



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, July 23, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:
DONALD SHARPE, *Vice-Chair*
ROBERT ADAMS
LOUISE BOUCHER
KEN CURTIS
MICHAEL DRURY
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	Master Application & Submittal Fee - (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 at the time of submittal & each time plans are revised. <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. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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 Friday, July 18, 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, July 25th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

SUBCOMMITTEE MEETING:

There will be an El Pueblo Viejo Design Guidelines Subcommittee meeting at 10:00 a.m. on Wednesday, July 30, in the Fishbowl Conference Room at 630 Garden Street.

GENERAL BUSINESS:

- A. Election of Chair for the remainder of 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 July 9, 2008.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.
- G. Possible Ordinance Violations.

DISCUSSION ITEM**(1:45)**

Jaime Limón, Senior Planner, will discuss the Sign Committee schedule change and reassignment of HLC liaison alternate to the Sign Committee.

ARCHAEOLOGY REPORT

1. 505 W LOS OLIVOS ST R-3 Zone

(1:55) Assessor's Parcel Number: 025-210-012
 Application Number: MST2007-00470
 Owner: Saunders Family Trust
 Owner: Westmont College
 Architect: Peikert Group Architects

(This 13 unit condominium project consists of a three lot merger; demolition of an existing 2,250 square foot duplex; demolition of an existing 2,400 square foot single-family residence; construction of ten new 1,683 square foot three-story, three-bedroom condominium units (each with a 408 square foot two-car garage); addition of 481 square feet to an existing 4,928 square foot four-unit apartment building; remodel and conversion of the apartment building into three condos (one 941 square foot two-bedroom unit and two three-bedroom units at 1,652 and 1,779 square feet). The parking for the converted apartment building would be provided by one uncovered parking space and five covered parking spaces. All 13 condo units would be provided to employees of Westmont College earning up to 200% of Average Median Income. Proposed development would total 27,929 square feet on the 32,550 square foot lot. Planning Commission review is required for a Tentative Subdivision Map; Condominium Conversion Permit; and Modifications to allow bonus density units, waiver of solar access height limits, reduction of rear and interior yard setbacks, and reduction in the guest parking requirement.)

(Review of Phase I Archaeological Resources Report prepared by Ken Victorino and David Stone of Dudek.)

TIME EXTENSION HEARING

2. 35 STATE ST HRC-2/SD-3 Zone

(2:00) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: MF Santa Barbara, LLC
 Agent: Ken Marshall
 Architect: Doug Singletary
 Landscape Architect: Philip Suding
 Engineer: Penfield & Smith Engineers, Inc.

(Proposal for Entrada de Santa Barbara (formerly the Ritz-Carlton Club) involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way.)

(Request for a final time extension of HLC Final Approval of Area B. The previous extension, which was granted for one year, is due to expire on August 6, 2008.)

IN-PROGRESS REVIEW3. 35 STATE ST HRC-2/SD-3 Zone

(2:10) Assessor's Parcel Number: 033-102-004
 Application Number: MST2007-00538
 Owner: Mf Santa Barbara
 Applicants: Ray Wicken, Managing Director; and Teri Malinowski
 Agent: Ken Marshall
 Architect: Yvan Lebroc
 Landscape Architect: Philip Suding
 Engineer: Penfield & Smith Engineers, Inc.
 Business Name: Entrada De Santa Barbara

(Proposal for Entrada de Santa Barbara involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997, and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 sq. ft. of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street façades.)

(In-Progress Review of Area A, California Hotel. Preliminary Approval granted on April 30, 2008. Project requires compliance with City Council Resolution No. 01-103.)

CONCEPT REVIEW - NEW4. 1535 SANTA BARBARA ST R-3 Zone

(2:30) Assessor's Parcel Number: 027-241-005
 Application Number: MST2008-00315
 Owner: Unitarian Society of Santa Barbara
 Applicant: Jules Zimmer
 Architect: Sydney Baumgartner

(This building is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal to construct a tiled, semicircular bench with brick paving and associated landscaping at the property corner fronting Santa Barbara and E. Arrellaga Streets. A zoning modification will be required to encroach into the front yard setback.)

