



# 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 7, 2009      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**  
 SUSETTE NAYLOR, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 ROBERT ADAMS  
 LOUISE BOUCHER  
 KEN CURTIS  
 MICHAEL DRURY  
 FERMINA MURRAY  
 ALEX PUJO  
 CRAIG SHALLANBERGER

**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](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	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.
<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.

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](http://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](mailto: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. On Wednesday, December 31, 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 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](http://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, January 9<sup>th</sup>, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**GENERAL BUSINESS:**

- A. Election of Chair and Vice Chair for 2009.
- B. Appointments to Subcommittees.
- C. Site Visit:

Set the date for a group site visit to 2300 Garden Street.

- D. 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.)

- E. Approval of the minutes of the Historic Landmarks Commission meeting of December 10, 2008.
- F. Consent Calendar.
- G. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- H. Subcommittee Reports.
- I. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT**

1. 423 W VICTORIA ST P-R Zone

**(2:00)** Assessor's Parcel Number: 039-161-014  
Application Number: MST2008-00374  
Owner: City of Santa Barbara  
Applicant: Kevin Strasburg  
Business Name: Westside Community Center

(Proposal for improvements to the Westside Community Center to include a new concrete path, fencing, benches, and the addition of security lights. The proposal also includes a revised parking configuration which relocates six existing parking spaces and maintains the existing 43 parking spaces, revised landscaping, including the removal of six trees, the addition of 12 trees, and an irrigation system. No exterior alterations are proposed for the existing building.)

**(Review of Phase I Archaeological Resources Report prepared by Bryon Bass of Strata Science.)**

**ARCHAEOLOGY REPORT**

2. 411 E CARRILLO ST C-2 Zone

**(2:05)** Assessor's Parcel Number: 029-222-018  
Application Number: MST2008-00533  
Owner: James T. Brous and Mary Scherer  
Architect: Howard Wittausch

(Proposal for a new 1,824 square foot three-story single-family residence with roof decks at the second and third-floor levels and a detached 500 square foot two-car garage with roof deck. The existing 1,250 square foot one-story single family residence and detached 240 square foot garage will be demolished. The proposed total of 2,324 square feet on the 4,662 square foot lot is 98% of the maximum required FAR.)

**(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)**

**ARCHAEOLOGY REPORT**

3. 416 MONTGOMERY ST R-2 Zone

**(2:10)** Assessor's Parcel Number: 025-393-003  
Application Number: MST2008-00131  
Owner: Dan Secord  
Agent: Dave Tabor  
Designer: Eric Swenumson  
Landscape Architect: Earthform Design

(Proposal to convert two existing, one-story residential units to condominium units on an 8,598 square foot lot in the Mission Area Special Design District. Existing unit number one is a three-bedroom, 1,346 square foot unit. Existing unit number two is a two-bedroom, 1,063 square foot unit. An existing, detached two-car garage will remain. The proposal includes the addition of exterior storage spaces for each unit and two uncovered parking spaces (one for each unit) along the private alley off of Montgomery Street. The project requires Staff Hearing Officer Review of a Tentative Subdivision Map.)

**(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)**

**ARCHAEOLOGY REPORT**

4. 1820 DE LA VINA ST R-4 Zone

**(2:15)** Assessor's Parcel Number: 027-022-022  
Application Number: MST2007-00590  
Owner: Mark and Val Maldonado  
Architect: Peikert Group Architects

(Concept Review of proposed future demolition of five existing residential units and construction of 10 to 14 condominium units. Three lots would be merged for a total site area of approximately 27,000 square feet. The exact scope of the proposed project has not yet been determined. The project will require Planning Commission approval of a Tentative Subdivision Map.)

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

**ARCHAEOLOGY REPORT**

5. 1712 ANACAPA ST R-2 Zone

**(2:20)** Assessor's Parcel Number: 027-111-014

Application Number: MST2008-00435

Owner: Richard Untermann and Gail Elnicky

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision, requiring a street frontage waiver. Parcel 1 would be 7,102 square feet and would include the existing 2,140 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,407 square feet with a new two-car garage and a new 1,800 square foot square foot single-family residence. Parcel 3 would be 8,650 square feet and would be the site for a future single-family residence with a two-car garage and a secondary dwelling unit. Pedestrian and vehicular access for all three units would be via a new 14' wide easement along the northwest property line.)

**(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone of Western Points Archaeology.)**

**HISTORIC STRUCTURES REPORT**

6. 1712 ANACAPA ST R-2 Zone

**(2:25)** Assessor's Parcel Number: 027-111-014

Application Number: MST2008-00435

Owner: Richard Untermann and Gail Elnicky

(Proposal to subdivide an existing 23,160 square foot lot and create a three-lot subdivision, requiring a street frontage waiver. Parcel 1 would be 7,102 square feet and would include the existing 2,140 square foot single-family residence with a new two-car garage. Parcel 2 would be 7,407 square feet with a new two-car garage and a new 1,800 square foot square foot single-family residence. Parcel 3 would be 8,650 square feet and would be the site for a future single-family residence with a two-car garage and a secondary dwelling unit. Pedestrian and vehicular access for all three units would be via a new 14' wide easement along the northwest property line.)

**(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historian.)**

**HISTORIC STRUCTURES REPORT**

7. 1811 EL ENCANTO RD E-1 Zone

**(2:30)** Assessor's Parcel Number: 019-170-018  
Application Number: MST2006-00750  
Owner: Emily and Blake Jones  
Architect: Peter Becker

(This structure was found to be eligible for City Landmark status and is to be placed on the City's List of Potential Historic Resources. The proposed changes are to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 699 square foot addition, 2,019 interior remodel, 100 square foot crawl space conversion for pool equipment and remodel of basement space. New structures would include a 750 square foot detached garage, a new 220 square foot pergola with fireplace and a new 20' x 50' swimming pool. The other residence would include a remodel and window change. A modification is requested for conversion of a non-conforming garage to an accessory space.)

**(Review of Addendum to Historic Structures/Sites Report prepared by Ronald L. Nye, Historian.)**

**HISTORIC STRUCTURES REPORT**

8. 1032 OLIVE ST R-3 Zone

**(2:40)** Assessor's Parcel Number: 029-230-018  
Application Number: MST2008-00239  
Owner: Mark Mansfield and Monique Hartley  
Architect: B3 Architects

(Proposal to demolish an existing one-story, single-family residence and detached one-car garage and construct a new two-story, multi-unit residential project of 5,956 square feet on a 7,500 square foot lot. The project site is located within the Demolition Review Study Area and the existing structure is greater than 50 years old. Staff Hearing Officer approval is requested for a Tentative Subdivision Map.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)**

**HISTORIC STRUCTURES REPORT**

9. 1041 MISSION RIDGE RD A-1 Zone

**(2:50)** Assessor's Parcel Number: 019-031-015  
Application Number: MST2008-00572  
Owner: Alan and Katherine Van Vliet

(Proposal to restore doors, windows, and shutters as well as stucco cladding to their original locations on a circa 1927 Interpretive Spanish Colonial Revival house. Also proposed is the installation of a limited number of new doors and windows, new terrace railing, and a new garage door. This will abate enforcement case ENF2008-00406.)

**(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historian.)**

**CONCEPT REVIEW - NEW**

10. 1120 CHAPALA ST C-2 Zone

**(3:00)** Assessor's Parcel Number: 039-231-034  
Application Number: MST2008-00585  
Owner: City of Santa Barbara  
Agent: Victor Garza and Jessica Grant

(Proposal for changes to City Parking Lot #4 including improved access to the parking lot, a new ADA accessible kiosk, enhanced landscaping, restriped ADA parking spaces, and installation of underground fiber optic links.)

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

**FINAL REVIEW**

11. 0-300 W CABRILLO BLVD HC/P-R/SD-3 Zone

**(3:25)** Assessor's Parcel Number: 033-120-018  
Application Number: MST2006-00122  
Owner: City of Santa Barbara  
Applicant: Jeannette Candau, Redevelopment Specialist  
Architect: Conceptual Motion  
Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, modifications to seawalls, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The Sign Program and Flag Program are subject to review by the Sign Committee. Project concurrently reviewed by the Historic Landmarks Commission and received Preliminary Approval on November 12, 2008.)

**(Final Approval of the project is requested.)**



**PRELIMINARY REVIEW**

12. 00 E CABRILLO BLVD P-R/SD-3 Zone

**(3:40)** Assessor's Parcel Number: 033-120-ORW  
Application Number: MST2004-00878  
Owner: City of Santa Barbara  
Agent: Hal Hill, Project Manager  
Landscape Architect: David Black

(Proposed replacement of the Cabrillo Boulevard vehicular and pedestrian bridge over Mission Creek. The new bridge will be 131 feet long by 110 feet wide and will carry the same five lanes of traffic and pedestrian traffic that the existing bridge carries. The sidewalk on the north side will be six feet wide and the sidewalk on the south side will vary from 11 feet to 14.5 feet wide. The new multi-use trail bridge will be 20 feet wide. Banks of lower Mission Creek are to be reconstructed to allow for passage of 20-year storms, and this project will construct the portion of the Lower Mission Creek Project from Cabrillo Blvd. to State Street in accordance with the Lower Mission Creek EIR/EIS. Grading will include 490 cubic yards of excavation.)

**(Project must comply with Planning Commission Resolution No. 029-07.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

13. 2134 MISSION RIDGE RD A-1 Zone

**(4:00)** Assessor's Parcel Number: 019-071-015  
Application Number: MST2008-00271  
Owner: Aoyama Living Trust  
Architect: Paul Poirier

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for Structure of Merit status. Proposal for a new 600 square foot swimming pool and 499 square foot detached pool cabana. There will be a total of 305 cubic yards of grading excavation on this one acre parcel located in the Hillside Design District. No alterations are proposed to the existing house or garage.)

**(Project requires Environmental Assessment.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

14. 1727 PROSPECT AVE R-2 Zone

**(4:30)** Assessor's Parcel Number: 027-142-004  
Application Number: MST2008-00583  
Owner: Phil Larson, Larson Family Trust  
Architect: Eric Swenumson

(The residence on this parcel is eligible for Structure of Merit status. Proposal to demolish an existing 18' x 18' two-car, detached garage and construct a new 20'-6" x 22'-6" two-car, detached garage. The existing garage has a lower level storage area of approximately 140 square feet, as will the new garage. The sandstone steps in the front yard are proposed to be relocated towards the center of the lot. A zoning modification is requested for the proposed garage expansion and relocation to encroach into the front yard setback on this 11,105 square foot lot located in the Hillside Design District. The proposed floor-to-lot area ratio (FAR) will be 79.8% of the maximum required FAR.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer approval of a Zoning Modification.)**

**CONCEPT REVIEW - CONTINUED**

15. 110 W SOLA ST C-2 Zone

**(5:00)** Assessor's Parcel Number: 039-062-010  
Application Number: MST2007-00413  
Owner: Carmac & Associates, LLC  
Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing Officer approval of a Tentative Subdivision Map, the condominium development, and a zoning modification for encroachment into the interior yard setback at the west elevation. This project will also require an HLC waiver of the six-foot fence/decorative wall requirement at the property line between the subject parcel and the adjacent, residentially-zoned parcel. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

**(Third Concept Review. Project requires Environmental Assessment and Staff Hearing Officer approval of a Tentative Subdivision Map, Zoning Modification, and Condominium Development. Project also requires an HLC waiver of the requirement for a fence or wall at the property line adjacent to a residential zone.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**