



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, August 28, 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	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first sheet)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p>Rough sketches 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.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting, irrigation plan and water conservation compliance.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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, August 23, 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 <http://www.citytv18.com/schedule.htm>. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.SantaBarbaraCa.gov/hlc and then clicking Videos under Explore.

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 August 14, 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. 1236 GARDEN STREET**

(1:45) Assessor's Parcel Number: 029-131-001

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing at 1:45 p.m. on November 20, 2013, to consider recommending the house at 1236 Garden Street be designated a City of Santa Barbara Structure of Merit.)

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 1601 STATE STREET****(1:50)** Assessor's Parcel Number: 027-181-008 and -009

Staff Member: Nicole Hernández, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing at 2:00 p.m. on November 20, 2013, to consider recommending The El Prado Inn at 1601 State Street be designated a City of Santa Barbara Structure of Merit.)

ARCHAEOLOGY REPORT**3. 336 W CABRILLO BLVD**

HRC-1/SD-3 Zone

(1:55) 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.)

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

PROJECT DESIGN REVIEW**4. 336 W CABRILLO BLVD**

HRC-1/SD-3 Zone

(2:00) 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.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 13, 2013.)

MISCELLANEOUS ACTION ITEM**5. 21 W MONTECITO ST**

HRC-2/SD-3 Zone

(2:15) Assessor's Parcel Number: 033-042-005
 Application Number: MST2013-00333
 Owner: Paul Uyesaka
 Applicant: David Shelton

(Proposal to demolish a 576 square foot one-story shed from the rear of an existing one-story building. A new 27 linear foot, 6'-0" tall wood fence will be constructed along the interior lot line. The existing slab is proposed to remain.)

(Request by Staff to add the building at 21 W. Montecito Street to the City's List of Potential Historic Resources.)

CONCEPT REVIEW - NEW**6. 21 W MONTECITO ST**

HRC-2/SD-3 Zone

(2:20) Assessor's Parcel Number: 033-042-005
 Application Number: MST2013-00333
 Owner: Paul Uyesaka
 Applicant: David Shelton

(Proposal to demolish a 576 square foot one-story shed from the rear of an existing one-story building. A new 27 linear foot, 6'-0" tall wood fence will be constructed along the interior lot line. The existing slab is proposed to remain.)

(Action may be taken if sufficient information is provided.)

PROJECT DESIGN REVIEW**7. 2112 SANTA BARBARA ST**

E-1 Zone

(2:35) Assessor's Parcel Number: 025-252-007
 Application Number: MST2013-00097
 Owner: SB Restore, LLC
 Architect: Harrison Design Associates

(Proposal for a voluntary lot merger of Assessor Parcel Numbers 025-252-006 and -007 and change of use from commercial to residential use. This is the site of the former Fielding Institute. The proposal includes the restoration of an existing 6,167 square foot, two-story building to a single-family residence and exterior alterations to remove awnings, skylights, staircases, and an accessible ramp. Also proposed is the conversion of an existing 1,809 square foot detached commercial building to an additional dwelling unit and alterations to incorporate a two car garage within the existing building footprint. Site improvements will include removal of existing paved parking spaces, restoration of historic site walls, a new swimming pool and spa, and new landscaping. Total development on this merged 49,810 square foot parcel will be 8,178 square feet. Staff Hearing Officer approval is requested for a Performance Standard Permit for the additional dwelling unit and zoning modifications. This is *on the City's List of Potential Historic Resources*: "Hodges House, Summit Lighthouse.")

(Requires compliance with Staff Hearing Officer Resolution No. 044-13. Project was last reviewed on March 27, 2013.)

HISTORIC STRUCTURES REPORT**8. 1130 STATE ST**

C-2 Zone

(3:00)

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art comprising of a 7,570 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 56,900 net square foot building. Also proposed is a new approximately 1,400 net square foot public rooftop pavilion, garden, and terrace area, and associated new elevator and stair access to the roof level. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The 8,970 square feet of new floor area will result in 65,870 square feet of development. This building is *on the City's List of Potential Historic Resources*: "Santa Barbara Museum of Art.")

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the building is eligible for Structure of Merit designation, the landscape is eligible for Landmark designation, and that the building and landscape are also eligible for listing in the California Register of Historical Resources and the National Register of Historic Places.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 1130 STATE ST**

C-2 Zone

(3:20)

Assessor's Parcel Number: 039-232-020
 Application Number: MST2013-00237
 Owner: County of Santa Barbara
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Kupiec Architects
 Business Name: Santa Barbara Museum of Art

(Proposed addition and alterations to the Santa Barbara Museum of Art comprising of a 7,570 net square foot one- and two-story addition (primarily within the existing building volume) and the renovation of an existing two-story 56,900 net square foot building. Also proposed is a new approximately 1,400 net square foot public rooftop pavilion, garden, and terrace area, and associated new elevator and stair access to the roof level. Miscellaneous site structure demolition will occur to support implementation of the proposed design. The 8,970 square feet of new floor area will result in 65,870 square feet of development. This building is *on the City's List of Potential Historic Resources*: "Santa Barbara Museum of Art.")

(Comments only; requires Environmental Assessment and Planning Commission review.)

CONSENT CALENDAR – SEE SEPARATE AGENDA