



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 MEET AT 500 FOWLDER RD ON
MONDAY, MAY 21, 2012, AT 2:00 P.M. FOR A SITE VISIT**

Wednesday, May 23, 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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	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.
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 4:30 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 18, 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.
- 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 May 9, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

PRESENTATION ITEM

1. **OLD MISSION SANTA BARBARA** A-F/SD-3 Zone
(1:45) Assessor's Parcel Number: 025-140-022
Presenter: Kathryn McGee, Chattel Architecture
(Review of preservation projects for the Old Mission Santa Barbara covered by a federal Save America's Treasures grant.)

REVIEW AFTER FINAL**2. 500 FOWLER RD**

A-F/SD-3 Zone

(2:30) Assessor's Parcel Number: 073-450-003
Application Number: MST2007-00002
Owner: Santa Barbara Airport
Architect: Fred Sweeney
Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 66,045 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project received Planning Commission approval on September 20, 2007 (Resolution No. 037-07). The project received Final Approval from the ABR on May 19, 2008.)

(Second review of a Review After Final of the following changes to the approved plans to relocate and rehabilitate the original 1942 terminal building: replace all exterior stucco, replace the decorative stair riser tile, omit installation of one new window on the east elevation, and install frosted glazing in the Ladies Restroom windows. This was last reviewed on April 11, 2012.)

CONCEPT REVIEW - CONTINUED**3. CABRILLO BLVD**

(2:50) 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.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 9, 2012.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(3:20)

Assessor's Parcel Number: 029-110-027
 Application Number: MST2012-00180
 Owner: Ernest Brooks II Trust
 Applicant: Peikert Group Architects
 Business Name: Santa Barbara Middle School

(Proposal for a minor addition and exterior alterations in the basketball court area and rear parking lot including the following: removal of existing portable storage, construction of a new 438 square foot storage building with clay tile roof and 8-foot tall wood fence enclosure, a 14-foot tall sound barrier wall on the east side of the basketball court, a 6-foot tall black chain link fence around two sides of the court, and a new wood trellis with stucco pilasters on the rear elevation. Also proposed is to restripe a small section of the parking lot, reducing the number of parking spaces from 115 to 112, which still meets the parking requirement of 109 spaces. New light fixtures, planters, and landscaping will complete the project. This is on the **City's List of Potential Historic Resources: "Jefferson Campus."**)

(Comments only; project requires Environmental Assessment.)

PROJECT DESIGN REVIEW**5. 902 CHAPALA ST**

C-2 Zone

(3:50)

Assessor's Parcel Number: 039-321-019
 Application Number: MST2012-00149
 Owner: Cynthia Howard Trust
 Architect: Cearnal Andrulaitis

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under a separate master application.)

(Project Design Approval is requested. Action may be taken if sufficient information is provided. This was last reviewed on April 25, 2012.)

CONCEPT REVIEW - NEW**6. 720 STATE ST**

C-2 Zone

(4:10)

Assessor's Parcel Number: 037-092-034
 Application Number: MST2012-00192
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Blenders in the Grass

(Proposal to repaint the facade of an existing commercial building.)

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

CONCEPT REVIEW - NEW

7. **718 STATE ST** C-2 Zone

(4:15) Assessor's Parcel Number: 037-092-021
 Application Number: MST2012-00193
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Killer B's BBQ

(Proposal to repaint the facade of an existing commercial building. This building is on the **City's List of Potential Historic Resources: "Brentner & Company Bicycle Shop."**)

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

CONCEPT REVIEW - NEW

8. **716 STATE ST** C-2 Zone

(4:20) Assessor's Parcel Number: 037-092-020
 Application Number: MST2012-00194
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Mac Cosmetics

(Proposal to repaint the facade of an existing commercial building.)

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

CONCEPT REVIEW - NEW

9. **714 STATE ST** C-2 Zone

(4:25) Assessor's Parcel Number: 037-092-019
 Application Number: MST2012-00195
 Owner: 710 State St Partners
 Architect: LMA Architects
 Business Name: Mimosa Restaurant

(Proposal to repaint the facade of an existing commercial building. This building is on the **City's List of Potential Historic Resources: "Tomlinson Building."**)

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

CONCEPT REVIEW - NEW

10. **712 STATE ST**

C-2 Zone

(4:30)

Assessor's Parcel Number: 037-092-013
Application Number: MST2012-00196
Owner: 710 State St Partners
Architect: LMA Architects
Business Name: Restorative Hardware

(Proposal to repaint the facade of an existing commercial building.)

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

CONCEPT REVIEW - NEW

11. **15 E ORTEGA ST**

C-2 Zone

(4:35)

Assessor's Parcel Number: 037-092-014
Application Number: MST2012-00197
Owner: 710 State St Partners
Architect: LMA Architects
Business Name: Press Room

(Proposal to repaint the facade of an existing commercial building.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA