



# 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 1, 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	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.
<b>PRELIMINARY REVIEW</b>	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.
<b>FINAL &amp; CONSENT</b>	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](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 extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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.

**POSTING NOTICE:**

- A. On Friday, August 27, 2010, 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*.

**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 August 18, 2010.
- C. Consent Calendars: Sign Committee Consent and HLC Consent.
- D. Listing of approved Conforming Signs from August 25, 2010.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT****1. 502 BRINKERHOFF AVE**

C-2 Zone

**(1:40)**

Assessor's Parcel Number: 037-163-013  
 Application Number: MST2010-00215  
 Owner: Sassola III Family Trust  
 Applicant: Patsy Stadelman  
 Architect: On Design LLC

(This building is a **Structure of Merit**. Proposal to change the legal use of an existing 1,080 square foot single-family residence to mixed-use and install one uncovered handicapped-accessible parking space, accessible path of travel, and wheelchair lift. The resulting mixed-use building will allow 430 square feet of residential use and 650 square feet of commercial use. No new floor area is proposed. Approval of this project will abate enforcement case ENF2010-00517.)

**(Review of Focused Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D., Historian, which concludes the proposed alterations do not adversely impact the historic resource.)**

**ARCHAEOLOGY REPORT****2. 216 NATOMA AVE**

R-4/SD-3 Zone

**(1:45)** Assessor's Parcel Number: 033-062-019  
Application Number: MST2010-00145  
Owner: Nancy Mammel  
Architect: Pacific Architects Inc.

(Proposal for alterations and additions to an existing 1,803 square foot, two-story duplex, on a 6,000 square foot lot, to include a new 101 square foot, one-story addition and a 220 square foot, two-story addition, to total 2,124 square feet, the demolition of the existing detached 460 square foot garage and construction of two new one-car garages, totaling 613 square feet. The proposal includes replacing the existing driveway, construction of new site walls at the front and rear, replace all existing doors and windows, construct a new ground floor patio, add new wooden decks, a new trash/recycle enclosure, and permit an "as-built" outdoor fire place in the rear yard. Staff Hearing Officer approval is requested for alterations within the required interior setback. The parcel is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires coastal review.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

**CONCEPT REVIEW - CONTINUED****3. 900 BLK E CABRILLO BLVD**

**(1:50)** Assessor's Parcel Number: ROW-002-841  
Application Number: MST2010-00226  
Owner: City of Santa Barbara  
Applicant: Redevelopment Agency of the City of Santa Barbara

(Proposal for the East Beach Cabrillo Boulevard Sidewalk Replacement project to remove and replace approximately 1,120 linear feet of existing sidewalk located on the beach side of E. Cabrillo Blvd. between Milpas St. and Niños Dr. There will be no changes to the existing sidewalk footprint. An empty landscape bed adjoining the street side of the sidewalk and extending eastward approximately 290 linear feet from the intersection of Milpas Street and E. Cabrillo Blvd. will be replaced with permeable paving. Additional improvements including benches and trash/recycling cans are proposed. Coastal review is required.)

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

**PRELIMINARY REVIEW****4. 34 W VICTORIA ST** C-2 Zone

**(2:20)** Assessor's Parcel Number: 039-131-016  
Application Number: MST2009-00266  
Owner: Victoria Street Partners, LLC  
Architect: Cearnal Andrulaitis Architecture  
Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (old 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, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 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 development plan.)

**(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 009-10.)**

**CONCEPT REVIEW - NEW****5. 112 W CABRILLO BLVD** HRC-1/SD-3 Zone

**(3:00)** Assessor's Parcel Number: 033-101-013  
Application Number: MST2010-00260  
Owner: County of Santa Barbara  
Applicant: Robert Ooley, AIA, County Architect

(Proposal to install (5) new metal security gates within arch openings facing Cabrillo Blvd. with insignia of military branches on gates. The Veterans Memorial Building is designated as a **Structure of Merit**.)

**(Historic Resource No Adverse Impact Findings required).**

**FINAL REVIEW****6. 00 E ANAPAMU ST** C-2 Zone

**(3:15)** Assessor's Parcel Number: 039-232-0RW  
Application Number: MST2008-00338  
Owner: City of Santa Barbara  
Architect: Blackbird Architects

(Proposal for new Metropolitan Transit District bus stop shelter designs for various downtown locations on City sidewalks.)

**(Final Approval of Project is requested.)**

**IN-PROGRESS REVIEW****7. 35 STATE ST**

HRC-2/SD-3 Zone

**(3:40)**

Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Applicant: MF Santa Barbara LLC  
Agent: Ken Marshall  
Architect: DesignArc, Inc.  
Landscape Architect: Suding Design  
Engineer: Penfield and Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

**(In-progress review of Area "B" at 36 State Street is requested. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with Planning Commission Resolution No. 047-99 and City Council Resolution No. 01-103.)**

**PRELIMINARY REVIEW****8. 35 STATE ST**

HRC-2/SD-3 Zone

**(4:00)**

Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Applicant: MF Santa Barbara LLC  
Architect: DesignArc, Inc.  
Landscape Architect: Suding Design  
Agent: Ken Marshall  
Engineer: Penfield and Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

**(Preliminary Approval of Area "C" at 118 State Street is requested. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with Planning Commission Resolution No. 047-99 and City Council Resolution No. 01-103.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**