



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, July 8, 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	<u>Master Application & Submittal Fee</u> - (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 <u>folded</u> plans are required <u>at the time of submittal & each time plans are revised.</u> <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. That on Thursday, July 2, 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, July 10, 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 24, 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

(1:40) Proposal by Santa Barbara Beautiful for redesigned commemorative tree plaques.

City Staff: Tim Downey, Urban Forest Superintendent

DISCUSSION ITEM

(2:00) Discussion of the City's proposal to require that Historic Structures Reports (HSRs) and Archaeological Reports be submitted digitally in Portable Document Format (PDF) and procedures on distribution of the reports to the HLC.

City Staff: Jake Jacobus, Associate Planner/Urban Historian

HISTORIC STRUCTURES REPORT

1. 900 CHAPALA ST C-2 Zone

(2:20) Assessor's Parcel Number: 039-321-019
Application Number: MST2009-00242
Owner: Howard Trust
Agent: Ronald Nye

(Review of a Historic Structures/Sites Report to assess the historical value of an existing two-story commercial building.)

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

CONCEPT REVIEW - NEW

2. 2050 GARDEN ST E-1 Zone

(2:30) Assessor's Parcel Number: 025-331-001
Application Number: MST2009-00289
Owner: Melanie Ellison
Agent: Barbara Lowenthal
Architect: Harrison Design Associates
Contractor: Giffin & Crane General Contractor

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for City Landmark status: "Crointher Residence, Crocker Row." This project involves 2050 Garden Street and 314 E. Padre Street. Proposal to demolish an existing, detached 482 square foot garage and construction of a new, detached 500 square foot garage, a 96 square foot workshop, and a 272 square foot accessory structure. Also proposed is a new motor court and driveway, 570 square foot pergola, and a completely new landscape plan including two benches, fountain, and bird bath. Proposed alterations to the existing 3,522 square foot two-story, single-family dwelling include extending the front porch, several door and window changes, and relocating a passage door in an existing garden wall. Zoning Modifications are requested for encroachment into the front and interior yard setbacks. The project will require a voluntary lot merger of this parcel with 314 E. Padre Street. Demolition of the existing single-family dwelling at 314 E. Padre was approved by the Historic Landmarks Commission under application MST2009-00277.)

(Comments only: Project requires Environmental Assessment, Zoning Modifications, and a voluntary lot merger.)

CONCEPT REVIEW - NEW

3. 28 ANACAPA ST OC/SD-3 Zone

(3:15) Assessor's Parcel Number: 033-113-009
 Application Number: MST2009-00193
 Owner: Hughes Land Holding Trust
 Owner: Jason Leggitt
 Architect: Henry Lenny

(Single concept review of a proposal to construct a new brick entry paseo to connect two privately owned parcels at 28 and 32 Anacapa Street to a City parking lot located at 15 Santa Barbara Street. The project would include the relocation of a city streetlight and an existing palm tree, four new stone columns, and new landscaping. The proposal would not eliminate any parking lot spaces and no exterior alterations are proposed to the buildings at 28 and 32 Anacapa Street at this time. The project is located in the appealable jurisdiction of the Coastal Zone and will require a Coastal Exemption.)

(Comments only; one review.)

CONCEPT REVIEW - NEW

4. 811 SANTA BARBARA ST C-2 Zone

(3:45) Assessor's Parcel Number: 031-011-008
 Application Number: MST2009-00317
 Owner: State of California
 Applicant: Michael Imwalle

(Proposal for the demolition of 695 square feet of floor area damaged in a fire and construction of new 44 linear foot screen wall. Also proposed is to construct a new 16'-9" frame wall to repair an existing commercial space adjacent to the removed floor area. This project will result in a 695 square foot Measure "E" credit on a 2,388 square foot parcel.)

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

CONCEPT REVIEW - NEW

5. 102 W PEDREGOSA ST R-4 Zone

(4:00) Assessor's Parcel Number: 025-363-011
 Application Number: MST2009-00307
 Owner: Patrick Tack
 Architect: Cliff Hickman

(One or more of these structures is on the City's List of Potential Historic Resources: "Wyles House." Proposal for exterior changes to an existing four-unit residential development including the following: demolish an existing deteriorated four-car garage, new electrical meters, gas meters and water meters, new concrete driveway and parking area, stair repair and replacement, new guardrails, new doors and windows, and new exterior paint, all on a 14,495 square foot parcel.)

(Comments only; project requires Environmental Assessment.)