



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, April 1, 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 (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	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.
PRELIMINARY REVIEW	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.
FINAL & CONSENT	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. 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 March 27, 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, April 3rd 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 March 18, 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.

MISCELLANEOUS ACTION ITEM

- 1. Review of Draft El Pueblo Viejo Guidelines final errata list and forward recommendation to City Council for adoption. - Jaime Limón, Senior Planner; and Heather Baker, Project Planner.

(1:35)

ARCHAEOLOGY REPORT

2. 1631 SHORELINE DR E-3/SD-3 Zone

(1:45) Assessor's Parcel Number: 045-173-022
 Application Number: MST2008-00017
 Owner: David Prenatt
 Architect: Kavoian & Associates

(Proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes approximately 120 cubic yards of grading (40 cubic yards cut and 80 cubic yards fill) and the replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The existing 2,233 square foot one-story single family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District. Planning Commission approval of a coastal development permit is requested.)

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

ARCHAEOLOGY REPORT

3. 505 WENTWORTH AVE R-3 Zone

(1:50) Assessor's Parcel Number: 037-143-010
 Application Number: MST2007-00345
 Owner: Wentworth Investors, LLC
 Architect: Jose Esparza

(Proposal to construct three new two story residential condominiums on an existing 6,500 square foot vacant lot in the R-3 Zone. The proposal includes 2 two-bedroom units totaling 2,128 square feet and 1 one-bedroom unit totaling 1,042 square feet. An attached 438 square foot two-car garage is proposed for each unit. The parcel has a 2% slope and 256.7 yards of grading is proposed.)

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

FINAL REVIEW

4. 0-300 W CABRILLO BLVD. HC/P-R/SD-3 Zone

(1:55) Assessor's Parcel Number: 033-120-018
 Application Number: MST2009-00118
 Owner: City of Santa Barbara
 Applicant: Jeannette Candau, Redevelopment Specialist
 Applicant: Santa Barbara Redevelopment Agency

(Proposal for a permanent public art installation consisting of four tile and brass mosaics at four new plaza areas along W. Cabrillo Blvd. and four new concrete benches along the Los Baños walkway.)

(Final Approval of the project is requested.)

CONCEPT REVIEW - CONTINUED

5. 834 STATE ST C-2 Zone

(2:10) Assessor's Parcel Number: 037-052-021
Application Number: MST2008-00071
Owner: First States Investors 5000A, LLC
Applicant: Yvonne Michals
Architect: Steve Hausz
Business Name: Bank of America

(Proposal to replace five automatic teller machines. New signage is to be reviewed by the Sign Committee under a separate application.)

(Second Concept Review. Previous HLC comments of March 5, 2008, have expired. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

6. 1529 SANTA BARBARA ST R-3 Zone

(2:30) Assessor's Parcel Number: 027-241-005
Application Number: MST2009-00116
Owner: The Unitarian Society of Santa Barbara
Applicant: Coop Community Energy

(This structure is on the City's List of Potential Historic Resources: Unitarian Society. Proposal for a 3.6 kilowatt roof mounted photovoltaic solar array to be installed on the rear, southwest corner of the Parish Hall on E. Arrellaga Street. The maximum distance from the roof to the top of the tallest panel is 7'-6" in height.)

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

PRELIMINARY REVIEW

7. 209 E PEDREGOSA ST E-1 Zone

(2:50) 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.)

(Preliminary Approval of the project is requested.)

CONCEPT REVIEW - NEW

8. 2014 GARDEN ST E-1 Zone

(3:10) Assessor's Parcel Number: 025-331-016
Application Number: MST2009-00135
Owner: Gardner Family Trust
Contractor: Santa Barbara Landscapes

(This structure is on the City's List of Potential Historic Resources: "Crocker Row." Proposal for a 50 square foot decorative water fountain to be located in the front yard of a 13,000 square foot parcel.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

HISTORIC STRUCTURES REPORT: PROJECT 1

9. 2300 GARDEN ST RETIRED Zone

(3:30) Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00241
Owner: SRS Garden Street, LLC
Agent: Mary Rose & Associates
Architect: M2 Architecture
Contractor: Plant Construction Company
Business Name: San Roque School Garden St. Campus

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum report is focused on changes to the Refectory Building including: redesign roof well, realign east stairs, add doors in east, south and west elevations, new courtyard, new wrought iron railing on west courtyard elevation, metal louver vent on west elevation, removal of wood surrounds on modern door of east elevation, and consider window changes to east and west elevations.)

