



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 28, 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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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 & 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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. 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 November 21, 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:**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 November 14, 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.

ARCHAEOLOGY REPORT1. 325 E CANON PERDIDO ST C-2 Zone

(1:45) Assessor's Parcel Number: 029-301-018
 Application Number: MST2007-00329
 Architect: Carl Schneider

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

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

ARCHAEOLOGY REPORT2. 118 CALLE BELLO A-2 Zone

(1:50) Assessor's Parcel Number: 015-340-007
 Application Number: MST2007-00385
 Architect: Bildsten & Sherwin

(Proposal for 248 cubic yards of grading excavation and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

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

ARCHAEOLOGY REPORT

3. 2127 CASTILLO ST R-3 Zone

(1:55) Assessor's Parcel Number: 025-221-007

Application Number: MST2007-00555

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one-story addition to an existing 980 square foot one-story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

(Review of Phase I Archaeological Resources Report prepared by Chantal Cagle.)

CONCEPT REVIEW - NEW

4. 136 E DE LA GUERRA ST C-2 Zone

(2:00) Assessor's Parcel Number: 031-081-018

Application Number: MST2007-00587

Architect: Edwards-Pitman

Business Name: Santa Barbara Historical Society

Architect: Edwards & Pitman

(This structure is on the City's List of Potential Historic Resources: "Santa Barbara Historical Society Museum." Courtesy review of a proposed 12,328 square foot two-story addition with basement to an existing concrete and adobe-veneered structure. The addition would include new a new auditorium and storage space in the basement, a new gallery at the first floor, and new office space at the second floor. Also proposed are new balconies at the front and over the existing courtyard at De La Guerra Street. The proposal includes about 7,500 cubic yard of grading.)

(Comments only; courtesy review of a project on a County-owned parcel.)

CONCEPT REVIEW - CONTINUED

5. 915 STATE ST C-2 Zone

(2:20) Assessor's Parcel Number: 039-321-039

Application Number: MST2007-00545

Architect: Cearnal, Andrulaitis LLP

Business Name: Former Boon Mee Tenant Space

(Proposal to remodel the front and rear facades of an existing commercial building. The alterations include enclosing the existing entry area resulting in a 42 square foot addition, and a new trash enclosure within the existing building footprint at the rear of this 3,727 square foot commercial building.)

(Referred up from Consent for Second Concept Review.)

CONCEPT REVIEW - CONTINUED

6. 1129 STATE ST C-2 Zone

(2:40) Assessor's Parcel Number: 039-231-037
Application Number: MST2007-00568
Architect: Subic and 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 square foot of commercial floor area in an existing 99,483 square foot 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.)

(Second Concept Review.)

IN-PROGRESS REVIEW

7. 19 E ORTEGA ST C-2 Zone

(3:00) 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.)

PRELIMINARY REVIEW

8. 517 CHAPALA ST C-2 Zone

(3:20) Assessor's Parcel Number: 037-163-007
Application Number: MST2005-00088
Architect: Peikert Group Architects
Owner: Montecito Bank & Trust, Trustee
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.)

(Continued request for Preliminary Approval.)

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

FINAL REVIEW

9. 1535 SANTA BARBARA ST R-3 Zone

(3:50) Assessor's Parcel Number: 027-241-005
Application Number: MST2007-00266
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; 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.)

(Final Approval of the project is requested.)

PRELIMINARY REVIEW

10. 1811 EL ENCANTO RD E-1 Zone

(4:15) Assessor's Parcel Number: 019-170-018
Application Number: MST2006-00750
Architect: Peter Becker

(This structure was found to be eligible for City Landmark status and is to be placed on the City's List of Potential Historic Resources. The proposed changes are to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 699 square foot addition, 2,019 interior remodel, 100 square foot crawl space conversion for pool equipment and remodel of basement space. New structures would include a 750 square foot detached garage, a new 220 square foot pergola with fireplace and a new 20' x 50' swimming pool. The other residence would include a remodel and window change. A modification is requested for conversion of a non-conforming garage to an accessory space.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 043-07 AND HISTORIC RESOURCE FINDINGS.)

CONCEPT REVIEW - NEW

11. 400 BLK SHORELINE DR

P-R/SD-3 Zone

(4:35)

Assessor's Parcel Number: 033-120-0RW

Application Number: MST2006-00357

Applicant: City of Santa Barbara

Designer: Penefield and Smith

Agent: Lisa Arroyo

(Proposal to construct a concrete crosswalk and accessible ramps, to widen the existing sidewalk to 12 feet for multipurpose pathway connection to beachway, and to install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Banos Pool). This project received a Coastal Exemption.)

(Comments only; courtesy review requested by the Architectural Board of Review for consistency with the West Beach Pedestrian Improvement Project.)

CONSENT CALENDAR – SEE SEPARATE AGENDA