



# 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 22, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**      WILLIAM LA VOIE, *Chair*  
    ALEX PUJO, *Vice-Chair*  
    ROBERT ADAMS  
    LOUISE BOUCHER  
    KEN CURTIS  
    STEVE HAUSZ  
    FERMINA MURRAY  
    SUSETTE NAYLOR  
    DONALD SHARPE  
**ADVISORY MEMBER:**      DR. MICHAEL GLASSOW  
**CITY COUNCIL LIAISON:**      ROGER HORTON  
**PLANNING COMMISSION LIAISON:**      STELLA LARSON  
**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                          JAKE JACOBUS, Urban Historian  
                          SUSAN GANTZ, Planning Technician II  
                          GABRIELA FELICIANO, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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 <u>at the time of submittal &amp; each time plans are revised.</u> <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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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 preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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 22.22 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.

Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.

**Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

**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). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday.

**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 August 17, 2007, 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 and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

**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 August 8, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**HISTORIC STRUCTURES REPORT**

1. 1535 SANTA BARBARA ST R-3 Zone

**(1:45)** Assessor's Parcel Number: 027-241-005  
Application Number: MST2007-00266  
Owner: The Unitarian Society of Santa Barbara  
Architect: Peikert Group Architects  
Landscape Architect: Robert Fowler

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 678 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard. Install new windows at classroom B, Blake Building, new 15 space parking lot.)

**(Continued review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)**

**CONCEPT REVIEW - NEW**

2. 1330 CHAPALA ST C-2 Zone

**(1:55)** Assessor's Parcel Number: 039-131-001  
Application Number: MST2007-00371  
Owner: Metropolitan Theatres Corporation  
Applicant: Peikert Group Architects

(There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story mixed-use project on a vacant parking lot site. The commercial portion would include 15,000 square feet and the residential portion would include 70,600 square feet and consist of 29 residential condominium units, including 24 market rate units and five affordable units. The project would include a 41,055 square foot underground parking garage providing 85 parking spaces and would require Planning Commission approval.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

**FINAL REVIEW**

3. 433 E CABRILLO

HRC-2/SP-1/SD-3 Zone

**(3:00)**

Assessor's Parcel Number: 017-680-009  
Application Number: MST95-00175  
Applicant: Parker Family Trust  
Agent: Richard Fogg, Attorney  
Architect: Daun St. Amand  
Architect: Henry Lenny  
Architect: Gregory Burnett  
Business Name: Waterfront Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

**(Continued from May 16, 2007: Revised Preliminary Approval and Final Approval of the project is requested of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remain unmodified. These changes were found to be in Substantial Conformance with Preliminary Approval granted August 15, 2001.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**