



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, June 19, 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 <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 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, June 14, 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 June 5, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

MISCELLANEOUS ACTION ITEM**1. LOWER RIVIERA**

NA Zone

(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 Lower Riviera Context Study and Phase I results for "Area One" of the Lower Riviera Historic Resource Survey completed by Post/Hazeltine Associates. Other area survey results to follow)

MISCELLANEOUS ACTION ITEM**2. LOWER RIVIERA**

NA Zone

(2:00) Assessor's Parcel Number: 099-ORD-0ZO
 Application Number: MST2013-00175
 Owner: City of Santa Barbara

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

(Recommended actions: 1) Consider and accept proposed Bungalow Haven Historic District and Boundaries; and 2) Consider properties identified as contributing structures within the proposed Bungalow Haven historic district to be added to the City's List of Potential Historic Resources.

ARCHAEOLOGY REPORT**3. 1936 STATE ST**

C-2 Zone

(2:15) Assessor's Parcel Number: 025-372-001
 Application Number: MST2011-00167
 Owner: Mobil Oil Corporation
 Agent: Lucy Dinneen
 Applicant: Cadence Development
 Architect: Kirk Gradin

(Proposal to construct a new 3,500 square foot, approximate 21 foot tall, one-story, non-residential building on a 22,466 square foot lot. The entry tower portion of the building is proposed at 32 feet. A new parking lot behind the building will provide 18 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

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

HISTORIC STRUCTURES REPORT**4. 1807 SANTA BARBARA ST**

E-1 Zone

(2:20) 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.)

(Review of revised Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report found that, because of its alterations, the house is not considered significant. However, the low sandstone wall surrounding the property and the mature oak tree in the front yard are considered significant as elements dating to the A.S.A. White Victorian house constructed in 1884 and demolished in 1926.)

CONCEPT REVIEW - CONTINUED**5. 1330 CHAPALA ST**

C-2 Zone

(2:30)

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

(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 commercial units (1,708 net square feet). 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."*)

(Second Concept Review. Comments only; project requires Environmental Assessment, Development Plan Approval, and Historic Resource Findings. Project was last reviewed on May 22, 2013.)

CONCEPT REVIEW - CONTINUED**6. 1000 STATE ST**

C-2 Zone

(3:15)

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."*)

(Second Concept Review. Project was last reviewed on May 22, 2013.)

PROJECT DESIGN REVIEW**7. 9 W FIGUEROA/1000 CHAPALA**

C-2 Zone

(3:30)

Assessor's Parcel Number: 039-281-041
 Application Number: MST2012-00330
 Owner: City of Santa Barbara
 Applicant: Public Works - Streets Division

(Proposal to install a 200 square foot prefabricated bikestation module in City Parking Lot #3 near the current MTD bus station. This project is being funded by a Measure A grant.)

(Project Design Approval is requested. Project was last reviewed on April 24, 2013. Action may be taken if sufficient information is provided.)

HISTORIC STRUCTURES REPORT**8. 1528 CLIFF DR**

E-3 Zone

(4:00)

Assessor's Parcel Number: 035-170-005
 Application Number: MST2013-00063
 Owner: Silvia Ronchietto
 Applicant: Wallace Ronchietto
 Architect: Lawrence Thompson Architects, Inc.

(Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Océano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.)

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

MISCELLANEOUS ACTION ITEM**9. 1528 CLIFF DR**

E-3 Zone

(4:15)

Assessor's Parcel Number: 035-170-005
 Application Number: MST2013-00063
 Owner: Silvia Ronchietto
 Applicant: Wallace Ronchietto
 Architect: Lawrence Thompson Architects, Inc.

(Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Océano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.)

(Request by Staff to add the building at 1528 Cliff Drive to the City of Santa Barbara Potential Historic Resources List.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 1528 CLIFF DR**

E-3 Zone

(4:20)

Assessor's Parcel Number: 035-170-005
Application Number: MST2013-00063
Owner: Silvia Ronchietto
Applicant: Wallace Ronchietto
Architect: Lawrence Thompson Architects, Inc.

