



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.

**COMMISSIONERS ARE REQUESTED TO VISIT
20 E CARRILLO ST & 1021 ANACAPA ST TO VIEW EXISTING SIGNAGE**

Wednesday, October 12, 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, Acting 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	<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 <u>at the time of submittal & each time plans are revised</u> . <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, October 7, 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 on this agenda for a public discussion. 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 September 28, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED1. **1936 STATE ST**

C-2 Zone

(1:45) Assessor's Parcel Number: 025-372-001
 Application Number: MST2011-00167
 Owner: Mobil Oil Corporation
 Applicant: Cadence Development
 Agent: Lucy Dinneen
 Architect: Kirk Gradin

(Proposal to construct a new 3,300 square foot, 33 foot tall, one-story, non-residential building on a 22,466 square foot lot. A new parking lot behind the building will provide 18 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

(Second Concept Review. Project requires Environmental Assessment and Development Plan Approval findings. Project was last reviewed on September 14, 2011.)

CONCEPT REVIEW - CONTINUED**2. 424 STATE ST**

C-M Zone

(2:15) Assessor's Parcel Number: 037-212-025
Application Number: MST2011-00342
Owner: Ray Mahboob
Applicant: ATC Design Group
Architect: Henry Lenny Design Studio
Business Name: 99 Cent Store

(Proposal to enclose a 733 square foot patio/arcade on an existing 11,500 square foot, two-story commercial building and alterations including the following: a new facade on the State Street elevation, infill of several overhead roll-up doors and new entry on the north elevation, new parking lot striping and landscaping, and a new trash enclosure. Also proposed is to repave the existing paseo between State Street and the existing, 25-space parking lot in the rear with brick. Total development on site will total 12,233 square feet.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on September 14, 2011.)

CONCEPT REVIEW - CONTINUED**3. 651 PASEO NUEVO**

C-2 Zone

(2:35) Assessor's Parcel Number: 037-400-002
Application Number: MST2010-00338
Owner: Santa Barbara Redevelopment Agency
Designer: Henry Lenny Design Studio
Architect: DeVicente Mills Architecture

(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 is the redesign of the center court and north court. This phase includes benches and new fountain feature in center court, demolition of two arches and circular colonnade, new paving and site wall in north court.)

(First review of Phase II improvements. Action may be taken if sufficient information is provided. Phase I received final approval on August 31, 2011.)

CONCEPT REVIEW - CONTINUED**4. 33 W VICTORIA ST**

C-2 Zone

(3:05) Assessor's Parcel Number: 039-181-001
Application Number: MST2010-00327
Owner: Unity Shoppe, Inc.
Architect: PMSM Architects
Landscape Architect: Arcadia Studio
Business Name: Victoria Hall Theater

(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.)

(Fifth 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 August 31, 2011.)

CONCEPT REVIEW (CONTINUED)**5. 20 E CARRILLO ST**

C-2 Zone

(3:35) Assessor's Parcel Number: 039-322-047
Application Number: SGN2011-00091
Owner: Santa Barbara Bank & Trust
Applicant: Jeff Reich
Designer: Chandler Signs
Contractor: Mall Signs & Service
Business Name: Santa Barbara Bank & Trust

(This is a revised project description: Concept review of a proposal to replace 138.12 square feet of existing signage with 136.92 square feet of new signage. An existing 15.25 square foot monument sign and an 8 square foot ATM sign are proposed to remain unaltered. The total amount of signage on site will be 160.17 square feet. Exceptions are requested to exceed the 90 square foot maximum total signage allowed and letter height. The linear building frontage is 150 feet.)

(Third Concept Review. Requires Sign Exception Findings. Project last reviewed on September 28, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 902 CHAPALA ST A**

C-2 Zone

(3:55)

Assessor's Parcel Number: 039-321-019

Application Number: MST2011-00347

Owner: Cynthia Howard Gift Trust

Agent: Suzanne Elledge Planning and Permitting Services

Architect: Kupiec Architects

(Proposal to demolish an existing 8,818 square foot two-story building and construct a 52'-6" tall, four-story, mixed-use building including 10,836 square feet of commercial floor area and 8,833 square feet of residential floor area. There will be four 2-bedroom units and four 1-bedroom units for a total of eight residential units. The project includes 22 covered ground level parking spaces, and is located in the 100% parking zone of benefit. Total development on site will be 28,755 square feet on a 16,868 square foot parcel. Historic Landmarks Commission approval of a Development Plan is requested to allow the construction of 2,018 square feet of new Measure E floor area.)

(Comments only; project requires Environmental Assessment, Development Plan Approval findings, and Project Compatibility Analysis.)

DISCUSSION ITEM**7. TRUNCATED DOMES****(4:30)**

Requestor: Phil Suding, Chair

(Discussion on alternatives to typical terra cotta colored truncated domes.)

CONSENT CALENDAR – SEE SEPARATE AGENDA