



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 17, 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
 MICHAEL BERMAN, Project Planner
 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	<u>Master Application & Submittal Fee</u> - (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 <u>folded plans</u> 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.
PROJECT DESIGN APPROVAL	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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. 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. On Friday, August 12, 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*.

SUBCOMMITTEE MEETING:

The HLC Designations Subcommittee meeting that was scheduled to be held on Wednesday, August 17, has been cancelled.

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. Appointments to Subcommittee Vacancies.

C. Approval of the minutes of the Historic Landmarks Commission meeting of August 3, 2011.

D. Consent Calendar.

E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

F. Creation of a Victoria Hall Theater *Ad hoc* Subcommittee.

G. Subcommittee Reports.

HISTORIC STRUCTURES REPORT**1. 2559 PUESTA DEL SOL**

E-1 Zone

(1:45)

Assessor's Parcel Number: 023-271-003
Application Number: MST2010-00166
Owner: Santa Barbara Museum of Natural History
Agent: Suzanne Elledge 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 errata revisions to 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.)

ARCHAEOLOGY REPORT**2. 157 LA JOLLA DR**

E-3/SD-3 Zone

(1:55)

Assessor's Parcel Number: 041-362-005
Application Number: MST2006-00208
Owner: Henry D. Wadleigh
Owner: Covington Gary & Michelle

(Proposal for a new 2,258 square foot one-story single family residence and attached 428 square foot garage on a vacant lot. The proposed total of 2,686 square feet on the 25,391 square foot lot in the Coastal Zone and the Hillside Design District is 56% of the maximum guideline floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

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

ARCHAEOLOGY REPORT**3. DE LA GUERRA PLAZA**

C-2/P-R Zone

(2:00)

Assessor's Parcel Number: 037-092-037
Application Number: MST2007-00496
Owner: City of Santa Barbara
Applicant: Liz Limón, Redevelopment Specialist
Architect: Campbell & Campbell
Contractor: Douglas & Regula Campbell
Engineer: Derek Rapp, Penfield & Smith

(This is a revised project. This **parcel includes City Landmarks: "City Hall" and "California Pepper Tree."** the Project proposes lowering the grade of the central lawn area; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; installing new crosswalks across De la Guerra Street at the Plaza entry and exit; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel off of the lawn area; installing landscape improvements (tree replacement and lawn/turf reduction). Use of removable bollards and truncated domes between the lawn and road surface are also proposed. The HLC will provide concept review comments. The HLC will also consider a Historic Structures Report and a Phase I Archeological Resources Report. Approvals required include environmental assessment, Parks and Recreation Commission and HLC Approval.)

(Review of Phase I Archeological Resources Report prepared by Applied Earthworks, Inc.)

HISTORIC STRUCTURES REPORT**4. DE LA GUERRA PLAZA**

C-2/P-R Zone

(2:10)

Assessor's Parcel Number: 037-092-037
Application Number: MST2007-00496
Owner: City of Santa Barbara
Applicant: Liz Limón, Redevelopment Specialist
Architect: Campbell & Campbell
Contractor: Douglas & Regula Campbell
Engineer: Derek Rapp, Penfield & Smith

(This is a revised project. This **parcel includes City Landmarks: "City Hall" and "California Pepper Tree."** The Project proposes lowering the grade of the central lawn area; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; installing new crosswalks across De la Guerra Street at the Plaza entry and exit; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel off of the lawn area; installing landscape improvements (tree replacement and lawn/turf reduction). Use of removable bollards and truncated domes between the lawn and road surface are also proposed. The HLC will provide concept review comments. The HLC will also consider a Historic Structures Report and a Phase I Archeological Resources Report. Approvals required include environmental assessment, Parks and Recreation Commission and HLC Approval.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report concluded that Plaza de la Guerra is eligible for listing in the California Register of Historical Resources, is eligible for listing in the National Register of Historic Places as a significant Cultural Landscape, and is eligible for listing as a City of Santa Barbara Landmark.)

