



# 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 15, 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  
 NICOLE HERNÁNDEZ, Associate Planner/Urban Historian  
 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 <u>folded</u> 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 4:30 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, August 10, 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 Item 7 of the minutes of the Historic Landmarks Commission meeting of July 18, 2012.
- C. Approval of the minutes of the Historic Landmarks Commission meeting of August 1, 2012.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. **40 E ANAPAMU ST**

E-1 Zone

**(1:45)**

Assessor's Parcel Number: 039-232-002

Staff Member: Nicole Hernandez, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 2:00 p.m. on August 29, 2012, to consider a recommendation to the City Council for Landmark Designation of the Central Library, Faulkner Gallery, and five Eucalyptus (*Corymbia*) *Citriodora* trees located at 40 East Anapamu Street.

**MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****2. 2300 GARDEN ST** E-1 Zone**(1:50)** Assessor's Parcel Number: 025-140-024

Staff Member: Nicole Hernandez, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public hearing at 2:20 p.m. on August 29, 2012, to consider a recommendation to the City Council for Landmark Designation of the St. Anthony's Complex and Grounds located at 2300 Garden Street.

**ARCHAEOLOGY REPORT****3. 300 E ISLAY ST** E-1 Zone**(1:55)** Assessor's Parcel Number: 027-121-001

Application Number: MST2012-00269

Owner: John Markham

Applicant: Pintado Pools

Landscape Architect: Rob Maday

(Proposal for a new 480 square foot swimming pool and 40 square foot pool equipment structure on a 15,960 square foot parcel. This is on the **City's List of Potential Historic Resources**: "Annette Smith House.")

**(Review of Phase I Archaeological Resources Report prepared by A. George Toren and Gwen R. Romani of Compass Rose Archaeological, Inc.)**

**HISTORIC STRUCTURES REPORT****4. 1130 N MILPAS ST** E-1/R-3 Zone**(2:00)** Assessor's Parcel Number: 029-201-004

Application Number: MST2009-00551

Owner: Santa Barbara Bowl Foundation

Agent: Trish Allen, SEPPS, Inc.

Architect: Steve Carter

(Proposal to construct a new 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

**(Review of Historic Structures/Sites Addendum Report prepared by Fermina Murray, Architectural Historian. The report concluded that the proposed alterations will be done in a non-adverse manner and the physical characteristics will continue to convey its significance and eligibility for designation as a Structure of Merit.)**

**HISTORIC STRUCTURES REPORT****5. 1236 GARDEN ST**

R-3 Zone

**(2:15)** Assessor's Parcel Number: 029-131-001  
Application Number: MST2011-00258  
Owner: Timothy Dewar  
Applicant: Thompson Naylor

(Proposal for additions and alterations to an existing 1,071 square foot, one-story, single-family residence. The project includes conversion of a 419 square foot attic space to habitable floor area, demolition of a 67 square foot enclosed rear porch and existing 171 square foot detached single-car garage, construction of a new 286 square foot attached one-car garage and storage space, addition of 48 square feet to the main floor, new dormer windows on the north and south elevations, two new skylights, one relocated window and one new window on the ground floor, removal of a tree within the front setback, and new landscaping. The total floor area on this 3,769 square foot parcel will be 1,767 square feet. Staff Hearing Officer review of zoning modifications is required for the new garage and new second-story dormer to encroach into the interior yard setback and to reduce the non-conforming open yard area. The floor-to-lot-area (FAR) ratio will be .47, or 81% of the maximum FAR. The house is on the **City's List of Potential Historic Resources** and is **eligible for Structure of Merit status:** "Colonial Revival hybrid circa 1899.")

**(Review of Historic Structures/Sites Report Letter Addendum prepared by Post/Hazeltine Associates. The Letter Addendum concluded that the project would not result in significant adverse impacts to historic resources provided that the revised project includes photo-documentation.)**

**CONCEPT REVIEW - CONTINUED****6. 1236 GARDEN ST**

R-3 Zone

**(2:25)** Assessor's Parcel Number: 029-131-001  
Application Number: MST2011-00258  
Owner: Timothy Dewar  
Applicant: Thompson Naylor

(Proposal for additions and alterations to an existing 1,071 square foot, one-story, single-family residence. The project includes conversion of a 419 square foot attic space to habitable floor area, demolition of a 67 square foot enclosed rear porch and existing 171 square foot detached single-car garage, construction of a new 286 square foot attached one-car garage and storage space, addition of 48 square feet to the main floor, new dormer windows on the north and south elevations, two new skylights, one relocated window and one new window on the ground floor, removal of a tree within the front setback, and new landscaping. The total floor area on this 3,769 square foot parcel will be 1,767 square feet. Staff Hearing officer review of zoning modifications is required for the new garage and new second-story dormer to encroach into the interior yard setback and to reduce the non-conforming open yard area. The floor-to-lot-area (FAR) ratio will be .47, or 81% of the maximum FAR. The house is on the **City's List of Potential Historic Resources** and is **eligible for Structure of Merit status:** "Colonial Revival hybrid circa 1899.")

**(Comments only; project requires Environmental Assessment and Staff Hearing officer review. Project was last reviewed on February 1, 2012.)**

**CONCEPT REVIEW - NEW****7. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

**(2:50)**

Assessor's Parcel Number: 029-110-027  
Application Number: MST2012-00298  
Owner: Ernest H. Brooks II  
Architect: Peikert Group Architects

(Proposal to conceal exposed electrical conduits on an existing building with metal shrouding. This is on the **City's List of Potential Historic Resources**: "Riviera Campus.")

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 340 W CARRILLO ST**

C-2 Zone

**(3:00)**

Assessor's Parcel Number: 039-262-036  
Application Number: MST2012-00295  
Owner: Samuel Dumas TTE  
Applicant: Tesoro Refining  
Architect: LMA Architects  
Engineer: A & S Engineering, Inc.  
Business Name: USA Gas

(Proposal to convert an existing automobile service station to a mini-mart. The proposal includes removal of the service bays, installation of a new storefront system, and replacement of the existing canopy. New landscaping is also proposed on this 15,600 square foot parcel. Nine parking spaces will be provided and no new floor area is proposed. Planning Commission review of a Conditional Use Permit is requested.)

**(Comments only; requires Environmental Assessment and Planning Commission review of a Conditional Use Permit.)**

**PROJECT DESIGN REVIEW****9. 205 CHAPALA ST**

**(3:30)** Assessor's Parcel Number: ROW-002-070  
 Application Number: MST2010-00263  
 Owner: City of Santa Barbara  
 Applicant: City of Santa Barbara  
 Agent: Applied Earthworks  
 Architect: Craig Drake

(Proposal to replace the Chapala Street - W. Yanonali Street bridge over Mission Creek. The replacement bridge would be a single-span bridge consisting of a combination of precast and cast-in-place concrete slab with asphalt concrete or polyester concrete overlay on the deck for the road surfacing. City standard sidewalks would be added to both sides of the street on the bridge and would tie into the existing sidewalks along Chapala and Yanonali Streets. New combination vehicular/pedestrian railings would be installed on each side of the bridge. Planning Commission approval is requested for a Coastal Development Permit to perform this work in the appealable jurisdiction of the Coastal Zone.)

**(Project Design Approval of the project is requested. Requires compliance with Planning Commission Resolution No. 003-12. Project was last reviewed on March 30, 2011.)**

**FINAL REVIEW****10. 33 W VICTORIA ST**

C-2 Zone

**(4:00)** 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

(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. 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.**)

**(Final Approval of the project including concrete planter detail and color selection. Project was last reviewed on August 1, 2012.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**