



# 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 19, 2007      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**  
 PHILIP SUDING, Chair  
 WILLIAM LA VOIE, Vice-Chair  
 LOUISE BOUCHER  
 STEVE HAUSZ  
 VADIM HSU  
 ALEX PUJO  
 CAREN RAGER  
 FERMINA MURRAY  
 SUSETTE NAYLOR  
 DR. MICHAEL GLASSOW  
 ROGER HORTON  
 WILLIAM MAHAN

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

**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	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 <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](http://www.SantaBarbaraCa.gov). 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 noon and 1:00 p.m. to 4:00 p.m., Monday through 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 September 14, 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](http://www.SantaBarbaraCa.gov).
- 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 September 05, 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.
- G. **DISCUSSION ITEM**  
**1:45-2:05**  
Presentation by Planning Division staff on the Plan Santa Barbara - *Community Input Summary Report*.  
Staff Contact: Bettie Weiss, City Planner

**HISTORIC STRUCTURES REPORT**

1. 529 W JUNIPERO ST C-O Zone  
**(2:05)** Assessor's Parcel Number: 025-090-031

Application Number: MST2007-00419  
Owner: Cancer Center of Santa Barbara  
Architect: Cearnal Andrulaitis LLP  
Applicant: Shelley Bookspan

(Proposal to demolish an existing one-story house and garage. )

**(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)**

**CONCEPT REVIEW - CONTINUED**

2. 713 SANTA BARBARA ST C-2 Zone  
**(2:10)** Assessor's Parcel Number: 031-081-007

Application Number: MST2007-00436  
Owner: Santa Barbara Historical Society  
Architect: Edwards-Pitman

(This parcel contains two City Landmarks: "Historic Adobe (1825) and Covarrubias Adobe (1830)." This is a courtesy review of a proposal for a pair of new 16'-0" tall wrought iron gates to be installed at the Santa Barbara Street driveway entry. The gates will match existing entry gates to the parking lot of the Santa Barbara Historical Society.)

**(Second Concept Review.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO AN HISTORIC LANDMARK. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - CONTINUED**

3. 1535 SANTA BARBARA ST R-3 Zone  
**(2:30)** Assessor's Parcel Number: 027-241-005

Application Number: MST2007-00266  
 Landscape Architect: Robert Fowler  
 Owner: Unitarian Society of SB the  
 Architect: Peikert Group Architects

(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; and landscape and hardscape improvements in the Jefferson Hall Courtyard. Also proposed is to install new windows at classroom B, the Blake Building, and a new 15-space parking lot.)

**(Fourth Concept Review.)**

**PRELIMINARY REVIEW**

4. 517 CHAPALA ST C-2 Zone  
**(3:00)** Assessor's Parcel Number: 037-163-007

Application Number: MST2005-00088  
 Applicant: H & R Investments  
 Owner: MONTECITO BANK & TRUST TRUSTEE (For Applicant: PEIKERT  
 GROUP ARCHITECTS LLC

The Proposed Project Consists of A Lot Merger And the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

**(Preliminary Approval is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)**

**PRELIMINARY REVIEW**

5. 904 CAMINO VIEJO RD A-2 Zone  
**(3:30)** Assessor's Parcel Number: 015-060-048

Application Number: MST2007-00233  
Owner: Christine Garvey  
Applicant: Peter Becker

(This structure was deemed to be eligible for Structure of Merit status. Proposal to convert an existing 529 square foot detached two-car garage to a 500 square foot detached accessory building. The garage was previously proposed to be demolished under approved application MST2007-00077. The proposal also includes retaining an existing 917 square foot lath house which was previously proposed to be reduced to 417 square feet. A zoning modification is required to allow the detached accessory space to exceed 500 square feet. The proposal will result in a floor-to-lot-area ratio of .02.)

**(Preliminary Approval of the project is requested.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 070-07.)**

**FINAL REVIEW**

6. 0-800 E CABRILLO BLVD P-R/SD-3 Zone  
**(3:50)** Assessor's Parcel Number: 033-120-0RW

Application Number: MST2004-00806  
Owner: City of Santa Barbara  
Agent: Marck Aguilar  
Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged. )

**(Final Approval of the project is requested.)**

**REVIEW AFTER FINAL**

7. 1214 STATE ST

C-2 Zone

**(4:20)** Assessor's Parcel Number: 039-183-019

Application Number: MST2004-00005

Business Name: Granada Theatre

Owner: Santa Barbara Center For Performing Arts

Architect: Phillips, Metsch, Sweeney &amp; Moore

(This structure is on the City's List of Potential Historic Resources "Granada theatre and offices." the proposed project involves the partial rehabilitation of and modifications to the Granada theatre, including an addition of 13,360 square feet. of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

**(Continued Review After Final of marquee design.)****(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)****CONSENT CALENDAR – SEE SEPARATE AGENDA**