



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, January 16, 2013 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	<u>Master Application & 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.
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, January 11, 2013, 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, or on your computer, via www.SantaBarbaraCa.gov/Government/Video. Meeting rebroadcast schedule can be found at www.CityTV18.com/schedule.htm. 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 *Meeting Videos*.

GENERAL BUSINESS:

- A. Election of Chair and Vice-Chair for 2013.
- B. 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.)
- C. Approval of the minutes of the Historic Landmarks Commission meetings of December 19, 2012, and January 2, 2013.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

DISCUSSION ITEM**1. 5-YEAR HISTORIC PRESERVATION WORK PROGRAM**

(1:40) Staff: Jaime Limon, Senior Planner
Heather Baker, AICP Project Planner
Nicole Hernández, Urban Historian

(5-Year Historic Preservation Work Program (5-Year HWP). On October 2, 2012, the Council adopted a Historic Resources Element (HRE). The HRE includes 47 "possible implementation items to be considered" organized under ten policies. The General Plan's implementation time-frame is generally considered to be through 2030. Staff will present an overview of which items are suggested for either on-going implementation, the proposed 5-Year HWP, and list other items for possible later implementation. Staff plans to present the 5-Yr HWP to the Mayor and Council in early 2013 for feedback and direction.)

COURTESY REVIEW**2. 2201 LAGUNA STREET****(1:50)**

Presenters: Kathryn McGee, Senior Associate, Chattel Architecture

Kristina Foss, Curator/Cultural Resources Manager, Mission Santa Barbara

(Courtesy review of crypt repair at Old Mission Santa Barbara.)

PUBLIC HEARING**3. 1709 OVERLOOK LANE****(2:00)**

Assessor's Parcel Number: 015-192-016

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the residence at 1709 Overlook Lane be designated a City Landmark.)

PUBLIC HEARING**4. 112 W. CABRILLO BLVD****(2:20)**

Assessor's Parcel Number: 033-101-013

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the Veteran's Memorial Building located at 112 W. Cabrillo Blvd. be designated a City Landmark.)

PUBLIC HEARING**5. 1129 STATE STREET****(2:30)**

Assessor's Parcel Number: 039-231-037

Staff Member: Nicole Hernández, Urban Historian

(Review of Staff Report and Public Hearing to consider adoption of a resolution to recommend to City Council that the San Marcos Building located at 1129 State Street be designated a City Landmark.)

ARCHAEOLOGY REPORT**6. 2082 LAS CANOAS RD**

A-1 Zone

(3:00)

Assessor's Parcel Number: 021-030-037

Application Number: MST2012-00262

Owner: Petelski, Ron

Architect: James McClintock

Engineer: Victor Beck

(Proposal for site grading; construction of multiple retaining walls; to level, extend, and pave the driveway; and create a building pad for a future residence located on a 3-acre parcel in the Hillside Design District. The proposal involves 1,250 cubic yards of cut, 1,250 cubic yards of fill, and 1,000 cubic yards of re-compaction to be balanced on site. Retaining walls include a new 120 linear foot retaining wall ranging in height from 6-inches to 12 feet, a new 200 linear foot retaining wall ranging in height from 4- to 5-feet, and a new 145 linear foot 6-foot tall site wall. The proposal will address violations identified in enforcement case ENF2012-00172.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 836 BATH ST**

R-4 Zone

(3:05) 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."**)

(Comments only: Project requires Environmental Assessment and Staff Hearing Officer Review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 35 STATE ST**

HRC-2/SD-3 Zone

(3:25) Assessor's Parcel Number: 033-102-004
Application Number: MST97-00357
Applicant: Michael Rosenfeld
Agent: Ken Marshall
Architect: DesignARC, Inc.
Landscape Architect: Suding Design
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes the option to develop either (i) 123 hotel keys, comprised of all hotel rooms, 19,893 square feet of commercial floor area and 246 parking spaces or, (ii) 116 hotel keys, comprised of 107 hotel rooms with 9 timeshare units, 20,443 square feet of commercial floor area and 246 parking spaces.)

(Comments only; this is a single concept review of a revised project as part of a Substantial Conformance Determination request. Project requires compliance with City Council Resolution No. 01-103. Project was last reviewed on September 1, 2010.)

CONCEPT REVIEW - CONTINUED**9. 2121 GARDEN ST**

E-1 Zone

(4:25)

Assessor's Parcel Number: 025-252-003
 Application Number: MST2012-00470
 Applicant: Thomas Ochsner Architect
 Owner: Steve Handleman
 Landscape Architect: Arcadia Studio

(Proposal for a minor addition and alterations to an existing, 6,752 square foot, three-story, single-family residence, detached garage, and detached accessory building. The proposal includes a 128 square foot addition to an existing 500 square foot storage structure to be converted to a one-story, three-car detached garage. Also proposed is the conversion of an existing 749 square foot garage to a 276 square foot covered patio, a 473 square foot swimming pool pavilion and a 27 square foot equipment enclosure. Additional improvements on this 25,500 square foot parcel will be a new swimming pool, relocated driveway with new vehicular entry gate, new pedestrian gate, new site walls, and landscape plan. The proposed floor-to-lot area ratio (FAR) will be .27, or 146% of the guideline maximum FAR. Total square footage on site will be 6,907 square feet. Staff Hearing Officer approval is requested for zoning modifications. This proposal will address violations outlined in enforcement case ENF2012-00425 including conversion of a storage building to habitable space and removal of illegal structures. This is on the **City's List of Potential Historic Resources: "the Olives Brinkerhoff-Fenzi House."**)

(Third Concept Review. Comments only; project requires Staff Hearing Officer review, Environmental Assessment, and Historic Resource Findings. Project was last reviewed January 2, 2013.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 301 E YANONALI ST**

M-1/SP-2/SD-3 Zone

(4:40)

Assessor's Parcel Number: 017-630-005
 Application Number: MST2012-00494
 Owner: The Wright Partners
 Agent: Trish Allen, SEPPS, Inc.

(Concept review only. Proposal to construct a new 43,937 square foot two-story commercial building to include a market, offices, and retail spaces with 150 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.)

(Initial Concept Review only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and Development Plan.)

IN-PROGRESS REVIEW**11. 1130 N MILPAS ST**

E-1/R-3 Zone

(5:00)

Assessor's Parcel Number: 029-201-004
Application Number: MST2009-00551
Owner: Santa Barbara Bowl Foundation
Agent: Trish Allen, SEPPS, Inc.
Architect: DesignARC

(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.)

(Second In-Progress Review of Rudolf C. Ziesenhenn Memorial Begonia Garden commemorative plaque to comply with Planning Commission Resolution No. 015-12 condition of approval. The Historic Resources Report was accepted August 29, 2012. Project was last reviewed on January 2, 2013.)

CONCEPT REVIEW - CONTINUED**12. 2786 PUESTA DEL SOL**

E-3 Zone

(5:15)

Assessor's Parcel Number: 023-223-038
Application Number: MST2012-00473
Owner: Mike & Elizabeth Challen
Designer: Chris Belanger

(Proposal to remove an existing rear porch, construct a new 107 square foot first story addition, construct a new rear deck, and make window alterations to an existing 3,454 square foot, two-story, single-family residence with a detached 819 square foot three-car garage. This structure is on the City's List of Potential Historic Resources.)

(Second Concept Review. Project was last reviewed on January 2, 2013.)

CONSENT CALENDAR – SEE SEPARATE AGENDA