



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, March 2, 2011 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair*
 DONALD SHARPE, *Vice-Chair*
 LOUISE BOUCHER
 MICHAEL DRURY
 WILLIAM LA VOIE
 FERMINA MURRAY
 JUDY ORÍAS
 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	<p><u>Master Application & 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 & 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</u> plans are required <u>at the time of submittal & each time plans are revised.</u></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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Project Design Approval and Final Historic Landmarks Commission approval.

Concept review comments are valid for one year. Project Design 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, February 25, 2011, 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 16, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT1. **322 E CANON PERDIDO ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** Proposal for 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 87 linear foot long stucco wall at the interior property line, new wrought iron driveway gates, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a Structure of Merit.)

CONCEPT REVIEW - CONTINUED**2. 322 E CANON PERDIDO ST** C-2 Zone

(2:00) Assessor's Parcel Number: 031-021-028
 Application Number: MST2010-00365
 Owner: Craddock Living Trust
 Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** Proposal for 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 87 linear foot long stucco wall at the interior property line, new wrought iron driveway gates, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Second Concept Review. Action may be taken if sufficient information is provided. Requires Historic Resource Findings.)

CONCEPT REVIEW - NEW**3. 210 W CARRILLO ST** C-2 Zone

(2:45) Assessor's Parcel Number: 039-271-025
 Application Number: MST2011-00061
 Owner: DBN Carrillo LLC
 Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De la Vina Street frontage, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

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

PROJECT DESIGN REVIEW**4. MISSION CREEK** HRC-2/SD-3 Zone

(3:15) Assessor's Parcel Number: 033-041-012
 Application Number: MST2008-00360
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Thomas Conti, City Project Engineer
 Applicant: Jon Frye

(Proposal to remove and replace Mission Creek banks with a combination of vertical walls and landscaped slope protection. The Mason Street bridge will also be replaced as part of this project.)

(Project Design Approval and Final Approval of this phase is requested. Phase I of this project includes demolition of existing flood walls, construction of new flood walls, and installation of new flood wall fencing. The project received Planning Commission approval of a Coastal Development Permit and requires compliance with Planning Commission Resolution No. 036-08.)

FINAL REVIEW**5. 101 W CANON PERDIDO ST**

C-2 Zone

(3:45) Assessor's Parcel Number: 037-042-023
Application Number: MST2009-00397
Owner: Verizon California, Inc.
Agent: Blu Croix Ltd.
Landscape Architect: Arcadia Studio
Engineer: Penfield & Smith

(Proposal for a one-lot subdivision into two new lots and conversion of existing office space into four commercial condominium units in an existing four-story telecommunications switch facility. Also proposed on this 75,134 square foot parcel is the installation of a new ADA accessible lift at the Chapala Street entry and street improvements. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)

PROJECT DESIGN REVIEW**6. 26 CHAPALA ST**

R-4/SD-3 Zone

(4:15) Assessor's Parcel Number: 033-102-001
Application Number: MST2010-00176
Owner: Dario Pini
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Project Design Approval of the project is requested. Requires compliance with Staff Hearing Officer Resolution No. 057-10.)

CONCEPT REVIEW - CONTINUED**7. 330 STATE ST**

C-M Zone

(4:30)

Assessor's Parcel Number: 037-254-014
Application Number: MST2011-00031
Owner: Hicks & Topakas Family Trust
Architect: Jeff Shelton
Landscape Architect: Suding Design Landscape Architects
Business Name: Río Bravo Del Norte

(This is a **Structure of Merit: "Former Seaside Oil Company Building and Showroom, aka Andalucía Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA