



# 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, February 18, 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) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - 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: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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 Friday, February 13, 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](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, February 20, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**SUBCOMMITTEE MEETING:**

There will be an HLC Designations Subcommittee meeting at 10:00 a.m. on Wednesday, February 18, in the Community Development Director's Conference Room on the second floor at 630 Garden Street.

**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 February 4, 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 REPORT**

## 1. 412 ANACAPA ST

C-M Zone

**(1:45)** Assessor's Parcel Number: 031-271-019  
Application Number: MST2008-00322  
Owner: Anabilt, LLC  
Applicant: Anabilt Properties, LLC  
Architect: Shubin and Donaldson

(The proposal includes subdividing an existing 13,500 square foot parcel into three new lots and to construct a new, three-story, LEED certified, mixed-use building on each new parcel. The proposal includes a total of 3,905 commercial square feet and 5,818 residential square feet. Lot 1 includes 1,604 square feet of commercial area and a 1,643 square foot residential unit on a 5,195 square foot lot. Lot 2 includes 1,763 square feet of commercial area and a 1,623 square foot residential unit on a 4,775 square foot lot. Lot 3 includes 538 square feet of commercial area and a 2,552 square foot residential unit on a 3,530 square foot lot. A total of 10 parking spaces (four covered and six uncovered) are proposed for the project. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Plan Approval.)

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

**HISTORIC STRUCTURES REPORT**

## 2. 221 N NOPAL ST

M-1 Zone

**(1:50)** Assessor's Parcel Number: 017-041-004  
Application Number: MST2008-00538  
Owner: Archdiocese of Los Angeles  
Applicant: Our Lady of Guadalupe  
Architect: García Architects

(Proposal for Phase 2 of project at Our Lady of Guadalupe Church to construct a 1,487 square foot single-story addition to be used as a side-chapel, and 96 square foot partial demolition to the existing 6,576 square foot church. The proposal will result in a net addition of 1,391 square feet. The 1,487 square foot side-chapel addition will provide 136 new seats for a total of 485 seats. The project also includes new parking, paving, and landscaping. 34 new parking spaces will be provided for a total of 98 parking spaces. Phase 1 of the project was approved under MST2006-00015 on August 20, 2007. The project requires Development Plan Approval by ABR for the allocation of 1,391 square feet of Measure E square footage.)

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

**HISTORIC STRUCTURES REPORT**

3. 209 E PEDREGOSA ST E-1 Zone

**(2:00)** Assessor's Parcel Number: 025-382-009  
Application Number: MST2008-00074  
Owner: Gary Ricks  
Architect: Kurt Magness

(This structure is on the City's List of Potential Historic Resources: "Palmer House," and is considered to be eligible for City Landmark status. This is a revised project description: Proposal to demolish 209 square feet of floor area in an existing, 5,603 square foot, one-story, single-family residence and construct an 815 square foot single-story addition. Ten cubic yards of grading excavation is proposed. This project will result in 6,209 square feet of development on a 33,750 square foot parcel, which is 127% of the maximum guideline floor-to-lot-area ratio. The project will be required to meet a Built Green two-star rating or equivalent.)

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

**CONCEPT REVIEW - CONTINUED**

4. 209 E PEDREGOSA ST E-1 Zone

**(2:15)** Assessor's Parcel Number: 025-382-009  
Application Number: MST2008-00074  
Owner: Gary Ricks  
Architect: Kurt Magness

(This structure is on the City's List of Potential Historic Resources: "Palmer House," and is considered to be eligible for City Landmark status. This is a revised project description: Proposal to demolish 209 square feet of floor area in an existing, 5,603 square foot one-story, single-family residence and construct an 815 square foot single-story addition. Ten cubic yards of grading excavation is proposed. This project will result in 6,209 square feet of development on a 33,750 square foot parcel, which is 127% of the maximum guideline floor-to-lot-area ratio. The project will be required to meet a Built Green two-star rating or equivalent.)

**(Comments only; project requires Environmental Assessment.)**

**HISTORIC STRUCTURES REPORT**

## 5. 2300 GARDEN ST

E-1 Zone

**(2:45)**

Assessor's Parcel Number: 025-140-024  
Application Number: MST2009-00009  
Owner: San Roque School Charitable Trust  
Agent: Mary Rose & Associates  
Architect: M2 Architecture  
Architect: Appleton & Associates

(This structure is on the City's List of Potential Historic Resources and is eligible for City Landmark status: "St. Anthony's Seminary." the original seismic and safety upgrade project approved under application MST2005-00241 has been revised to include the following changes: Proposal for the demolition of 1,803 square feet of floor area and stair at the south elevation (courtyard side) of the Infirmary Wing to create an accessible outdoor classroom with tiered seating and to extend the existing arcade roofline to cover an accessible path. The project will also include new accessible restrooms on the lower level, a technical mezzanine on the upper level, and the integration of handicapped access at the main level. Adjustments will be made at grade to the adjoining courtyard and walkways to meet accessibility, utility, and life safety standards. Portions of the roof above the south courtyard facade of the Infirmary Wing will be removed with the remaining to be upgraded to meet structural and seismic requirements, with the overall roof height to be lowered by 4.5 feet. An existing brick chimney and roof penetrations are also proposed to be removed. A partial demolition of the south-facing courtyard will allow the restoration of five original windows on the Main Building. An existing opening between the Main Wing and Infirmary Wing will be infilled with a new window to match the existing on this 12.3 acre parcel.)

**(Review of Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum is focused on a proposal to alter the Service/Infirmary, North Wing of the Main building and create an ADA path to the rear courtyard.)**

**CONCEPT REVIEW - CONTINUED**

6. 2300 GARDEN ST E-1 Zone

**(3:00)** Assessor's Parcel Number: 025-140-024  
 Application Number: MST2009-00009  
 Owner: San Roque School Charitable Trust  
 Agent: Mary Rose & Associates  
 Architect: M2 Architecture  
 Architect: Appleton & Associates

(This structure is on the City's List of Potential Historic Resources and is eligible for City Landmark status: "St. Anthony's Seminary." The original seismic and safety upgrade project approved under application MST2005-00241 has been revised to include the following changes: Proposal for the demolition of 1,803 square feet of floor area and stair at the south elevation (courtyard side) of the Infirmary Wing to create an accessible outdoor classroom with tiered seating and to extend the existing arcade roofline to cover an accessible path. The project will also include new accessible restrooms on the lower level, a technical mezzanine on the upper level, and the integration of handicapped access at the main level. Adjustments will be made at grade to the adjoining courtyard and walkways to meet accessibility, utility, and life safety standards. Portions of the roof above the south courtyard facade of the Infirmary Wing will be removed with the remaining to be upgraded to meet structural and seismic requirements, with the overall roof height to be lowered by 4.5 feet. An existing brick chimney and roof penetrations are also proposed to be removed. A partial demolition of the south-facing courtyard will allow the restoration of five original windows on the Main Building. An existing opening between The Main Wing and Infirmary Wing will be infilled with a new window to match the existing on this 12.3 acre parcel.)

**(Project requires Environmental Assessment.)**

**CONCEPT REVIEW - CONTINUED**

7. 1330 CHAPALA ST C-2 Zone

**(3:45)** Assessor's Parcel Number: 039-131-001  
 Application Number: MST2007-00371  
 Owner: Metropolitan Theatres Corporation  
 Applicant: Peikert Group Architects

(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.)

**(Third Concept Review. Project requires Environmental Assessment, Compatibility Criteria, Historic Resource Findings, and Planning Commission approval.)**