



# 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, May 9, 2012

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  
BARRY WINICK

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**

DALE FRANCISCO

**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><br>(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)<br><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.<br><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.<br><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)<br><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.<br>Exterior elevations - showing existing & proposed grading where applicable. |
|  | Suggested | <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.<br><u>Plans</u> - floor, roof, etc.<br><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:<br><u>Plans</u> - floor, roof, etc.<br><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.<br><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.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br>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:<br><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.<br><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.<br><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.<br><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.<br><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 4:30 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, May 4, 2012, 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 April 25, 2012, and the Santa Barbara Museum of Natural History Workshop meeting of February 29, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**DISCUSSION ITEM**

(1:45) City Attorney presentation on Fair Political Practices Commission conflict of interest rules applicable to design review board members. Staff: Steve Wiley, City Attorney

**DISCUSSION ITEM**

(2:15) Overview of the proposed Financial Plan for Fiscal Year 2013 with highlights for the Community Development Department (CDD). On April 17, 2012, the City Administrator presented the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Wednesday, May 16, 2012. Staff: Bettie Weiss, City Planner

**CONCEPT REVIEW - NEW****1. CABRILLO BLVD – VARIOUS LOCATIONS**

**(2:35)** Assessor's Parcel Number: ROW-002-912  
 Application Number: MST2012-00175  
 Owner: City of Santa Barbara  
 Applicant: Public Works Department

(Proposal to install pedestrian-activated flashing lights at three intersections to improve the safety of pedestrians crossing the streets. The proposed locations are as follows: E. Cabrillo Blvd. at Corona Del Mar, W. Cabrillo Blvd. at Chapala St., and W. Cabrillo Blvd. at Bath St., and the following APN segments are involved: ROW-002-912, -002-877, --002-117, -002-880, -002-890, -002-184, -002-841, and -001-882.)

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

**CONCEPT REVIEW - NEW****2. 100 BLK STATE ST**

**(3:05)** Assessor's Parcel Number: ROW-002-066  
 Application Number: MST2012-00170  
 Applicant: John Fritsche  
 Owner: City of Santa Barbara

(Proposal for the installation of a ceramic tile plaque to commemorate the location of Loughhead (Lockheed) Aircraft Manufacturing of Santa Barbara originally located at 101 State Street and historically known as the "William L. Rust Garage." The plaque will be located within an existing public telephone niche on a site wall within the public right-of-way. A Public Works permit is required for alterations within the public right-of-way.)

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

**CONCEPT REVIEW - CONTINUED****3. 1936 STATE ST**

C-2 Zone

**(3:30)** Assessor's Parcel Number: 025-372-001  
 Application Number: MST2011-00167  
 Owner: Mobil Oil Corporation  
 Agent: Lucy Dinneen  
 Applicant: Cadence Development  
 Architect: Kirk Gradin

(Proposal to construct a new 3,450 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.)

**(Third Concept Review. Comments only: Project requires Environmental Assessment and Development Plan Approval findings. Project was last reviewed on October 26, 2011.)**

**CONCEPT REVIEW - NEW**

**4. 1019 STATE ST**

C-2 Zone

**(4:15)**

Assessor's Parcel Number: 039-281-017

Application Number: MST2012-00176

Owner: Ray Mahboob

Architect: Henry Lenny Design Studio

(Proposal for a new iron storefront and to infill an existing entry foyer. The project will result in an increase of 250 square feet of Measure "E" floor area.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**