



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, December 8, 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	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, extension 3310. 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, extension 3311, or by email at 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.

NOTICE:

- A. That on Friday, December 3, 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*.

SUBCOMMITTEE MEETING:

There will be an El Encanto Hotel *Ad Hoc* Subcommittee meeting at 11:55 a.m. on Wednesday, December 8, 2010, in the David Gebhard Public Meeting 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 **November 10** and **November 23**, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT

1. **330 W CANON PERDIDO ST** R-4 Zone
(1:45) Assessor's Parcel Number: 039-302-024
Application Number: MST2010-00278
Owner: Stephen V. and Celeste E. Harrel, Living Trust
(Proposal to demolish an existing one-story single-family residence and construct a new two-story duplex consisting of a 1,080 square foot unit, a 1,197 square foot unit, an attached 429 square foot two-car garage, an attached 495 square foot two car garage with a new driveway from Castillo Street, and fences, walkways, and landscaping. The proposed total development of 3,201 square feet is located on a 5,000 square foot lot.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

ARCHAEOLOGY REPORT**2. 623 SURF VIEW DR** E-1 Zone

(1:50) Assessor's Parcel Number: 035-111-003
Application Number: MST2010-00252
Owner: Mihssen Kadhim
Agent: Herman Denunzio

(Proposal for a 458 square foot one-story addition and a 468 square foot two-story addition to an existing 1,301 square foot one-story single family residence and 419 square foot detached two-car garage on a 10,000 square foot lot in the Hillside Design District. The proposal will result in a 2,646 square foot two-story single family residence and is 71% of the maximum floor to lot area ratio.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass of Strata Science.)

REVIEW AFTER FINAL**3. 421 E COTA ST** C-M Zone

(1:55) Assessor's Parcel Number: 031-160-010
Application Number: MST2009-00250
Owner: Transition House
Architects: Mark Wienke and Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of 8 affordable residential apartments (six two-bedroom and two three-bedroom units, totaling 7,208 square feet) and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed use building, comprised of 8 residential apartments (6,175 square feet) and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in two two-story mixed-use buildings, with a combined total of 16 affordable apartments (13,383 residential square feet) and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on August 12, 2009.)

(Review After Final of commemorative plaque as required by Staff Hearing Officer condition of approval in Resolution No. 070-09.)

REVIEW AFTER FINAL**4. 220 E ORTEGA ST**

(2:15) 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.)

(Review After Final of changes in response to building plan check corrections from the Building and Safety Division. Changes include the addition of 42" safety railings on top of the two tanks and four new electrical panels at the rear of the existing building.)

CONCEPT REVIEW - NEW**5. 322 E CANON PERDIDO ST** C-2 Zone**(2:45)**

Assessor's Parcel Number: 031-021-028
 Application Number: MST2010-00365
 Owner: Craddock Living Trust 9/29/87
 Architect: Peter Becker

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** Proposal for a new 345 square foot, two-car carport and residential alterations including the following new work: two pairs of French doors, a wall around a portion of the existing entry porch, a 22 linear foot long wood fence at the front property line, a 132 linear foot long stucco wall at the interior property line, two windows and wider entry door in the legal accessory building, and repaved driveway. Staff Hearing Officer approval is requested for zoning modifications to encroach into the interior setbacks on this 7,405 square foot parcel. The total development on site of 2,001 square feet is 66% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing officer approval.)

CONCEPT REVIEW - NEW**6. 647 POR LA MAR CIR E** R-3/SD-3 Zone**(3:15)**

Assessor's Parcel Number: 017-420-023
 Application Number: MST2010-00350
 Owner: Dorcas Hatlen Trust
 Applicant: Arnold Brothers

(Proposal to replace all windows with Milgard vinyl finish windows in chocolate brown color. Some of the window pattern configurations will change over what is currently existing.)

(Referred to Full Board from Consent Agenda of November 23, 2010. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW**7. 740 STATE ST** C-2 Zone**(3:45)**

Assessor's Parcel Number: 037-092-001
 Application Number: MST2010-00373
 Owner: Atlantico, Inc
 Owner: The Montesano Group
 Architect: Henry Lenny Design

(This building is on the **City's List of Potential Historic Resources: "La Placita Building, a.k.a. McKay-Bothin Building, Orena Adobe Site."** Proposal to demolish 335 square feet in the basement and construct a 335 square foot ground level addition in an existing commercial building.)

(Comments only; review of general concept prior to more detailed project at later date.)

ADJOURNMENT: The Full Board meeting will adjourn to the Holiday Party on December 12, 2010.

CONSENT CALENDAR – SEE SEPARATE AGENDA