



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, January 09, 2008 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	<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. 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 January 03, 2008, 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.
- 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. Election of Chair and Vice Chair for 2008.
- B. 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.)

- C. Approval of the minutes of the Historic Landmarks Commission meeting of December 12, 2007.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.
- G. Possible Ordinance Violations.

ARCHAEOLOGY REPORT

1. 302 S VOLUNTARIO ST R-3 Zone

(2:00) Assessor's Parcel Number: 017-281-010
Application Number: MST2007-00551
Architect: William Cooper

(Proposal to demolish an existing 882 square foot single-family residence and 171 square foot garage and construct a two-story, three-unit apartment building consisting of a 1,287 square foot 2-bedroom unit, two 847 square foot 1-bedroom units, and three attached one-car garages totaling 667 square feet. The proposed development will consist of 2,981 residential square footage on a 6,250 square foot parcel.)

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

ARCHAEOLOGY REPORT

2. 630 ANACAPA ST C-M Zone

(2:05) Assessor's Parcel Number: 031-151-011
Application Number: MST2005-00798
Applicant: Steve Fort
Architect: Peter Ehlen

(The project consists of a proposal to merge two lots and construct a three-story, mixed use project with below-grade parking. The project includes one commercial condominium unit consisting of six separate commercial spaces totaling 11,507 square feet, one residential condominium consisting of three studio apartments under one ownership to be available as rentals, and seven two-bedroom condominium units. Parking for the two-bedroom units are to be in two-car garages and the parking for the commercial spaces and studio apartments are to be within the below-grade parking structure. A total of 34 parking spaces are proposed. The existing 2,155 square foot house, 506 square foot garage and 5,507 square feet of commercial buildings are to be demolished. The two parcels involved (031-151-011 at 630 Anacapa Street and 031-151-001 at 634 Anacapa Street) total approximately 21,000 square feet.)

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

CONCEPT REVIEW - CONTINUED

3. 21 E ANAPAMU ST C-2 Zone

(2:15) Assessor's Parcel Number: 039-183-043
 Application Number: MST2007-00510
 Applicant: City of Santa Barbara Redevelopment Agency
 Landscape Architect: County Landscape & Design
 Owner: Frank Gross
 Owner: Matt Labrie
 Owner: Peter Spir Olmos

(This is a revised project description. Proposal for a new 3,420 square foot public urban park on an undeveloped lot. The proposal includes new landscaping and an ADA access ramp for 25 E. Anapamu Street. The design team is coordinating with Visual Art in Public Places to develop opportunities for public art display.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - NEW

4. 813 ANACAPA ST C-2 Zone

(2:50) Assessor's Parcel Number: 037-052-033
 Application Number: MST2007-00490
 Business Name: Wine Cask Restaurant
 Applicant: Chris Vigilante, Regional Dir Operations
 Applicant: Bernard Rosenson, President, Wine Cask Inc
 Landscape Architect: Bob Cunningham
 Agent: Preservati Planning Associates

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

(Report from ad hoc Subcommittee.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO AN HISTORIC LANDMARK.)

DISCUSSION ITEM

(3:30)

Discussion regarding the City of Santa Barbara Technical Guidance Manual for Post Construction Storm Water Management. The primary objective of the Manual will be to guide City land development staff, design engineers, architects, contractors, and residents to design and implement proper post-construction storm water management and treatment methods. These methods include bioswales, infiltration basins, dry wells, cisterns, etc. The Manual will comply with state and federal water quality laws, serve as a

design requirement for public and private development and redevelopment projects, and assist with implementation of the City's Storm Water Management Program (SWMP).

Controlling urban runoff pollution from new development after construction is critical for the protection of creek and ocean water quality. The goal of the Manual will be to minimize runoff pollution typically caused by land development by employing a sensible combination of pollutant source control and site-specific treatment control measures.

Staff: Autumn Malanca, Water Resources Specialist.

CONSENT CALENDAR – SEE SEPARATE AGENDA