



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, June 24, 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 Friday, June 19, 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, June 26, 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 June 10, 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.

PUBLIC HEARING

- 1. To hold a public hearing and consider adopting a resolution to designate the Flores Casita structure at 1809 Stanwood Drive, APN 021-143-005, a Structure of Merit.

(1:40) City Staff: Jake Jacobus, Associate Planner/Urban Historian

CONCEPT REVIEW - NEW

2. 15 E ANAPAMU ST C-2 Zone

(2:10) Assessor's Parcel Number: 039-183-028
 Application Number: MST2009-00265
 Owner: Santa Barbara Oddfellows Lodge
 Applicant: Eric Lassen

(Proposal to demolish 365 square feet of existing rooftop structures and enclose 542 square feet of the second floor rooftop area, and other exterior alterations at the rear of an existing commercial building. Also proposed is to install a new elevator, extend an existing balcony along the east elevation, increase the height of an existing rooftop parapet wall, install one new door and two new windows, and install new exterior light fixtures.)

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

CONCEPT REVIEW - NEW

3. 0-1200 STATE ST C-2 Zone

(2:40) Assessor's Parcel Number: 051-021-0RW
 Application Number: MST2009-00291
 Owner: City of Santa Barbara
 Applicant: City of Santa Barbara Redevelopment Agency

(Proposal to install donation collection receptacles within the 00 - 1200 blocks of State Street. The receptacles will be modified, retired parking meters that will accept spare change donations to support the city's "12 point plan to end homelessness" and provide an alternative to supporting active panhandling. The receptacles will be installed two per city block (one on each side of the street) for a total of 24 receptacles.)

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

CONCEPT REVIEW - NEW

4. 509 STATE ST C-M Zone

(3:10) Assessor's Parcel Number: 037-172-009
 Application Number: MST2009-00290
 Owner: Ray Mahboob
 Architect: Henry Lenny Design Studio
 Business Name: Buzios Restaurant

(Proposal to remove an existing storefront and recess the new storefront 15'-0" to create an outdoor dining area. This project will result in a credit of 375 square feet of Measure "E" floor area.)

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

MISCELLANEOUS ACTION ITEM – PUBLIC HEARING

5. Hold a Public Hearing to update the “City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites” with the proposed addition of the following structures to Appendix C, City of Santa Barbara Potential Historic Structures/Sites List:

(4:00) City Staff: Jake Jacobus, Associate Planner/Urban Historian

<u>Address</u>	<u>APN</u>
1505 Alameda Padre Serra	029-060-008
1420 Alameda Padre Serra	019-193-011
415 Bath St.	037-192-008
904 Camino Viejo Rd.	015-060-048
2524 Castillo St.	025-012-021
316 Castillo St.	037-232-015
428 Chapala St.	037-211-026
115 W. De La Guerra St.	037-082-003 & 037-082-027
1811 El Encanto Rd.	019-170-018
318 W. Figueroa St.	039-212-025
962 Isleta Ave.	035-242-012
1101 Luneta Plaza	045-022-012
1978 Mission Ridge Rd.	019-083-010
2130 Mission Ridge Rd.	019-071-012
2134 Mission Ridge Rd.	019-071-015
1041 Mission Ridge Rd.	019-031-015
1320 Morrison Ave.	029-091-022
1156 N. Ontare Rd.	055-160-028
1727 Prospect Ave.	027-142-044
102 E. Pueblo St.	025-201-024 & 025-201-025
109 Rametto Rd.	015-211-007
125 Rametto Rd.	015-211-011
1 Rosemary Ln.	015-093-005
2 Rosemary Ln.	015-093-018
3 Rosemary Ln.	015-093-019
4 Rosemary Ln.	015-093-002
5 Rosemary Ln.	015-091-019
26 Rosemary Ln.	015-091-010
931 San Pascual St.	039-291-008

CONSENT CALENDAR – SEE SEPARATE AGENDA