



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

**THE COMMISSION WILL CONDUCT A SITE VISIT TO LOOK AT THE SWIMMING POOL ORIENTATION AT 2420 GARDEN STREET ON MONDAY, MARCH 15, AT 11:00 A.M.**

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Wednesday, March 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](http://www.SantaBarbaraCa.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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](http://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](mailto: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, March 12, 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](http://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](http://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](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**SUBCOMMITTEE MEETING:**

There will be an HLC Survey Subcommittee meeting at 10:00 a.m. on Wednesday, March 17, in the Community Development Director's Conference Room, 630 Garden Street.

**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 March 3, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT**

1. 3626 SAN REMO DR E-3/SD-2 Zone  
**(1:45)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2009-00325  
Owner: Madsen Trust  
Agent: Alexandra Cole

(Proposal to subdivide one legal lot (known as parcels 053-231-011 & -010) into four legal lots. The proposal includes the demolition of an existing 3,137 square foot residence, a detached garage with studio apartment, a shed, a lath house and driveway. The four proposed parcels have development envelopes which provide a creek setback and implementation of a creek restoration plan. Development of the lots is not a part of this application.)

**(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report finds the structure to be eligible for Structure of Merit status.)**

**CONCEPT REVIEW - NEW**

## 2. 13 E CABRILLO BLVD

HRC-2/SD-3 Zone

**(2:00)**

Assessor's Parcel Number: 033-111-012  
 Application Number: MST2010-00033  
 Owner: Virginia Hunter  
 Architect: James Zimmerman  
 Business Name: Lighthouse Restaurant

(This proposed project is related to the E. Cabrillo Bridge Replacement Project. Proposed additions and alterations to an existing 5,155 square foot commercial building on a 7,274 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. The changes include demolition of 1,166 square feet on the first floor (part of which is currently overhanging Mission Creek), a 1,036 square foot second floor addition and stairway, and a new 350 square foot outdoor patio on the first floor. City Council approval is requested for a variance for the project to encroach into the ten foot E. Cabrillo Blvd. setback, Planning Commission approval is requested for a Coastal Development Permit and a zoning modification to encroach into the twenty foot front yard setback, and the Chief Building official will need to make Development Along Creeks findings as well as assure compliance with Mission Creek development standards. The project will result in credit of 130 square feet of Measure "E" floor area.)

**(Project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit.)**

**CONCEPT REVIEW - NEW**

## 3. 222 W CARRILLO ST

C-2 Zone

**(2:40)**

Assessor's Parcel Number: 039-271-013  
 Application Number: MST2010-00072  
 Applicant: Dan Schultz  
 Business Name: CVS Pharmacy

(This building is on the city's List of Potential Historic Resources: "Pythian Castle Lodge Hall." Proposal to install printed window shades in the front windows of a commercial retail store.)

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

**IN-PROGRESS REVIEW**

## 4. 517 CHAPALA ST

C-2 Zone

**(3:00)**

Assessor's Parcel Number: 037-163-007  
 Application Number: MST2005-00088  
 Owner: H&R Investments, LP  
 Architect: Peikert Group Architects

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

**(Second In-Progress Review. Project requires compliance with Planning Commission Resolution No. 030-06.)**

**IN-PROGRESS REVIEW**

5. 110 W SOLA ST C-2 Zone

**(3:30)** Assessor's Parcel Number: 039-062-010  
 Application Number: MST2007-00413  
 Owner: Carmac & Associates, LLC  
 Architect: Lenvik & Minor Architects  
 Landscape Architect: Derrick Eichelberger

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 39'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,088 square feet to 2,639 square feet and three commercial condominium units totaling 2,424 square feet. Fifteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project has received Staff Hearing Officer approval of a Tentative Subdivision Map, the condominium development, and a zoning modification for encroachment into the interior yard setback at the west elevation. This project will also require an HLC waiver of the six-foot fence/decorative wall requirement at the property line between the subject parcel and the adjacent, residentially-zoned parcel. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

**(In-Progress review of landscaping only. Project requires compliance with Staff Hearing officer Resolution No. 079-09 and an HLC waiver of the requirement for a fence or wall at the property line adjacent to a residential zone.)**

**CONCEPT REVIEW - CONTINUED**

6. 2420 GARDEN ST E-1 Zone

**(4:00)** Assessor's Parcel Number: 025-140-025  
 Application Number: MST2010-00020  
 Owner: Kent Hodgetts  
 Architect: Lenvik and Minor Architects

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

**(Second Concept Review. Project requires Environmental Assessment and Historic Resource Findings.)**

**CONCEPT REVIEW - CONTINUED**

7. 1221 - 1235 STATE ST

C-2 Zone

**(4:30)**

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.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**