



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.

THE COMMISSION IS REQUESTED TO HAVE INDIVIDUAL SITE VISITS TO LOOK AT THE AS-BUILT INSTALLATION OF ENTRYWAY TILE AT 1233 STATE STREE.

Wednesday, February 17, 2010 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
 PHIL SUDING

ADVISORY MEMBER: DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON: MICHAEL SELF

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 plans</u> are required at the time of submittal & each time plans are revised. <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. 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: <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, February 11, 2010, 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 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 February 3, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED

- 1. 1221 - 1235 STATE ST C-2 Zone
(1:40) Assessor's Parcel Number: 039-182-002
Application Number: MST2009-00526
Owner: 1221 Victoria Court, LP
Agent: Lori Smyth
Contractor: Ron Esposito

(The structure with the address of 1227 - 1233 State Street is a designated Structure of Merit: "Upper Hawley Building." Proposal to paint all structures in Victoria Court and make a minor plaster change to an entry arch. Also proposed is to legalize the as-built installation of entryway tile. Approval of this project will abate enforcement case ENF2008-01313.)

(Second Concept Review. Project requires Historic Resource findings. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW

2. 220 E ORTEGA ST

(2:00)

Assessor's Parcel Number: 031-152-033
 Application Number: MST2010-00039
 Owner: City of Santa Barbara Redevelopment
 Applicant: James Winslow

(Proposal to rehabilitate an existing groundwater treatment plant by adding two 100,000 gallon tanks, one new pressure vessel, and a 293 square foot addition to house electrical equipment. Also proposed is repaving and 95 linear feet of concrete masonry wall.)

(Comments only; project requires Environmental Assessment.)

CONCEPT REVIEW - NEW

3. 2420 GARDEN ST

(2:20)

Assessor's Parcel Number: 025-140-025
 Application Number: MST2010-00020
 Architect: Jeff Gorrell
 Owner: Kent Hodgetts

(This is a Structure of Merit: "Bernhard and Irene Hoffmann Residence." Proposal to construct a new swimming pool, above-ground pool equipment enclosure, realign and resurface an existing driveway, and construct new site walls.)

(Comments only; project requires Environmental Assessment and Historic Resource findings.)

CONCEPT REVIEW - CONTINUED

4. 1816 STATE ST

C-2/R-1 Zone

(2:45)

Assessor's Parcel Number: 027-032-021
 Application Number: MST2009-00281
 Owner: Alamar II, LLC
 Architect: Bryan Murphy
 Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

(Third Concept Review. Comments only; project requires Environmental Assessment and Planning Commission approval.)

HISTORIC STRUCTURES REPORT

5. 920 SUMMIT RD

A-2 Zone

(3:05)

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Owner: MCC BB Property, LLC
Applicant: Ty Warner Hotels & Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Architect: David Van Hoy
Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of Addendum to the Historic Structures/Sites Report prepared by Post-Hazeltine Associates. The original report was reviewed and accepted by the Historic Landmarks Commission on November 26, 2009.)

PRELIMINARY REVIEW

6. 920 SUMMIT RD

A-2 Zone

(3:15)

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Owner: MCC BB Property, LLC
 Applicant: Ty Warner Hotels & Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Preliminary approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 035-09.)

HISTORIC STRUCTURES REPORT

7. 125 STATE ST

HRC-2/SD-3 Zone

(3:45)

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(The project site contains the 455 square foot "Signalman's Building," which has been determined to be eligible for listing on the National Register of Historic Places. The project includes a new approximately 16,000 square foot, two-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes a surface parking lot accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009. The project requires Environmental Assessment, Coastal Development Permit, Zoning Modifications, Development Plan, and Final Community Priority Designation.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

CONCEPT REVIEW - CONTINUED

8. 125 STATE ST

HRC-2/SD-3 Zone

(3:55)

Assessor's Parcel Number: 033-075-012
Application Number: MST2009-00119
Owner: Redevelopment Agency of Santa Barbara
Applicant: Children's Museum of Santa Barbara
Agent: Trish Allen, SEPPS, Inc.
Architect: B3 Architects and Planners

(The project site contains the 455 square foot "Signalman's Building," which has been determined to be eligible for listing on the National Register of Historic Places. The project includes a new approximately 16,000 square foot, two-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes a surface parking lot accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009. The project requires Environmental Assessment, Coastal Development Permit, Zoning Modifications, Development Plan, and Final Community Priority Designation.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA