



# 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, October 31, 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  
                          AUDREY WILK, 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</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/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 October 26, 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.

**SUBCOMMITTEE MEETING:**

**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 October 17, 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.

(1:45 PM)

**MISCELLANEOUS ACTION ITEM:**

Review and comment on draft findings for HLC project approvals and recommendation to forward findings to City Council for adoption.

Staff: Jaime Limon, Senior Planner

**CONCEPT REVIEW - CONTINUED**

1. 325 E CANON PERDIDO ST C-2 Zone  
**(2:00)** Assessor's Parcel Number: 029-301-018

Application Number: MST2007-00329  
Owner: Ken Olsen  
Architect: Carl Schneider

(This is a revised project description: Proposed demolition of an existing 929 s.f. single-family residence and construction of a new 2,030 s.f., three-story residence and 519 s.f. basement-level two-car garage. Zoning modifications are being requested for encroachment into three setbacks on this 3,515 s.f. parcel. A total of 350 c.y. of grading excavation will be required.)

**(Third Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS.)**

**CONCEPT REVIEW – NEW- PUBLIC HEARING**

2. 1216 STATE ST C-2 Zone  
**(2:15)** Assessor's Parcel Number: 039-183-019

Application Number: MST2007-00502  
Applicant: Clearwire Wireless  
Owner: Granada Tower, LLC  
Architect: PB Telecom  
Business Name: Granada Tower

(This structure is on the City's List of Potential Historic Resources: "Granada Theater and offices." Proposal to install a wireless communications facility with six antennae on an existing rooftop and screened from view within a radio cabinet and by existing roofing material. Neither the equipment nor the radio cabinet, which will be located within a mechanical well below a parapet, will be seen from the street nine stories below.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND FINDINGS OF NO VISUAL IMPACT.)**

**CONCEPT REVIEW – NEW-PUBLIC HEARING**

## 3. 21 E ANAPAMU ST

**(2:30)** Assessor's Parcel Number: 039-183-043

Application Number: MST2007-00510

Owner/Applicant: City of Santa Barbara Redevelopment Agency

Landscape Architect: County Landscape &amp; Design

(Proposal for a new 3,420 square foot public urban plaza on an undeveloped lot. The proposal includes new paved areas, new landscaping utilizing a California native plant palette and sustainable landscape design methods. The design team is coordinating with Visual Art in Public Places to develop opportunities for public art display. Proposed signage will be reviewed by the Sign Committee.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)****CONCEPT REVIEW - NEW**

## 4. 21 E ANAPAMU

C-2 Zone

**(3:15)** Assessor's Parcel Number: 039-183-037

Application Number: MST2007-00542

Owner: City of Santa Barbara

Applicant: Peikert Group Architects

(Proposal to construct a new ADA ramp to provide an accessible path of travel to 1201 Anacapa Street, 21 East Anapamu Street, and the Granada Garage. The project will entail the replacement of approximately 160 linear feet of existing sidewalk, curb, gutter, and accessible corner ramp at the corner of Anacapa and Anapamu Streets, and the construction of two planters with landscaping at the east elevation of 21 E. Anapamu Street in the placita area.)

**MISCELLANEOUS ACTION ITEM**

## 5. 102 E PUEBLO ST

E-1 Zone

**(3:30)** Assessor's Parcel Number: 025-201-024

Application Number: MST2006-00451

Owner: Melville Sahyun

Designer: Steve Morando

(This is a revised project. Proposal for a two-story addition and remodel of an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes a 909 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,240 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

**(Request to place this structure on the City's List of Potential Historic Resources as being eligible for Structure of Merit status.)**

**PRELIMINARY REVIEW**

6. 102 E PUEBLO ST E-1 Zone  
**(3:35)** Assessor's Parcel Number: 025-201-024

Application Number: MST2006-00451  
Owner: Melville Sahyun  
Designer: Steve Morando

(This is a revised project. Proposal for a two-story addition and remodel of an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes a 909 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,240 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

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

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 078-07.)**

**PRELIMINARY REVIEW**

7. 517 CHAPALA ST C-2 Zone  
**(3:50)** Assessor's Parcel Number: 037-163-007

Application Number: MST2005-00088  
Owner: Montecito Bank & Trust, Trustee  
Applicant: Peikert Group Architects LLC  
Applicant: H & R Investments  
Architect: Peikert Group Architects

(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.)

**(Continued request for Preliminary Approval.)**

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

**HISTORIC STRUCTURES REPORT**

8. 710 ANACAPA ST C-2 Zone  
**(4:25)** Assessor's Parcel Number: 031-081-013

Application Number: MST2006-00312  
Owner: Carlos Adame  
Agent: Lisa Plowman  
Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, two and one-half story, 42 foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on The City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of The existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

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

**REVIEW AFTER FINAL**

9. 734 E ANAPAMU ST R-3 Zone  
**(4:40)** Assessor's Parcel Number: 029-191-001

Application Number: MST2006-00556  
Owner: Evans Stout  
Applicant: Tim Steele

(This is a City Landmark: Little Granada Residence. Proposal to add a 362 square foot, one-story workshop with a 150 square foot basement to an existing 2,596 square foot single-family residence on a 6,966 square foot parcel. Also proposed is the construction of a 13' x 30' in-ground swimming pool. )

**(Review After Final of proposed change to add stairs in the interior yard setback.)  
(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF A ZONING MODIFICATION.)**

**PRELIMINARY REVIEW**

10. 911 LAGUNA ST C-2 Zone  
**(5:00)** Assessor's Parcel Number: 029-301-012

Application Number: MST2007-00210  
Owner: Mr. and Mrs. Nick Tomkins  
Architect: Ray Ketzel

(Proposal to demolish two single-family residences totaling 1,676 s.f. and construct a new, three story, single-family residence of 3,374 net s.f. including a 287 s.f. basement mechanical room, a 273 s.f. attached garage and a 228 s.f. carport. The project will require overall site grading of 260 c.y. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, the proposed carport to encroach into the front yard setback, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 s.f. parcel.)

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

**(PROJECT MUST COMPLY WITH STAFF HEARING OFFICER RESOLUTION NO. 083-07.)**

**CONCEPT REVIEW - NEW**

11. 914 CHAPALA ST C-2 Zone  
**(5:15)** Assessor's Parcel Number: 039-321-047

Application Number: MST2007-00541  
Owner: City of Santa Barbara Redevelopment Agency,  
Applicant: Victor Garza  
Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping, planters, and a pergola at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus Citriodora trees will be replaced.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**