



# 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, March 19, 2008      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**  
 WILLIAM LA VOIE, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 ROBERT ADAMS  
 LOUISE BOUCHER  
 KEN CURTIS  
 STEVE HAUSZ  
 FERMINA MURRAY  
 SUSETTE NAYLOR  
 ALEX PUJO

**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](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 plans</u> 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.

**Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals 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.**

**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 Friday, March 14, 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/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.

**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 March 5, 2008.
- 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 REPORT**

- 1. 182 LA VISTA GRANDE E-1 Zone  
**(1:45)** Assessor's Parcel Number: 015-130-001  
Application Number: MST2008-00037  
Owner: David C. Nordahl  
Applicant: Larry Clark

(Proposal to replace a 5' 10" retaining wall at the front of a one-acre parcel in the Hillside Design District developed with a 2,623 square foot single-family residence. Staff Hearing Officer approval of a zoning modification for an overheight wall within 10 feet of the front property line is requested.)

**(Review of Phase I Archaeological Resources Report prepared by John F. Romani of Compass Rose.)**

**HISTORIC STRUCTURES REPORT**

2. 1978 MISSION RIDGE RD A-1 Zone

**(1:50)** Assessor's Parcel Number: 019-083-001  
Application Number: MST2006-00375  
Owner: Farrokh Nazerian  
Architect: Henry Lenny

(Proposed demolition of an existing two car 400 square foot garage and construction of a new 920 square foot four-car garage. Project requires a modification to construct more than 750 square feet of garage floor area.)

**(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)**

**PRELIMINARY REVIEW**

3. 500 NIÑOS DR P-R/SD-3 Zone

**(2:00)** Assessor's Parcel Number: 017-382-002  
Application Number: MST2000-00707  
Owner: City of Santa Barbara  
Agent: Rich Block  
Agent: Cameron Carey  
Architect: David Mendro  
Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.)

**(PROJECT MUST COMPLY WITH PLANNING COMMISSION RESOLUTION NO. 054-06.)**

**FINAL REVIEW**

## 4. 813 ANACAPA ST

C-2 Zone

**(2:30)**

Assessor's Parcel Number: 037-052-033  
Application Number: MST2007-00490  
Owner: SIMA El Paseo, LP  
Applicant: Chris Vigilante, Regional Director of Operations  
Applicant: Bernard Rosenson, President, Wine Cask Inc.  
Agent: Preservation Planning Associates  
Landscape Architect: Bob Cunningham  
Business Name: Wine Cask Restaurant

(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 dining furniture, plant holders, and portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

**(Final approval of the patio furniture, umbrellas, and heaters is requested.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

## 5. 209 E PEDREGOSA ST

E-1 Zone

**(2:45)**

Assessor's Parcel Number: 025-382-009  
Application Number: MST2008-00074  
Owner: Gary R. Ricks, Trustee 5-5-89  
Architect: Y. S. Kim

(This structure is on the City's List of Potential Historic Resources: "Palmer House." Proposal to add four roof dormers, second floor roof deck, two exterior spiral staircases, and an internal stairway to create a second floor consisting of a 1,110 square foot master bedroom suite with sitting area. Also proposed is to lower the hedge heights at the two front property lines to 3.5' maximum and to remove an existing shed from the front yard setback. The proposed project will result in 6,506 square feet of development on a 33,750 square foot parcel.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW - CONTINUED**

6. 634 SANTA BARBARA ST C-M Zone

**(3:10)** Assessor's Parcel Number: 031-152-001  
 Application Number: MST2008-00095  
 Owner: Milton Schmerzler Trust  
 Designer: J. Grant Design Studio  
 Contractor: Sky Line Construction

(Proposal to demolish an existing 195 square foot exterior canopy and replace with a new 315 square foot canopy, repave disturbed area, and install new 180 square foot planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

**(Second Concept Review.)**

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - CONTINUED**

7. 16 E CARRILLO ST C-2 Zone

**(3:20)** Assessor's Parcel Number: 039-322-044  
 Application Number: MST2008-00055  
 Owner: Masonic Properties Santa Barbara, Inc.  
 Applicant: Gil García  
 Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

**(Third Concept Review.)**

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - CONTINUED**

8. 1903 STATE ST C-2 Zone

**(3:40)** Assessor's Parcel Number: 025-371-012  
 Application Number: MST2008-00070  
 Owner: Harrison Bull  
 Architect: Charles McClure, Landscape Architect  
 Business Name: Re/Max

(Proposal for approval of an as-built landscape plan and lighting to abate ENF2006-00615. Approval of as-built signage to be reviewed by the Sign Committee.)

**(Second Concept Review.)**

**CONCEPT REVIEW - CONTINUED**

9. 210 W CARRILLO ST

C-2 Zone

**(4:10)**

Assessor's Parcel Number: 039-271-025

Application Number: MST2007-00554

Owner: Old Town Mall

Owner: Steve Delson

Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space and two levels of underground parking with 122 parking spaces. There will be a total of 32 residential condominium units (27 market rate and 5 affordable). A modification to allow the 5 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

**(Fourth Concept Review.)****(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND A MODIFICATION TO ALLOW BONUS DENSITY UNITS.)**

G. Adjournment.