15 parking spaces in an existing parking lot that currently provides four parking spaces. Also proposed is the removal of existing concrete curbs and chain link fence and construction of a 330 linear foot, 8'-0" tall site wall, new site lighting, and a new sidewalk. An existing trash enclosure on the Greyhound building parcel will be demolished and a new 150.5 square foot trash enclosure will be constructed on the subject parcel. There will be 1,263 square feet of new drought-tolerant landscaping installed where none currently exists. This parcel is within the 100% parking Zone of Benefit and the area of work is located to the north of the former Greyhound Bus station.)

(Comments only; project requires Environmental Assessment.)

CONSENT CALENDAR – SEE SEPARATE AGENDA