(Proposal to construct a 503 square foot detached two-car garage which includes a 24 square foot second floor master bathroom addition for an existing, 3,272 square foot, two-story single-family residence. The primary facade of the garage would face La Vista Del Océano Drive. Also proposed are alterations to existing windows on the south and west elevations, a pergola from the Cliff Drive frontage to an existing entry door, and brick-paved patios at the south elevation. Total development on site would be 3,775 square feet, which is .298, or 93% of the maximum floor-to-lot-area ratio. Staff Hearing Officer review of a zoning modification is requested for the garage location.)

(Comments only; requires Environmental Assessment and Staff Hearing Officer review, and Neighborhood Preservation Ordinance Findings.)

PROJECT DESIGN REVIEW**11. 1601 STATE ST**

C-2/R-4 Zone

(4:45)

Assessor's Parcel Number: 027-181-008
Application Number: MST2013-00172
Owner: 1601 State Street Hotel Investors LP
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.)

(Project Design Approval and Final Approval of the project is requested.)

SIGN PROPOSAL - CONCEPT REVIEW (CONTINUED)**12. 1601 STATE ST**

C-2/R-4 Zone

(5:05)

Assessor's Parcel Number: 027-181-008
Application Number: SGN2013-00076
Owner: 1601 State Street Hotel Investors LP
Applicant: Cearnal Andrulaitis
Business Name: La Quinta

(Proposal to replace an existing 19 square foot monument sign with a new 17.77 square foot monument sign, and two new painted aluminum, non-illuminated signs including a 7.28 square foot wall sign and a 10.66 square foot wall sign. One existing sign of 61.87 square feet will be recessed six feet from its originally-approved location. Two existing signs totaling 24.75 square feet will remain unaltered. Total signage on site will be 122.32 square feet. *Two exceptions are requested:* the first to allow the total signage to exceed the allowable maximum of 90 square feet, and the second to allow the letters of the relocated sign to exceed the allowable 10" maximum letter height. *This building was determined to be worthy of Structure of Merit status.* The linear building frontage is 190 feet. The allowable signage is 90 square feet.)

(Second Review. Requires Exception Findings.)

REVIEW AFTER FINAL**13. 1816 STATE ST**

C-2/R-1 Zone

(5:25)

Assessor's Parcel Number: 027-032-021
Application Number: MST2009-00281
Owner: Alamar II, LLC
Architect: Bryan Murphy
Business Name: Fiesta Inn & Suites

(This is a revised project description: Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes façade alterations, a 210 square foot lobby addition and 92 square foot entry porch, a tower addition having no new floor area, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, removal of exterior stairs, new wall fountain, and alterations to the existing parking lot. This project received Planning Commission approval. Approval of this project will abate violations outlined in ENF2008-01335.)

(Comments only: Review After Final of change to front elevation including a 263 square foot lobby expansion and new fountain on the State Street elevation. Requires a Planning Commission Substantial Conformance Determination and compliance with Planning Commission Resolution No. 018-10.)

PROJECT DESIGN REVIEW**14. 9 W VICTORIA ST**

C-2 Zone

(5:45)

Assessor's Parcel Number: 039-182-001

Application Number: MST2013-00024

Owner: 1221 Victoria Court

Architect: Amy Taylor

Business Name: Bouchon

(Proposal to remove an existing unpermitted 247 square foot canvas patio cover and construct a 353 net square foot, one-story, 16'-0" tall addition at the front of an approximately 3,550 square foot building. There are four buildings on this site.)

(Project Design Approval of the project is requested. Project was last reviewed on April 10, 2013. Action may be taken if sufficient information is provided.)

CONSENT CALENDAR – SEE SEPARATE AGENDA