



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, December 5, 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, 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	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. Rough sketches 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, November 30, 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 November 7, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT1. **32 E ISLAY ST**

E-1 Zone

(1:45) Assessor's Parcel Number: 027-102-005
 Application Number: MST2012-00440
 Owner: Arthur Denk
 Architect: Paul Zink

(Proposal to construct a 275 square foot one-story addition and a new 460 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 280 square foot one-car garage. A new 190 square foot second-floor deck is proposed. The proposed total of 2,485 square feet, located on a 6,080 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

(Review of Phase I Archaeological Resources Report prepared by David Stone of Stone Archaeological Consulting.)

HISTORIC STRUCTURES REPORT**2. 836 BATH ST**

R-4 Zone

(1:50)

Assessor's Parcel Number: 037-041-001
Application Number: MST2012-00385
Owner: Arthur Louie
Agent: Post/Hazeltine Associates
Architect: ACME Architecture

(Proposal for a two-unit subdivision to include the following: demolish two detached single-car garages, a 383 square foot, one-bedroom cottage, an attached 102 square foot service porch, and two detached storage sheds. Structurally upgrade an existing three-bedroom, one-story house and foundation and replace windows and roof. Construct a new attached two-story, three-bedroom dwelling unit and two attached two-car garages to create a two-unit condominium. Also proposed is associated new landscaping and paving. Staff Hearing Officer review is required. This is on the **City's List of Potential Historic Resources: "Residence: Constructed in 1912."**)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found the residence to be eligible for Structure of Merit status.)

CONCEPT REVIEW - CONTINUED**3. 720 DE LA VINA ST**

C-2 Zone

(2:00)

Assessor's Parcel Number: 037-082-017
Application Number: MST2012-00277
Owner: SHGC Property LP
Architect: Steve Harrel

(Proposal for a two-story mixed-use development comprising the following: conversion of an existing one-story duplex to a partial two-story, 500 square foot commercial building including demolition of 360 square feet of floor area, demolish an existing 486 square foot detached studio, construct a 620 square foot ground level studio apartment, a 789 square foot, second-floor, 1-bedroom apartment, a 613 square foot, second-floor, 1-bedroom apartment, three covered parking spaces, and one accessible parking space. Total development on site will be 2,354 square feet. This building is on the **City's List of Potential Historic Resources as eligible for City Structure of Merit status.**)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 7, 2012.)

PROJECT DESIGN REVIEW**4. 1117 STATE ST**

C-2 Zone

(2:15)

Assessor's Parcel Number: 039-231-030
Application Number: MST2012-00256
Owner: 1129 State Street
Applicant: Richard Six

(Proposal to demolish the existing façade and construction of a new façade on the State Street elevation including a 231 square foot addition and exterior alterations to include a new roof, window, wood corbels, plaster moldings and wrought iron work to an existing commercial building.)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 18, 2012.)

PROJECT DESIGN REVIEW**5. 1236 GARDEN ST**

R-3 Zone

(2:30)

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 ratio (FAR) 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."**)

(Requires compliance with Staff Hearing Officer Resolution No. 050-12. Project was last reviewed on August 15, 2012.)

CONCEPT REVIEW - NEW**6. 33 E CAÑÓN PERDIDO ST**

C-2 Zone

(2:45)

Assessor's Parcel Number: 039-322-009
 Application Number: MST2012-00462
 Owner: Lobero Theatre Foundation
 Architect: Kruger Bensen Ziemer Architects
 Business Name: Lobero Theatre

(Proposal to lower 390 square feet of the Scene Shop building roof at the northwest corner of the parcel to accommodate new roof-mounted mechanical equipment. A new parapet wall will be constructed on the south side of the equipment well in order the screen the equipment from view, and a new rooftop access hatch is also proposed. This is a designated **City Landmark: "Lobero Theatre."**)

(Action may be taken if sufficient information is provided. Requires Historic Resource Findings and Findings for Alterations to an Historic Landmark.)

FINAL REVIEW**7. 33 E CAÑÓN PERDIDO ST**

C-2 Zone

(3:00)

Assessor's Parcel Number: 039-322-009
 Application Number: MST2011-00174
 Owner: Lobero Theatre Foundation
 Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal for the following exterior alterations: Remove 4,650 square feet of existing brick paving for reuse with new brick in a new hardscape design, add 241 square feet of new brick paving, and construct new stairs, walkways, and ramps for ADA compliance at various locations around the building. The public sidewalks along E. Cañón Perdido and Anacapa Streets will be replaced. Two existing olive trees will be replaced with Carob trees and the landscaped areas along the streets will be simplified to more accurately represent the original landscape design. New planters at the Anacapa Street lawn areas will provide more effective storm water treatment. Also proposed is new rooftop HVAC equipment which will require a 7'-4" tall plaster parapet wall over the existing Green Room roof. Minimal lighting will be added at the proposed entry stair and Esplanade, and existing exterior sconces will be re-lamped and refurbished. This proposed work affects Assessor Parcel Numbers 039-322-009 & 039-322-038.)

(Final Approval of the project is requested. Project was last reviewed on November 7, 2012.)

CONSENT CALENDAR – SEE SEPARATE AGENDA