



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, September 16, 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
 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, September 11, 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, September 18, 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. Request by Staff to reconsider the motion of Item 9 from the September 2, 2009, HLC meeting.

CONCEPT REVIEW - NEW

9. CITY-WIDE ROW Zone
 Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2009-00367
 Owner: City of Santa Barbara
 Applicant: HP Communications, Inc.

(Proposal by NextG Networks for the installation of a new city-wide fiber optic cable, antennas, and equipment network system to be located within the city right-of-ways at 50 locations citywide. 50 antennas will be located on existing utility poles located within city right-of-ways. Six locations are within El Pueblo Viejo Landmark District and will be reviewed by the Historic Landmarks Commission.)

(Comments only; Project requires Environmental Assessment and Coastal Review.)

Present: Sharon James, NextG Networks Representative
 Heidi Payne, Project Manager
 Bill Harkness, Construction Facilitator

Motion: To deny the application because the proposed equipment does not relate to the historic character of El Pueblo Viejo Landmark District.

Action: Pujol/Boucher, 8/0/0. (Shallanberger absent.) Motion carried.

- C. Approval of the minutes of the Historic Landmarks Commission meeting of September 2, 2009.
- D. Consent Calendar.

- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

ARCHAEOLOGY REPORT

1. 318 STATE ST C-M Zone

(1:45) Assessor's Parcel Number: 037-254-020
 Application Number: MST2009-00245
 Owner: 318 State St Properties, LLC
 Architect: Cearnal Andrulaitis, LLP

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom aka Andalucía Building." Proposal to demolish an existing 2,436 square foot building at the rear portion of 314 State Street and construct a new trash enclosure and loading dock. Proposed for the rear structure of 318 State Street is a facade remodel including new awnings, doors, and windows. Also proposed is a reconfiguration and associated landscaping of five parking lots including the addition of 16 new parking spaces for a total of 84 parking spaces. These spaces are proposed to be the designated parking for the five parcels from 314 through 324 State Street, 323 and 327 Anacapa Street, and 24 E. Gutierrez Street. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

(Review of Phase I Archaeological Resources Addendum prepared by Macfarlane Archaeological Consultants.)

HISTORIC STRUCTURES REPORT

2. 34 W VICTORIA ST C-2 Zone

(1:50) Assessor's Parcel Number: 039-131-016
 Application Number: MST2009-00266
 Owner: Victoria Street Partners, LLC
 Architect: Cearnal Andrulaitis, LLP
 Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 38 residential condominium units (of which five would be affordable to middle-income homebuyers) and 87 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and a zoning modification for the residential units to encroach into the interior yard setback.)

(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates. The report concludes that the mosaic mural is eligible for Landmark status.)

CONCEPT REVIEW - CONTINUED

3. 34 W VICTORIA ST C-2 Zone

(2:00) Assessor's Parcel Number: 039-131-016
 Application Number: MST2009-00266
 Owner: Victoria Street Partners, LLC
 Architect: Cearnal Andrulaitis, LLP
 Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 38 residential condominium units (of which five would be affordable to middle-income homebuyers) and 87 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and a zoning modification for the residential units to encroach into the interior yard setback.)

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval.)

CONCEPT REVIEW - CONTINUED

4. 1316 STATE ST C-2 Zone

(2:30) Assessor's Parcel Number: 039-133-001
 Application Number: MST2009-00364
 Owner: Ronchietto Trust
 Designer: Ernesto Busnelli
 Business Name: Café Buenos Aires

(Proposal to install new windows to act as wind barriers in an existing streetscape dining patio. The area of work will be in three arched openings and two currently wrought iron-gated entries on the Arlington Avenue elevation.)

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

CONCEPT REVIEW - NEW

5. 702 ANACAPA ST C-2 Zone

(2:50) Assessor's Parcel Number: 031-081-012
 Application Number: MST2009-00407
 Owner: Hortensia Ortega Luera
 Architect: DesignARC, Inc.
 Business Name: Paradise Café

(Proposal to construct a new 612 square foot wood trellis with retractable canvas awning over an existing outdoor dining patio.)

(Comments only; project requires Environmental Assessment.)