REVIEW AFTER FINAL: PROJECT 1

10. 2300 GARDEN ST RETIRED Zone

(3:40)

Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00241
Owner: SRS Garden Street, LLC
Agent: Mary Rose & Associates
Contractor: Plant Construction Company
Architect: M2 Architecture
Business Name: San Roque School Garden St. Campus

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review After Final of proposed changes to approval for the Refectory Building including: redesign roof well, realign east stairs, add doors in east, south and west elevations, new courtyard, new wrought iron railing on west courtyard elevation, metal louver vent on west elevation, removal of wood surrounds on modern door of east elevation, and consider window changes to east and west elevations.)

HISTORIC STRUCTURES REPORT: PROJECT 2

11. 2300 GARDEN ST E-1 Zone

(4:00)

Assessor's Parcel Number: 025-140-024
Application Number: MST2006-00190
Owner: SRS Garden Street, LLC
Applicant: Mary Rose
Architect: Machin & Mead Architecture
Contractor: Plant Construction Company
Business Name: San Roque High School Garden St. Campus

(This structure is on the City's List of Potential Historic Resources. Proposal for seismic, safety, and utility upgrades in the Main Building of San Roque High School. Improvements include seismic strengthening, installation of new fire sprinkler system, accessibility upgrades including the installation of a new elevator, new drinking fountains, and restrooms. Exterior work includes new rooftop penetrations for ventilation, elevator overrun, and new handrails.)

(Review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum report is focused on a change to the method of structural strengthening of the front facade columns and the addition of a new roof well.)

REVIEW AFTER FINAL: PROJECT 2

12. 2300 GARDEN ST

E-1 Zone

(4:10)

Assessor's Parcel Number: 025-140-024
 Application Number: MST2006-00190
 Owner: SRS Garden Street, LLC
 Applicant: Mary Rose
 Architect: Machin & Mead Architecture
 Contractor: Plant Construction Company
 Business Name: San Roque High School Garden St. Campus

(This structure is on the City's List of Potential Historic Resources. Proposal for seismic, safety, and utility upgrades in the Main Building of San Roque High School. Improvements include seismic strengthening, installation of new fire sprinkler system, accessibility upgrades including the installation of a new elevator, new drinking fountains, and restrooms. Exterior work includes new rooftop penetrations for ventilation, elevator overrun, and new handrails.)

(Review After Final of the following changes: change to the method of structural strengthening of the front facade columns, replacement of existing concrete cap at the second floor with composite concrete beam, the temporary removal of twenty stones and three adjacent windows for construction access, and the addition of a new roof well.)

HISTORIC STRUCTURES REPORT: PROJECT 3

13. 2300 GARDEN ST

RETIRED Zone

(4:30)

Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00812
 Owner: SRS Garden Street, LLC
 Applicant: Mary Rose & Associates
 Architect: Machin and Associates, Inc.
 Business Name: San Roque High School

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposed changes to occur to the Gymnasium and Chapel. Interior work: seismic strengthening and upgrades for life safety consisting of a new elevator, fire sprinkler system, and accessibility upgrades including drinking fountains and signs. Exterior work: like-for-like replacement of the arcade stairs, new accessibility handrails, three new rooftop penetrations for exhaust vents at the Gymnasium, and a new switchgear box to house electrical service upgrade for the entire campus to be located on the west side of the Chapel in an existing niche.)

(Review of addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum report is focused on a change in the location of an accessible path on the southwest side of the gymnasium and restoration of the original stairs leading to the south side of the gymnasium.)

REVIEW AFTER FINAL: PROJECT 314. 2300 GARDEN ST RETIRED Zone

(4:40) Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00812
 Owner: SRS Garden Street, LLC
 Applicant: Mary Rose & Associates
 Architect: Machin and Associates, Inc.
 Business Name: San Roque High School

(The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposed changes to occur to the Gymnasium and Chapel. Interior work: seismic strengthening and upgrades for life safety consisting of a new elevator, fire sprinkler system, and accessibility upgrades including drinking fountains and signs. Exterior work: like-for-like replacement of the arcade stairs, new accessibility handrails, three new rooftop penetrations for exhaust vents at the Gymnasium, and a new switchgear box to house electrical service upgrade for the entire campus to be located on the west side of the Chapel in an existing niche.)

(Review After Final of change in location of accessible path on southwest side of the gymnasium and restoration of the original stairs leading to the south side of the gymnasium.)

IN-PROGRESS REVIEW: PROJECT 415. 2300 GARDEN ST E-1 Zone

(5:00) 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 and Historic Resource Findings.)