



# 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 22, 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](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	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.
<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 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](http://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](mailto: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 17, 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](http://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](http://www.SantaBarbaraCa.gov/Government/Video). Meeting rebroadcast schedule can be found at [www.CityTV18.com/schedule.htm](http://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](http://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 May 8, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****1. WEST DOWNTOWN****(1:45)**

Assessor's Parcel Number: 099-ORD-0ZO  
Application Number: MST2013-00175  
Staff: Nicole Hernández, City Urban Historian

(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

**(Presentation and acceptance of survey results for the West Downtown Survey.)**

**MISCELLANEOUS ACTION ITEM: PUBLIC HEARING****2. WEST DOWNTOWN****(2:00)**

Assessor's Parcel Number: 099-ORD-0ZO  
Application Number: MST2013-00175  
Staff: Nicole Hernández, City Urban Historian

(Proposal to update Potential List of Historic Resources and identify various Historic Districts.)

**(Consider properties identified as contributing structures to proposed historic districts of lower De La Vina and Castillo Streets and structures found to be individually significant to the City's List of Potential Historic Resources.)**

**ARCHAEOLOGY REPORT****3. 448 ALAN RD**

E-3/SD-3 Zone

**(2:30)**

Assessor's Parcel Number: 047-072-007  
Application Number: MST2013-00062  
Owner: Merrill Family Living Trust  
Applicant: Michael Merrill  
Architect: Kurt Magness  
Engineer: Dale Weber

(Proposal to demolish an existing one-story 1,529 square foot single-family residence and 329 square foot detached carport and construct a new one-story 1,645 square foot single-family residence and an attached 434 square foot two-car garage. The proposal involves 830 cubic yards of grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

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

**ARCHAEOLOGY REPORT****4. 1330 CHAPALA ST**

C-2 Zone

**(2:35)**

Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolitan Theatres Corporation  
Architect: Peikert Group Architects

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

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

**HISTORIC STRUCTURES REPORT****5. 1330 CHAPALA ST**

C-2 Zone

**(2:40)**

Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolitan Theatres Corporation  
Architect: Peikert Group Architects

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found that, provided the Implementation Measures outlined in Section 10.1, impacts to significant historic resources located on or adjacent to the project parcel resulting from the proposed project would be less than significant.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1330 CHAPALA ST**

C-2 Zone

**(3:00)**

Assessor's Parcel Number: 039-131-001  
Application Number: MST2013-00169  
Owner: Metropolitan Theatres Corporation  
Architect: Peikert Group Architects

(This is a revised project. Proposal for a new, three-story, 38'-6" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 32 residential apartments and four flexible-space units (1,708 net square feet) allowing either residential or commercial use. The 36 units will total 31,140 square feet, and a 550 square foot exercise room is also proposed. The partially below-grade 13,800 square foot parking garage will contain 40 spaces, and a surface lot will contain 50 spaces, with 36 spaces allocated to the units and 54 spaces allocated to the Arlington Theatre. Also proposed is the removal of seven mature trees including four grevillea, two pittosporum and one ficus, with 15 mature palm trees to be preserved and re-planted. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington Theatre. This parcel is within the 10% Parking Zone of Benefit and *contains a designated Structure of Merit: "Arlington Hotel Garden Arch."*)

**(Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on August 29, 2012, under MST2007-00371.)**

**CONCEPT REVIEW - NEW****7. 1000 STATE ST**

C-2 Zone

**(4:00)**

Assessor's Parcel Number: 039-282-014  
Application Number: MST2013-00173  
Owner: Quincy /1000 Associates, LP  
Architect: Edwards Pitman Architects  
Business Name: Bank of Montecito

(Proposal to install a new automated teller machine at the State Street elevation. This building is on the *City's List of Potential Historic Resources: "Bank of Montecito."*)

**(Requires Environmental Assessment.)**

**MISCELLANEOUS ACTION ITEM****8. 1807 SANTA BARBARA ST**

E-1 Zone

**(4:30)**

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.)

**(Request by Historic Landmarks Commission to add the walls and landscaping at 1807 Santa Barbara Street to the City of Santa Barbara Potential Historic Resources List.)**

**CONCEPT REVIEW - NEW****9. 1807 SANTA BARBARA ST**

E-1 Zone

**(4:35)**

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.)

**(Project requires Environmental Assessment.)**

**CONCEPT REVIEW - CONTINUED****10. 34 E MISSION ST**

E-1 Zone

**(5:05)**

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 zoning modifications. 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.*)

**(Third Concept Review. Comments only; project requires Environmental Assessment, Staff Hearing Officer review, and Neighborhood Preservation Ordinance Findings. Project was last reviewed on May 8, 2013.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**