



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

**TAKE NOTE OF TIME CHANGE**

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Wednesday, December 7, 2011    David Gebhard Public Meeting Room: 630 Garden Street    1:00 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/Environmental Analyst  
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	<u>Master Application &amp; 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 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, December 2, 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 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 November 30, 2011.

- ❖ The November 9, 2011, Workshop minutes and the November 30, 2011, minutes will be reviewed at the next HLC meeting scheduled for January 4, 2012.

## C. Consent Calendar.

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

## E. Subcommittee Reports.

**ARCHAEOLOGY REPORT****1. 117 W MASON ST**

R-4/SD-3 Zone

**(1:00)**

Assessor's Parcel Number: 033-101-003  
Application Number: MST2011-00123  
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 618 square foot, second-story addition and a 30 square foot lower level addition, to an existing 1,115 square foot, one-story single-family residence. No changes are proposed to the detached 666 square foot garage with an 824 square foot duplex above, and to the 156 square foot storage/laundry room. Staff Hearing Officer approval is requested for zoning modifications. 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 approximately 3,409 square feet and is proposed to address violations called out in Zoning Information Report (ZIR2010-00416).)

**(Review of Phase I Archaeological Resources Report prepared by Western Points Archaeology and an Extended Phase I Cultural Resources Investigation and Addendum Report prepared by A. Toren of Compass Rose Archaeological, Inc.)**

**MISCELLANEOUS ACTION ITEM****2. 1800 EL ENCANTO RD**

E-1 Zone

**(1:10)**

Assessor's Parcel Number: 019-170-020  
Application Number: MST2011-00432  
Owner: Suzanne Finamore  
Architect: Eric Mossman

(Proposal for alterations to the main residence and two legal guest houses to include the following: In the main house, replacement of several existing windows with French doors, replacement of aluminum sliders with new French doors, installation of new French doors facing the courtyard; demolition of approximately 100 square feet of floor area illegally constructed in the 1960's and located in the courtyard; like-for-like replacement of six existing wood garage doors on the two detached three-car garages; six new fireplace chimneys; and replacement of existing aluminum windows with new wood windows. In the guest houses: addition of new fireplace chimneys, addition of a new window, and replacement of an aluminum slider with new French doors. All colors to match existing. No new floor area is proposed.)

**(Request by Staff to add this residence to the City of Santa Barbara List of Potential Historic Structures and Sites.)**

**CONCEPT REVIEW - CONTINUED****3. 1800 EL ENCANTO RD**

E-1 Zone

**(1:15)** Assessor's Parcel Number: 019-170-020  
Application Number: MST2011-00432  
Architect: Eric Mossman  
Owner: Suzanne Finamore

(Proposal for alterations to the main residence and two legal guest houses to include the following: In the main house, replacement of several existing windows with French doors, replacement of aluminum sliders with new French doors, installation of new French doors facing the courtyard; demolition of approximately 100 square feet of floor area illegally constructed in the 1960's and located in the courtyard; like-for-like replacement of six existing wood garage doors on the two detached three-car garages; six new fireplace chimneys; and replacement of existing aluminum windows with new wood windows. In the guest houses: addition of new fireplace chimneys, addition of a new window, and replacement of an aluminum slider with new French doors. All colors to match existing. No new floor area is proposed.)

**(Final Approval of the project is requested. Project was last reviewed on the Consent agenda on November 30, 2011.)**

**CONCEPT REVIEW - CONTINUED****4. 0 BLK W MASON ST**

**(1:25)** Assessor's Parcel Number: ROW-002-096  
Application Number: MST2010-00261  
Applicant: Thomas Conti  
Owner: City of Santa Barbara

(Proposal to replace the structurally deficient Mason Street Bridge over Mission Creek and increase channel capacity in accordance with the approved 2001 Lower Mission Creek Flood Control Project Environmental Impact Report/Environmental Impact Statement. The existing bridge span is 35 feet and the new bridge span will be 55 feet; the existing road bed width is 36 feet and the new road bed width will be 60 feet.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Requires compliance with City Council Resolution No. 01-137. Project was last reviewed on November 9, 2011.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 215 E FIGUEROA ST**

R-3 Zone

**(2:25)**

Assessor's Parcel Number: 029-162-037  
 Application Number: MST2011-00424  
 Owner: City of Santa Barbara  
 Architect: Jeff Gorrell, Lenvik & Minor Architects  
 Architect: Howard Leach, Leach Mounce Architects

(Early concept review for a proposal to demolish an existing 28,025 square foot Police Station building, including on-grade parking and driveways, and construct a new 48 foot tall, 58,005 square foot Police Facility in three levels above ground over an 89,651 square foot two-level subterranean parking garage providing 187 parking stalls. Twenty-three at grade parking spaces would also be provided. A rezone to the C-2 zoning designation is proposed. Planning Commission and City Council approval is requested.)

**(Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission and City Council approval.)**

**PROJECT DESIGN REVIEW****6. 902 CHAPALA ST A**

C-2 Zone

**(3:25)**

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 49'-0" tall, four-story, mixed-use building including 10,878 square feet of commercial floor area and 8,989 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 20 covered ground level parking spaces and is located in the 100% parking zone of benefit. Total development on site will be 28,028 square feet on a 16,868 square foot parcel. Historic Landmarks Commission approval of a Development Plan is requested to allow the construction of 2,060 square feet of new Measure E floor area.)

**(Project Design Approval is requested. Project requires Environmental Assessment, Compatibility Criteria Analysis, and Development Plan Approval findings. The project was last reviewed on November 9, 2011.)**

**\*\* SCHEDULED BREAK AT 4:25 P.M. IN PREPARATION FOR DISCUSSION /WORKSHOP \*\***

**CONSENT CALENDAR – SEE SEPARATE AGENDA**

**DISCUSSION / WORKSHOP – SEE SEPARATE AGENDA**