CONCEPT REVIEW - CONTINUED**5. DE LA GUERRA PLAZA**

C-2/P-R Zone

(2:25)

Assessor's Parcel Number: 037-092-037
 Application Number: MST2007-00496
 Owner: City of Santa Barbara
 Applicant: Liz Limón, Redevelopment Specialist
 Architect: Campbell & Campbell
 Contractor: Douglas & Regula Campbell
 Engineer: Derek Rapp, Penfield & Smith

(This is a revised project. This **parcel includes City Landmarks: "City Hall" and "California Pepper Tree."** The Project proposes lowering the grade of the central lawn area; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; installing new crosswalks across De la Guerra Street at the Plaza entry and exit; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel off of the lawn area; installing landscape improvements (tree replacement and lawn/turf reduction). Use of removable bollards and truncated domes between the lawn and road surface are also proposed. The HLC will provide concept review comments. The HLC will also consider a Historic Structures Report and a Phase I Archeological Resources Report. Approvals required include environmental assessment, Parks and Recreation Commission and HLC Approval.)

(Second Concept Review. Project requires Environmental Assessment, and Historic Resource Findings. Project was last reviewed on October 17, 2007.)

CONCEPT REVIEW - CONTINUED**6. 117 W MASON ST**

R-4/SD-3 Zone

(3:30)

Assessor's Parcel Number: 033-101-003
 Application Number: MST2011-00123
 Owner: Floyd R Fleming Trust
 Owner: Arthur Toga
 Architect: Dawn Sherry

(This parcel is **identified as a "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.)

(Second Concept Review. Comments only; project requires Environmental Assessment, Staff Hearing Officer review of a Zoning Modification, and Coastal Review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1700 E CABRILLO BLVD**

P-R/SD-3 Zone

(3:50)

Assessor's Parcel Number: 017-382-001
Application Number: MST2011-00315
Owner: City of Santa Barbara
Applicant: Jill Zachary/Jan Hubbell
Agent: Kathy Frye, Associate Planner

(This parcel is on the **City's List of Potential Historic Resources: "Andree Clark Bird Refuge; Site of Chumash Village and Salt Pond, 42 acres. Included on the State Historic Resources Inventory."** Proposal to remove and restore 0.86 acres of marsh vegetation within the lake, around three public viewing platforms, and along various locations along the perimeter of the lake; maintenance of a concrete culvert and a grouted sandstone culvert along Old Coast Highway including removal of 453 cubic yards of silt and vegetation from those man-made structures; and restoration of bird refuge native habitats. Project requires Planning Commission review of a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review.)

REVIEW AFTER FINAL**8. 12 E MONTECITO ST**

HRC-2/SD-3 Zone

(4:20)

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 August 3, 2011.)

REVIEW AFTER FINAL**9. 210 W CARRILLO ST** C-2 Zone

(4:40) 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.)

(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.)

REVIEW AFTER FINAL**10. 925 CHAPALA ST** C-2 Zone

(5:00) Assessor's Parcel Number: 039-313-027
 Application Number: MST2010-00124
 Owner: City of Santa Barbara
 Architect: Kruger Benson Ziemer

(Proposal to remodel a former auto muffler repair shop into office space for City Fire Station No. 1. The project includes an upgrade of the front facade and streetscape including repainting the building and installing new sidewalk and landscaping. Also proposed is restriping the existing parking lot and installation of an electric gate on the south side of the building.)

(Review After Final to consider previous HLC directive to retain poured-in-place concrete on south elevation.)

CONCEPT REVIEW - CONTINUED**11. 651 PASEO NUEVO** C-2 Zone

(5:15) Assessor's Parcel Number: 037-400-002
 Application Number: MST2010-00338
 Owner: Redevelopment Agency/Santa Barbara
 Designer: Henry Lenny Design Studio
 Architect: DMA

(This is a revised project description: Proposed enhancement to Paseo Nuevo: Phase 1 of the project includes a concept review of benches, tables, chairs, pottery, umbrellas, new ribbon flag pole element, and modifications to existing lighting plan. Phase 2 of the project includes the concept review of proposed center court and north court redesign.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 10, 2010. Please note that proposed changes to the sign program will be reviewed under SGN2010-00151 on this agenda.)

CONCEPT REVIEW - CONTINUED12. **PASEO NUEVO**

C-2 Zone

(5:45)

Assessor's Parcel Number: 037-400-002

Application Number: SGN2010-00151

Designer: Henry Lenny Design Studio

Architect: DMA

Property Manager: Macerich Management Company

(Concept review of a proposal to revise the existing sign program with updated wayfinding/trailblazer signage, updated logo typeface for better signage legibility, and the introduction of a new flag program.)

(Third Concept Review. Project was last reviewed on May 11, 2011. Action may be taken if sufficient information is provided.)

ADJOURN TO POLICE STATION SITE VISIT ON TUESDAY, AUGUST 23, 2011 @ 7:50 A.M.

CONSENT CALENDAR – SEE SEPARATE AGENDA