



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, February 13, 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:

SHEILA LODGE

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 <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.
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, February 8, 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. 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 January 30, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**1. 800 ALVARADO PLACE (FORMERLY 1900 LASUEN)**

(1:40) Assessor's Parcel Number: 019-170-022

Staff Member: Nicole Hernandez, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing at 1:45 p.m. on March 13, 2013, to consider recommending the landmark designation of the El Encanto Hotel site, located at 800 Alvarado Place, as a City Historic District.)

PROJECT DESIGN REVIEW**2. 0 BLK W MASON ST 2096 SEG ID**

(1:45) Assessor's Parcel Number: ROW-002-096
Application Number: MST2010-00261
Owner: City of Santa Barbara
Applicant: John Ewasiuk

(Proposal to replace the structurally deficient Mason Street Bridge over Mission Creek and increase channel capacity in accordance with the approved 2001 Lower Mission Creek Flood Control Project Environmental Impact Report/Environmental Impact Statement. The existing bridge span is 35 feet and the new bridge span will be 55 feet; the existing road bed width is 24.4 feet and the new road bed width will be 28 feet. Overall existing bridge width is 33.4 feet and is proposed to be 43 feet.)

(Project Design Approval is requested. Requires compliance with City Council Resolution No. 01-137. Project was last reviewed on June 6, 2012.)

CONCEPT REVIEW - NEW**3. MISSION CREEK**

HRC-2/SD-3 Zone

(2:45) Assessor's Parcel Number: 033-041-012
Application Number: MST2008-00360
Owner: City of Santa Barbara
Applicant: Jon Frye, County Flood Control
Applicant: John Ilasin, Project Engineer

(Proposal to widen Mission Creek between Cabrillo Boulevard and Highway 101 and replace existing bridges. This is part of the Lower Mission Creek Flood Control Project. Bridges are to be reviewed under separate Master Applications. Reach 1A (phase 1) creek widening between Cabrillo Boulevard and W. Mason Street is complete. Reach 1A (phase 2) creek widening is part of the Mason Street Bridge Replacement project (MST2010-00261). Reach 1B is located between W. Mason Street and W. Yanonali Street.)

(Involves Reach 1B to widen the creek channel between Yanonali and Mason Streets and will include the construction of channel walls, expanded habitat zone, rip-rap revetments, ornamental fencing, and landscaping. Reconfiguration of parking spaces on 135 Kimberly Ave. is also proposed. The project received Planning Commission approval of a Coastal Development Permit and requires compliance with Planning Commission Resolution No. 036-08.)

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

C-2 Zone

(3:30)

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 December 5, 2012.)

CONCEPT REVIEW - NEW**5. 336 W CABRILLO BLVD**

HRC-1/SD-3 Zone

(4:00)

Assessor's Parcel Number: 033-091-012
Application Number: MST2013-00050
Owner: El Patio Beachside Inn, Inc.
Architect: Tai Yeh

(Proposal for alterations to the rear elevation of an existing three-story hotel. The work will include three new pairs of French doors and a new elevator tower, and the conversion of existing interior floor area to eight new guest rooms. There are 92 existing parking spaces with a parking requirement of 69 spaces. The site is a Designated Site of Merit.)

(Comments Only; Project Requires Environmental Assessment and Coastal Review.)

CONSENT CALENDAR – SEE SEPARATE AGENDA