



# 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, August 3, 2011      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**  
 PHILIP SUDING, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 LOUISE BOUCHER  
 MICHAEL DRURY  
 WILLIAM LA VOIE  
 FERMINA MURRAY  
 JUDY ORÍAS  
 CRAIG SHALLANBERGER

**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) <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 folded plans 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. <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.
<b>PROJECT DESIGN APPROVAL</b>	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 &amp; 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 Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 22.69 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 generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.

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](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.

**NOTICE:**

- A. On Friday, July 29, 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](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 meetings of July 6 and July 20, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENT****1. 105 ONTARE HILLS LN**

**(1:45)** Assessor's Parcel Number: 055-160-060

Staff Member: Jaime Limón, Senior Planner

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on August 31, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 105 Ontare Hills Lane (formerly known as 1156 North Ontare Road) be designated as a City Landmark.)

**(Item was postponed from June 22, 2011.)**

**ARCHAEOLOGY REPORT****2. SHORELINE PARK**

P-R/SD-3 Zone

**(1:50)** Assessor's Parcel Number: 045-240-004  
Application Number: MST2009-00495  
Owner: City of Santa Barbara  
Applicant: Keven Strasburg

(Proposed replacement of the landslide-affected sidewalk segment with 2,000 square feet of sidewalk landward of the previous location, removal of temporary fencing and installation of 240 linear feet of black vinyl fencing in the landslide area and 57 linear feet of black vinyl fencing at MacGillivray Point, repair of 1,000 linear feet of existing fencing, removal of 1,060 square feet of existing concrete, installation of two new park benches, replacement of eight existing light fixtures and poles, and new landscaping. The project requires Planning Commission review for a Coastal Development Permit.)

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

**HISTORIC STRUCTURES REPORT****3. 117-119 W MASON ST**

R-4/SD-3 Zone

**(1:55)** Assessor's Parcel Number: 033-101-003  
Application Number: MST2011-00123  
Owner: Floyd R. Fleming Trust  
Owner: Arthur Toga  
Architect: Dawn Sherry

(This is on the **City's List of Potential Historic Resources: "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

**(Review of revised Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a Structure of Merit. Report was last reviewed on May 11, 2011.)**

**HISTORIC STRUCTURES REPORT****4. 1236 GARDEN ST**

R-3 Zone

**(2:05)** Assessor's Parcel Number: 029-131-001  
 Application Number: MST2011-00258  
 Owner: Timothy Dewar

(This structure is on the City's List of Potential Historic Resources: "Colonial Revival hybrid circa 1899." Proposal for alterations to an existing, 1,124 square foot single-family residence including the following: convert a 516 square foot attic space to two bedrooms, bathroom, stair hall and study; insert dormer windows on the north and south elevations; demolish an enclosed rear porch and an existing, 200 square foot detached single-car garage; construct a new 353 square foot attached 1.5-car garage on the east elevation; and re-landscape a portion of the yard along E. Victoria Street. Staff Hearing office review of zoning modifications is requested for the new garage to encroach into the interior yard setbacks and to provide less than the required open yard area.)

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

**HISTORIC STRUCTURES REPORT****5. 2559 PUESTA DEL SOL**

E-1 Zone

**(2:15)** Assessor's Parcel Number: 023-271-003  
 Application Number: MST2010-00166  
 Owner: Santa Barbara Museum of Natural History  
 Agent: Suzanne El Planning & Permitting Services  
 Architect: Schacht Aslani Architects

(Proposed project consists of the Master Plan for the Santa Barbara Museum of Natural History. The project components include deconstruction of the majority of the existing structures, approximately 57,700 square feet, with the exception of the designated structures of merit and proposed new development of approximately 1000,000 square feet. The project requires a Measure E allocation of 57,000 square feet and has received a dual designation as a Community Priority and Economic Development project.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the following buildings eligible for City of Santa Barbara Landmark status: the Main Museum Building including the Original Museum, Gould Indian Hall, Botany Hall, Fleischmann Mammal Hall, Library, Local Birds Hall, Reserve Collections Building - Administration, the Director's House, the Hazard Carriage House & Wall, and the MacVeagh House. Report was last reviewed on July 20, 2011.)**

**HISTORIC STRUCTURES REPORT****6. 33 W VICTORIA ST**

C-2 Zone

**(2:30)** Assessor's Parcel Number: 039-181-001  
Application Number: MST2010-00327  
Owner: Unity Shoppe, Inc.  
Architect: PMSM  
Business Name: Victoria Hall Theater  
Landscape Architect: Arcadia Studio

(This is a **Structure of Merit: "Former First Baptist Church."** The building is **eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.** Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way.)

(Review of Historic Structures/Sites Addendum Report prepared by Post/Hazeltine Associates. The report determined that the building is eligible for listing as a City Landmark and is eligible for listing in the California Register of Historical Resources and the National Register of Historic Places. It also determined that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation, and implementation as proposed would result in less than significant impacts to historic resources.)

**CONCEPT REVIEW - CONTINUED****7. 33 W VICTORIA ST**

C-2 Zone

**(2:45)** Assessor's Parcel Number: 039-181-001  
Application Number: MST2010-00327  
Owner: Unity Shoppe, Inc.  
Architect: PMSM  
Business Name: Victoria Hall Theater  
Landscape Architect: Arcadia Studio

(This is a **Structure of Merit: "Former First Baptist Church."** The building is **eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.** Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way.)

(Third Concept Review. Comments only; project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way. Requires Historic Resource Findings. Project was last reviewed on July 6, 2011.)

**CONCEPT REVIEW - NEW**

8. **101 STATE ST** HRC-2/SD-3 Zone

**(3:15)** Assessor's Parcel Number: 033-075-006  
 Application Number: MST2011-00171  
 Owner: Romasanta Family Living Trust  
 Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 27,011 square foot, three-story hotel with 34 guest rooms and a 34 space, at-grade parking garage. Planning Commission review is requested for zoning modifications, development plan approval, and a Coastal Development Permit.)

**(Comments only; no action.)**

**REVIEW AFTER FINAL**

9. **12 E MONTECITO ST** HRC-2/SD-3 Zone

**(4:00)** Assessor's Parcel Number: 033-051-016  
 Application Number: MST95-00044  
 Architect: AB Design Studio  
 Applicant: Rodney James Schull Memorial Foundation

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Review After Final of door and window changes, added balconies, new trellis, decorative planters, light fixtures, and plaster details on facade. A Substantial Conformance Determination was made by the Community Development Director on May 5, 2011. Project was last reviewed on July 6, 2011.)**

**REVIEW AFTER FINAL**

10. **210 W CARRILLO ST** C-2 Zone

**(4:20)** 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, new HVAC equipment, 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.)

**(Referred up from Consent Calendar on July 20, 2011. Review After Final of changes to doors and windows on the north, south, and west elevations, new transformer and pad, and enlargement of an existing trash enclosure with added landscaping island.)**