



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION AGENDA

**THE MEETING WILL BE ADJOURNED TO A SITE VISIT AT 2300 GARDEN STREET
ON JANUARY 26, 2009, AT 8:30 A.M.**

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, January 21, 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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST <small>(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)</small>		
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 folded plans 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. On Friday, January 16, 2009, 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, January 23rd, 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 January 7, 2009.
- 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 REPORT1. 2050 GARDEN ST E-1 Zone

(1:45) Assessor's Parcel Number: 025-331-001
 Application Number: MST2008-00593
 Owner: Melanie Ellison
 Architect: Harrison Design Associates
 Contractor: Giffin & Crane Projects, Inc.

(This structure is on the City's List of Potential Historic Resources: "Crointher Residence, Crocker Row." Proposal to rehabilitate the street facade of an existing three-story, 3,543 square foot, single-family residence to a close approximation of its historic appearance circa 1894-1905. Proposed exterior alterations include door and window changes, foundation replacement, facade rehabilitation, removal of an exterior staircase on the east elevation, new plaster finish, new Mission tile and metal roof, and new landscaping. No new square footage is proposed. A zoning modification is requested for proposed improvements to encroach into the front yard setback of this 10,125 square foot parcel.)

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

HISTORIC STRUCTURES REPORT

2. 1712 ANACAPA ST R-2 Zone

(1:50) Assessor's Parcel Number: 027-111-014
 Application Number: MST2008-00435
 Owner: Richard Untermann & 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.)

(Continued review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historical Consultant.)

CONCEPT REVIEW - NEW

3. 209 PASEO NUEVO C-2 Zone

(2:00) Assessor's Parcel Number: 037-400-002
 Application Number: MST2009-00022
 Owner: Santa Barbara Redevelopment Agency
 Applicant: Paseo Nuevo Association
 Agent: Glen Morris
 Architect: Arcvision
 Business Name: Teavana

(Proposal for the storefront remodel of an existing retail store including two new entry doors and storefront glazing, infilling two existing arches and one window, and replacing the back-of-house rear entry with a display case.)

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

REVIEW AFTER FINAL

4. 209 STATE ST HRC-2/SD-3 Zone

(2:20) Assessor's Parcel Number: 033-042-012
 Application Number: MST2005-00266
 Owner: Santa Barbara Redevelopment Agency
 Agent: Marck Aguilar
 Business Name: Amtrak Passenger Station

(This is a City Landmark: "Southern Pacific Railroad Station." Proposal to place a rail car on existing rail spur at the west end of the existing rail station.)

(Review After Final of exterior color scheme and proposed lettering style to reflect the authentic colors of the period.)

HISTORIC STRUCTURES REPORT

5. 1330 CHAPALA ST C-2 Zone

(2:35) Assessor's Parcel Number: 039-131-001
Application Number: MST2007-00371
Owner: Metropolitan Theatres Corporation
Applicant: Peikert Group Architects

(This project is being re-noticed due to a revised project design. There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story, mixed-use project on a vacant parking lot site. The commercial portion would include 10,000 square feet and the residential portion would include 55,180 square feet and consist of 35 residential condominium units, including 26 market rate units, four workforce units, and five inclusionary units. A 6,200 square foot "village green" and courtyard would be provided on-grade between the theater and the proposed development. The project would include a 41,000 square foot underground parking garage providing 117 parking spaces, a certain number of which would be available in the evenings for theater patrons. This project will require Planning Commission approval of a Development Plan and a Tentative Subdivision Map.)

(Review of Focused Historic Structures Letter Report prepared by Alexandra Cole, Preservation Planning Associates.)

CONCEPT REVIEW - CONTINUED

6. 1330 CHAPALA ST C-2 Zone

(2:50) Assessor's Parcel Number: 039-131-001
Application Number: MST2007-00371
Owner: Metropolitan Theatres Corporation
Applicant: Peikert Group Architects

(This project is being re-noticed due to a revised project design. There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story, mixed-use project on a vacant parking lot site. The commercial portion would include 10,000 square feet and the residential portion would include 55,180 square feet and consist of 35 residential condominium units, including 26 market rate units, four workforce units, and five inclusionary units. A 6,200 square foot "village green" and courtyard would be provided on-grade between the theater and the proposed development. The project would include a 41,000 square foot underground parking garage providing 117 parking spaces, a certain number of which would be available in the evenings for theater patrons. This project will require Planning Commission approval of a Development Plan and a Tentative Subdivision Map.)

(Second Concept Review. Please note that the Project Description has been revised. Project requires Environmental Assessment, Historic Resources Findings, and Planning Commission approval of the condominium development.)

CONSENT CALENDAR – SEE SEPARATE AGENDA