



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, April 16, 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

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 plans</u> 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.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

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, 735 Anacapa St. 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. 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. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

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, April 11, 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.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast.

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 April 2, 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.

DISCUSSION ITEM**(1:45-2:00)**

- 1. Continued discussion on California Environmental Quality Act (CEQA) guidelines. – Debra Andaloro, Senior Planner.

HISTORIC STRUCTURES REPORT

2. 710 ANACAPA ST

C-2 Zone

(2:00) 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, three-story, 34' 6" 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.)

(Continued review of amended second Addendum to Historic Structures/Sites Report prepared by Shelley Bookspan. Original Historic Structures/Sites Report accepted by HLC on September 20, 2006.)

MISCELLANEOUS ACTION ITEM

3. 710 ANACAPA ST

C-2 Zone

(2:15) 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, three-story, 34' 6" 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.)

(Continued consideration of project and potential design alternatives based on additional environmental documentation received.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP, MODIFICATIONS, DEVELOPMENT PLAN APPROVAL FINDINGS, AND APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)

CONCEPT REVIEW - NEW

4. 221 E CONSTANCE AVE E-1 Zone

(2:35) Assessor's Parcel Number: 051-150-013
 Application Number: MST2008-00156
 Owner: Kenneth Vadnais, Molora Living Trust
 Applicant: Jake Crawford
 Landscape Architect: Sydney Baumgartner

(This structure is on the City's List of Potential Historic Resources: Dreyfus House "Taynayan." Proposal for minor alterations and landscape improvements to include the following: add a gardener's path, rebuild stone steps to the tennis court, add a koi pond, resurface the existing swimming pool deck, construct a new wood trellis, add a six foot tall plaster and stone wall, and add a new stone drive at the main entry of this existing single-family residence on a 101,376 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - CONTINUED

5. 316 CASTILLO ST C-2 Zone

(2:55) Assessor's Parcel Number: 037-232-015
 Application Number: MST2008-00038
 Owner: Santa Barbara Genealogical Society
 Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)

CONCEPT REVIEW - CONTINUED

6. 2559 PUESTA DEL SOL E-1 Zone

(3:05) Assessor's Parcel Number: 023-271-003
 Application Number: MST2006-00542
 Owner: Santa Barbara Museum of Natural History
 Architect: Dwight Gregory
 Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

FINAL REVIEW

7. 2100 LAGUNA ST E-1 Zone

(3:25) Assessor's Parcel Number: 025-263-016
 Application Number: MST2005-00539
 Owner: Jody and Mark Shields
 Architect: Mark Shields

(This residence was determined to be worthy of Structure of Merit status. Proposal to construct a new 117 square foot bedroom on the first floor and a new 342 square foot, second floor bedroom addition. In addition to other interior remodeling of this existing 1,579 square foot single-story residence, the project also includes several garden site walls, an outdoor BBQ, and new on-grade patio. A modification is requested to encroach into the required open yard area of this parcel located in El Pueblo Viejo Landmark District, Part II.)

(Final Approval of the project is requested.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND MUST COMPLY WITH STAFF HEARING OFFICER RESOLUTION NO. 041-06.)

CONCEPT REVIEW - CONTINUED

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:50) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Fifth Concept Review for Group M - Mission Village. The project design has been revised and now includes a partially subterranean parking structure.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

G. **ADJOURNMENT.**

CONSENT CALENDAR – SEE SEPARATE AGENDA