



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, November 14, 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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (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 <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</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><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.</p>
PRELIMINARY REVIEW	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 preliminary 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.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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. 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 25, 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.
- 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:

No 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 31, 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. **Special Meeting:** The Historic Landmarks Commission will attend a training session at 12:15 p.m. on Wednesday, November 14, 2007 in the David Gebhard Public Meeting Room at 630 Garden Street.

ARCHAEOLOGY REPORT

1. 528 ANACAPA ST C-M Zone

(1:45) Assessor's Parcel Number: 031-201-029
 Application Number: MST2006-00748
 Owner: A Walk In the Park, LLC
 Applicant: Jim Doub

(Proposal to demolish an existing 3,500 square foot retail/commercial building and construct a new approximately 20,000 square foot mixed-use building on a 65,065 square foot parcel. The proposed four-story building would consist of approximately 5,000 square feet of first floor retail/commercial space and seven residential condominiums on the upper floors totaling approximately 15,000 square feet. The proposal includes rooftop decks for each residential unit.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane, Macfarlane Archaeological Consultants.)

PRELIMINARY REVIEW

2. 517 CHAPALA ST C-2 Zone

(1:50) 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

(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.)

FINAL REVIEW3. 631 GARDEN ST C-M Zone

(2:35) Assessor's Parcel Number: 031-152-028
 Application Number: MST2007-00089
 Applicant: Renee Brooke
 Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(Final approval of the project is requested.)

CONCEPT REVIEW - CONTINUED4. 35 STATE ST HRC-2/SD-3 Zone

(2:55) Assessor's Parcel Number: 033-102-004
 Application Number: MST2007-00538
 Applicant: Ray Wicken, Managing Director
 Architect: Yvan Lebroc
 Landscape Architect: Philip Suding
 Agent: Ken Marshall
 Engineer: PENFIELD & Smith Engineers, Inc.
 Owner: Mf Santa Barbara
 Applicant: Teri Malinowski

(Proposal for Entrada de Santa Barbara involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997 and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 sq. ft. of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

(Continued Concept Review.)

(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)

CONCEPT REVIEW - CONTINUED

5. 914 CHAPALA ST C-2 Zone

(3:40) Assessor's Parcel Number: 039-321-047
Application Number: MST2007-00541
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.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW

6. 1129 STATE ST C-2 Zone

(4:00) Assessor's Parcel Number: 039-231-037
Application Number: MST2007-00568
Architect: Subic & Associates

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: "San Marcos Court Building." Proposal to demolish 985 s.f. of commercial floor area in an existing 99,483 s.f. commercial building. Proposed alterations include new paint finishes, a new trash enclosure, new exterior floor materials, courtyard landscaping and lighting, a new arched breezeway on W. Anapamu Street, and relocating historic transom windows. Original project was reviewed and approved under MST2006-00197.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

IN-PROGRESS REVIEW

7. 19 E ORTEGA ST C-2 Zone

(4:20) Assessor’s Parcel Number: 037-092-013
 Application Number: MST2007-00348
 Architect: Richard Six

(Proposal for exterior changes to an existing commercial building including a new fenestration layout on the south elevation including window trim and awnings at the first floor entry, minor alterations to the exterior stairs including new walls and header wall to enclose the area under the stairs, new bike storage with wrought iron enclosure, new metal trellis at a first floor window, new metal fascia at the second story entry, new plaster surfacing on entire building, new light fixtures, and new plantings for the existing landscaped areas.)

(Third review. Environmental assessment is complete.)

REVIEW AFTER FINAL

8. 2300 GARDEN ST E-1 Zone

(4:40) Assessor’s Parcel Number: 025-140-018
 Application Number: MST2005-00241
 Agent: Mary Rose & Associates
 Contractor: Plant Construction Company
 Business Name: San Roque School Garden St. Campus
 Owner: SRS Garden Street LLC

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review of proposed change to chapel dome.)

CONSENT CALENDAR – SEE SEPARATE AGENDA