



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, May 8, 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 / Historic Preservation 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 sheet) <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 and water conservation compliance. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact Susan Gantz, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, ext. 3311, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **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 Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- 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. (3.2.2)
- 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 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. (3.2.4)
- 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. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, 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. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.

- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. 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 Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- **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, ext. 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. See HLC Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Friday, May 3, 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 April 24, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM**1. CITY BUDGET PRIORITY**

(1:45) Staff: Jaime Limón, Design Review Supervisor
(Historic Landmarks Commission recommendation for City budget priority.)

HISTORIC STRUCTURES REPORT**2. 1807 SANTA BARBARA ST**

E-1 Zone

(2:00) Assessor's Parcel Number: 027-041-008
Application Number: MST2013-00109
Owner: Robert Brace Residence Trust
Applicant: DesignARC

(Proposal for some minor window and door alterations and exterior hardscape and landscape improvements including a new swimming pool, 2,000 square feet of stone decks, half-bathroom, spa, trellis, fire pit, barbeque, pizza oven, and landscaping. There will be 120 cubic yards of grading excavation and 230 cubic yards of fill.)

(Second review of an Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report found the building is not considered a historic resource. Report was last reviewed on April 24, 2013.)

MISCELLANEOUS ACTION ITEM**3. 1318 MORRISON AVE**

R-2 Zone

(2:15) Assessor's Parcel Number: 029-091-021
Application Number: MST2013-00138
Owner: Christian Hill & Hope Firestone
Architect: Bryan Pollard, AIA

(Proposal to construct a 31 square foot first floor addition and 305 square foot second story addition to an existing 1,030 square foot one-story residence on a 4,500 square foot parcel. The existing 395 square foot detached one-car garage with accessory space will remain unchanged. A zoning modification is requested for alterations to openings within the interior setback. The guideline floor-to-lot-area ratio (FAR) will be 0.39 or 76% of the maximum FAR.)

(Request by Staff to add the building at 1318 Morrison Avenue to the City of Santa Barbara Potential Historic Resources List.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1318 MORRISON AVE**

R-2 Zone

(2:20)

Assessor's Parcel Number: 029-091-021
Application Number: MST2013-00138
Owner: Christian Hill & Hope Firestone
Architect: Bryan Pollard, AIA

(Proposal to construct a 31 square foot first floor addition and 305 square foot second story addition to an existing 1,030 square foot one-story residence on a 4,500 square foot parcel. The existing 395 square foot detached one-car garage with accessory space will remain unchanged. A zoning modification is requested for alterations to openings within the interior setback. The guideline floor-to-lot-area ratio (FAR) will be 0.39 or 76% of the maximum FAR.)

(Comments only: Project requires Environmental Assessment, Compatibility Criteria Analysis, and Staff Hearing Officer review.)

REVIEW AFTER FINAL**5. 902 CHAPALA ST**

C-2 Zone

(3:00)

Assessor's Parcel Number: 039-321-019
Application Number: MST2012-00149
Owner: Cynthia Howard Trust
Architect: Cearnal Andrulaitis, LLP
Contractor: Signs By Ken, Inc.

(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 separate application MST2012-00217.)

(Referred to the Full Board from the Consent Calendar on April 24, 2013. Review After Final to add 1/4" flat black aluminum panels to all four elevations. Signage will be reviewed under a separate application.)

CONCEPT REVIEW - CONTINUED**6. 34 E MISSION ST**

E-1 Zone

(3:15) Assessor's Parcel Number: 025-372-005
 Application Number: MST2013-00131
 Owner: Catherine Compere
 Applicant: Jarrett Gorin
 Architect: Jose Luis Esparza
 Contractor: Robert Taylor

(Proposal to demolish an existing 667 square foot, detached three-car garage and construct a new 643 square foot, detached three-car garage with a 472 square foot second story accessory space. Also proposed is to construct a new 11'-0" x 6'-0" driveway gate. The project will result in 4,776 square feet of development on an 18,750 square foot parcel. The guideline floor-to-lot-area ratio (FAR) will be .25 or 108% of the maximum FAR. Staff Hearing Officer review is requested for the garage to exceed the 500 square foot maximum. This structure is *on the City's List of Potential Historic Resources, "Kinney House," and was found to be eligible for City Structure of Merit status and listing in the California Register of Historical Resources.*)

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Staff Hearing Officer review. Project was last reviewed on April 24, 2013.)

CONCEPT REVIEW - NEW**7. 1601 STATE ST**

C-2/R-4 Zone

(3:45) Assessor's Parcel Number: 027-181-008
 Application Number: MST2013-00172
 Owner: 1601 State Street Hotel Investors
 Architect: Cearnal Andrulaitis, LLP
 Business Name: El Prado Inn

(Proposal to change the exterior building color and replace the existing front and rear lobby doors with new frameless glass storefront. Color scheme was previously reviewed under a separate active application MST2012-00429 for exterior renovations and alterations proposed to this building.)

CONSENT CALENDAR – SEE SEPARATE AGENDA