



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 29, 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 April 24, 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, May 1, 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 April 15, 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.

DISCUSSION ITEM:

1. Presentation and Discussion of the Proposed Financial Plan and Operating Budget for Fiscal Year 2010.
(1:45) City Staff: Bettie Weiss, City Planner

DISCUSSION ITEM:

2. Changes to SCE design standards for above grade electrical distribution equipment.
(2:05) Presenters: Southern California Edison Representatives
City Staff: Jaime Limón, Senior Planner

FINAL REVIEW

3. 914 SANTA BARBARA ST C-2 Zone

(2:30) Assessor's Parcel Number: 029-292-031
 Application Number: MST2008-00269
 Owner: State of California
 Designer: Kelly- Ondre Construction
 Contractor: Dan George
 Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources: "Part of reconstruction of original El Presidio de Santa Barbara State Historical Park." This is a second revised project description. Proposal to add a new handicapped ramp and to replace two aluminum awnings with a single wood awning. Also proposed on the site is the installation of a photovoltaic system consisting of 24 panels covering an area of 266 square feet. The installation will be screened from view by a new 60" box Coast Live Oak tree.)

(Final Approval of the solar installation portion of the project is requested.)

REVIEW AFTER FINAL

4. 2300 GARDEN ST RETIRED Zone

(2:50) Assessor's Parcel Number: 025-140-018
 Application Number: MST2005-00241
 Owner: SRS Garden Street, LLC
 Agent: Mary Rose & Associates
 Architect: M2 Architecture
 Architect: Appleton & Associates, Inc.
 Contractor: Matt Construction Company
 Business Name: San Roque School Garden Street 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.)

(Continued 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.)

FINAL REVIEW

5. 2300 GARDEN ST E-1 Zone

(3:10) 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
 Contractor: Matt Construction Company

(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.)

(Final Approval of the project is requested. Project requires Historic Resource findings.)

FINAL REVIEW

6. 1210 STATE ST C-2 Zone

(3:30) Assessor's Parcel Number: 039-183-019
 Application Number: MST2005-00323
 Owner: Granada Tower, LLC
 Architect: Cearnal Andrulaitis, LLP

(This is a revised project description: This structure is on the City's List of Potential Historic Resources. Proposal to convert the 7th and 8th and a portion of the 9th floors (approximately 6,444 square feet) from office space to two residential condominium units. The project also includes replacing the existing exterior fire escape with a new stair tower, replacing the existing wood frame roof structure with a new steel frame roof structure, constructing a recessed rooftop mechanical equipment well with roof access stairs, adding rooftop dormers and windows, reopening existing window rough openings (two windows each on six floors), adding wrought iron railing at the 7th floor patio on the south elevation, and relocation of a temporary wireless antenna installation frame to the rooftop.)

(Request to extend approvals for temporary placement of roof antenna equipment. Prior approval of the temporary cell antenna expired on August 21, 2008.)

PRELIMINARY REVIEW

7. 201 E FIGUEROA ST C-2 Zone

(3:50) Assessor's Parcel Number: 029-162-028
Application Number: MST2009-00093
Owner: Figueroa Investors LP
Architect: Michael Holliday

(Proposal for the demolition of 381 square feet of existing floor area of a 3,382 square foot one-story commercial building and the construction of a 2,829 square foot second story addition with a 651 square foot attic space. Six new parking spaces are proposed, for a total of 12 parking spaces (including one handicapped-accessible space) on an 8,400 square foot parcel. The proposed landscape plan includes the replacement of a diseased tree which was already removed from the corner of the site. Development Plan Approval findings are required, as well as a waiver of the City's Parking Design Standards for landscaping. Approximately 50 cubic yards of grading excavation is proposed.)

(Preliminary Approval of the project is requested. Project requires Environmental Assessment, Development Plan Approval findings, and a Waiver of Parking Design Standards.)

PRELIMINARY REVIEW

8. 1732 SANTA BARBARA ST E-1 Zone

(4:15) Assessor's Parcel Number: 027-112-001
Application Number: MST2009-00114
Owner: Richard Nash
Designer: Peter Kavoian & Associates

(This is a City Landmark: "Huning Mansion." Proposal for a new landscape plan for an existing single-family residence on a 20,000 square foot parcel. The plan includes the removal of nine trees from the front yard to be replaced with a new hedge and 30 rose bushes. Also proposed are new trees and shrubs in the side and rear yards, a new fountain, and a new wood trellis in the backyard. Approval of this project will abate enforcement case ENF2009-00052.)

(Preliminary Approval of the project is requested.)

PRELIMINARY REVIEW

9. 1978 MISSION RIDGE RD

A-1 Zone

(4:45)

Assessor's Parcel Number: 019-083-001

Application Number: MST2006-00375

Owner: Farrokh Nazerian

Architect: Ron Sorgman

(This structure is on the City's List of Potential Historic Resources as being eligible for Landmark status. This is a revised project description: Proposal to convert an existing 400 square foot two-car garage into a home gym and construct a new 880 square foot four-car garage with two storage areas totaling 298 square feet. The proposed project will require a Zoning Modification to construct more than 750 square feet of garage floor area on this 2.5 acre parcel currently developed with a 3,600 square foot single-family residence and 2,400 square feet of accessory space located in the Hillside Design District.)

(Preliminary Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 073-08.)

CONSENT CALENDAR – SEE SEPARATE AGENDA