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

CONCEPT REVIEW - NEW

5. 901 E CABRILLO BLVD

HRC-1/SD-3 Zone

(2:50)

Assessor's Parcel Number: 017-313-018
Application Number: MST2008-00313
Owner: Richard Gunner
Architect: William Lavoie
Landscape Architect: Suding Design

(Proposal for alterations to an existing four-story, 43,354 square foot hotel. The project will consist of the following: change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk, curb and gutter on the Milpas Street side, and repave and landscape the parking area. The net increase in new floor area is 492 square feet; however, there is a net decrease of 780 square feet of Measure E floor area. The project will result in a 43,191 square foot structure. Zoning modifications were granted on August 24, 2005, and will expire in 2009. The architectural design has been revised from the original project design which received Preliminary Approval under application MST2004-00052. Coastal review is required.)

(Project requires Environmental Assessment.)

CONCEPT REVIEW - CONTINUED

6. 200 BLK STATE ST

(3:20)

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.)

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

CONCEPT REVIEW - NEW

7. 00 E ANAPAMU ST C-2 Zone

(3:35) Assessor's Parcel Number: 039-232-0RW
Application Number: MST2008-00338
Owner: City of Santa Barbara
Architect: Blackbird Architects

(Proposal for conceptual review of MTD bus stop shelter designs for various downtown locations on City sidewalks.)

(Comments Only; Environmental Assessment required.)

CONCEPT REVIEW - CONTINUED

8. 318 STATE ST C-M Zone

(4:05) Assessor's Parcel Number: 037-254-020
Application Number: MST2005-00286
Owner: Howe Family Partnership
Architect: Cearnal Andrulaitis
Owner: 318 State Street Properties, LLC
Owner: Ken Felts
Applicant: Alexandra Cole

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom, aka Andalucia Building." Proposal for a four-story mixed-use development to include demolition of the existing 35,841 square-foot warehouse, construction of 23,091 square feet of nonresidential use, and 33 new residential condominium units totaling 42,507 square feet. The front arcade and 4,523 square feet of commercial space along State Street would be preserved. Also proposed is a 37,839 square foot, 97-space basement parking garage and 14,372 cubic yards of excavation. Planning Commission approval is required for the Tentative Subdivision Map, a Modification for encroaching into the setback, and the Condominium Development.)

(Third Concept Review. Project requires Planning Commission approval.)

**** SCHEDULED BREAK 4:30 P.M. TO 4:40 P.M.****

IN-PROGRESS REVIEW

9. 518 STATE ST C-M Zone

(4:40) Assessor's Parcel Number: 037-173-046
 Application Number: MST2005-00477
 Owners: Jim Craviotto, and Charles and Georgetta M. Craviotto Trust
 Architect: Brian Cearnal

(The project consists of a proposal to construct a new two-story mixed-use building with 2,487 square feet (net) of commercial space on the first floor and two apartments (one studio unit and one (1) one-bedroom unit) on the second floor, on a 3,544 square foot parcel. The existing 302 square feet (net) of non-residential space would be demolished. The project will require 2,185 square feet of non-residential square footage from the minor and small addition categories and Staff Hearing Officer approval of a modification to allow no onsite residential parking.)

(Project must comply with Staff Hearing Officer Resolution No. 038-07.)

CONCEPT REVIEW - NEW

10. 426 STATE STREET C-M Zone

(5:00) Assessor's Parcel Number: 037-212-003
 Application Number: MST2008-00347
 Owner: Ray Mahboob
 Architect: Henry Lenny

(Concept review only for a proposal to repave an existing 14 space parking lot with red brick and add new landscaping. There is no existing structure on this 16,000 square foot parcel.)

(Comments only: one-time review of an early conceptual plan.)

FINAL REVIEW

11. 801 STATE ST C-2 Zone

(5:20) 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.)

(Final Approval of the project is requested.)