



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, June 25, 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
 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. 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 February 1, 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. An archived video copy of this meeting will be viewable by Friday, June 27th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

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 June 11, 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.

CONCEPT REVIEW - CONTINUED

- 1. 200 BLK STATE ST

(1:45) Assessor's Parcel Number: ROW-002-026
 Application Number: MST2008-00250
 Owner: City of Santa Barbara
 Agent: Jessica Grant

(Proposed installation of fiber optic cable in existing conduits and proposed new trenches to link parking lots 2, 3, 4, 5, 10, 11, 12 and 13. Also proposed is the installation of new revenue control equipment at City Parking Lots 2 through 5 and 7 through 13 and four above-ground electronic control equipment cabinets at various intersections along State Street. These involve the rights-of-way in the following locations: 200 - 600 Block of State Street, 00 Block of Ortega Street, 400 - 600 Block of Anacapa Street, 00 W. to 00 E. Block of Carrillo Street, and 900 - 1300 Block of Chapala Street.)

(Second Concept Review. Referred from the Consent Calendar on June 11, 2008. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

2. 210 W CARRILLO ST C-2 Zone

(2:15) Assessor's Parcel Number: 039-271-025
Application Number: MST2007-00554
Owner: Old Town Mall
Owner: Steve Delson and Ian Brown
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.)

(Sixth Concept Review. Project must comply with Planning Commission Resolution No. 013-08.)

CONCEPT REVIEW - NEW

3. 310 & 402 E ORTEGA ST C-M Zone

(2:40) Assessor's Parcel Number: 031-160-015 and -016
Application Number: MST2008-00299
Owner: City of Santa Barbara
Applicant: Bill Davis

(Proposal for installation of a 384.3 kilowatt-peak (kWp) photovoltaic solar panel project on eight City corporate yard buildings. The installation will consist of 1,830 modules, flush mounted on roofs. Three electrical equipment enclosures are proposed on grade at the exterior of the buildings.)

(Action may be taken if sufficient information is provided. Some of the buildings related to the project are located in the Architectural Board of Review's jurisdiction.)

CONCEPT REVIEW - CONTINUED

4. 1704 STATE ST C-2/R-3 Zone

(3:15) Assessor's Parcel Number: 027-102-017
 Application Number: MST2007-00494
 Owner: 1704 State Street
 Architect: Cearnal, Andrulaitis, LLP

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

(Third Concept Review. Project requires Environmental Assessment and Planning Commission Approval.)

CONCEPT REVIEW - CONTINUED

5. 1019 STATE ST C-2 Zone

(3:45) Assessor's Parcel Number: 039-281-017
 Application Number: MST2008-00217
 Owner: Ray Mahboob
 Architect: Gregory Rech, Architects West
 Business Name: American Apparel

(Proposal to replace an existing, one-story commercial storefront and move the entry doors closer to the street, resulting in a 134 square foot addition.)

(Second Concept Review.)

PRELIMINARY REVIEW

6. 1732 SANTA BARBARA ST E-1 Zone

(4:10) Assessor's Parcel Number: 027-112-001
 Application Number: MST2008-00122
 Owner: Brian P. Gregory
 Designer: Christophe De Rose

(This structure is a City Landmark: "Huning Mansion." Proposal for a new 660 square foot detached one-story garage comprised of two parking spaces of 500 square feet and 160 square feet of accessory workshop area. Two Zoning Modifications will be required for encroaching into the interior yard setback and the required open yard area on this 19,884 square foot parcel developed with an existing 4,603 square foot single-family residence.)

(Project must comply with Staff Hearing officer Resolution No. 042-08.)

IN-PROGRESS REVIEW

7. 801 STATE ST C-2 Zone

(4:20) Assessor's Parcel Number: 037-400-013
 Application Number: MST2006-00154
 Owner: Hughes Land Holding Trust 5/9/84
 Architect: Vadim Hsu
 Business Name: Pirhana Restaurant & Lounge

(This is a revised project description. This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,080 square foot third story addition and add 607 square feet of additional basement floor area for mechanical and accessory use in an existing commercial building located in El Pueblo Viejo Landmark District. The project consists of alterations and additions comprised of two new kitchens, two bars, 961 square feet of third story outdoor patron seating, and new patron seating in the basement, which was formerly used as a commercial kitchen and storage. The project will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires revised Development Plan Approval findings.)

(Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

8. 914 SANTA BARBARA ST C-2 Zone

(4:45) Assessor's Parcel Number: 029-292-031
 Application Number: MST2008-00269
 Owner: State of California
 Designer: Kelly- Ondre Construction
 Contractor: Dan George
 Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources. Proposal to add rooftop solar panels, a new handicap ramp, and to replace two aluminum awnings with a single wood awning.)

(Second Concept Review. Project requires Environmental Assessment and an Historic Structures/Sites Report. The porch and accessible ramp components of the project will be reviewed.)

CONSENT CALENDAR – SEE SEPARATE AGENDA