



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION

REVISED AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, December 12, 2007 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: WILLIAM LA VOIE, Chair
 ALEX PUJO, Vice-Chair
 ROBERT ADAMS
 LOUISE BOUCHER
 KEN CURTIS
 STEVE HAUSZ
 FERMINA MURRAY
 SUSETTE NAYLOR
 DONALD SHARPE

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: ROGER HORTON
PLANNING COMMISSION LIAISON: STELLA LARSON
STAFF: JAIME LIMÓN, Design Review Supervisor
 JAKE JACOBUS, Urban Historian
 SUSAN GANTZ, Planning Technician II
 KATHY GOO, 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 <u>at the time of submittal & each time plans are revised</u> . <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.
PRELIMINARY REVIEW	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 preliminary 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 22.22 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 preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.

Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

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. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

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. That on December 06, 2007 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.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

SUBCOMMITTEE MEETING:

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 for a public discussion before the Board on that day. 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 November 28, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

ARCHAEOLOGY REPORT

1. 226 W DE LA GUERRA ST R-3/R-4 Zone

(1:45) Assessor's Parcel Number: 037-041-015
Application Number: MST2004-00675
Applicant: Steve Harrel

(Proposal for a two-story, 3,231 square foot triplex residential condominium. The proposal would add 138 square feet to an existing 978 square foot single family residence, construct a second-story with two attached residential units. Parking is provided in a new attached 236 square foot one-car garage and existing four-car garage on the 6,250 square foot lot. Staff Hearing officer approval is requested for the condominium project.)

(Review of Addendum Letter to the Phase I Archaeological Resources Report prepared by Larry A. Carbone of Western Points Archaeology.)

HISTORIC STRUCTURES REPORT

2. 1820 DE LA VINA ST R-4 Zone

(1:50) Assessor's Parcel Number: 027-022-022
Application Number: MST2007-00590
Applicant: Peikert Group
Architect: Peikert Group Architects

(Proposed future demolition of five existing residential units and construction of 10 to 14 condominium units. The exact scope of the proposed project has not yet been determined.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

HISTORIC STRUCTURES REPORT

3. 110 W SOLA ST C-2 Zone

(1:55) Assessor's Parcel Number: 039-062-010
Application Number: MST2007-00413
Architect: Lenvik & MinOr Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing officer approval of a Tentative Subdivision Map and the condominium development. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum assesses the impacts of the revised proposed project.)

CONCEPT REVIEW - CONTINUED

4. 110 W SOLA ST C-2 Zone

(2:00) Assessor's Parcel Number: 039-062-010
 Application Number: MST2007-00413
 Architect: Lenvik & MinOr Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing officer approval of a Tentative Subdivision Map and the condominium development. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP AND CONDOMINIUM DEVELOPMENT.)

HISTORIC STRUCTURES REPORT

5. 35 STATE ST HRC-2/SD-3 Zone

(2:30) Assessor's Parcel Number: 033-102-004
 Application Number: MST2007-00538
 Applicant: Ray Wicken, Managing Director
 Architect: Yvan Lebroc
 Landscape Architect: Philip Suding
 Agent: Ken Marshall
 Engineer: PENFIELD & Smith Engineers, Inc.
 Owner: Mf Santa Barbara
 Applicant: Teri Malinowski

(Proposal for Entrada de Santa Barbara involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997 and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 sq. feet. of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum analyzes the impacts of the current proposal on the Californian Hotel.)

CONCEPT REVIEW - CONTINUED

6. 35 STATE ST HRC-2/SD-3 Zone

(2:40)

Assessor's Parcel Number: 033-102-004
 Application Number: MST2007-00538
 Applicant: Ray Wicken, Managing Director
 Architect: Yvan Lebroc
 Landscape Architect: Philip Suding
 Agent: Ken Marshall
 Engineer: PENFIELD & Smith Engineers, Inc.
 Owner: MF Santa Barbara
 Applicant: Teri Malinowski

(Proposal for Entrada de Santa Barbara involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997 and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 sq. feet. of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

(Continued Concept Review.)

(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)

CONCEPT REVIEW - NEW

7. 210 W CARRILLO ST C-2 Zone

(3:30)

Assessor's Parcel Number: 039-271-025
 Application Number: MST2007-00554
 Owner: Steve Delson
 Architect: Conceptual Motion

(Proposal for demolition of the existing Radio Square shopping center which consists of approximately 18,000 sq. ft. of commercial square footage and the construction of a new two-, three- and four-story mixed-use development. The proposed project will be comprised of 10,557 square feet (net) of commercial space, 62,655 square feet (net) of residential space and two levels of underground parking with 138 parking spaces. There will be a total of 55 residential condominium units (34 market rate and 21 affordable) and two commercial condominium units. A modification to allow 29 bonus density residential units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND A MODIFICATION TO ALLOW BONUS DENSITY UNITS.)

CONCEPT REVIEW - CONTINUED

8. 914 CHAPALA ST C-2 Zone

(4:15) Assessor's Parcel Number: 039-321-047
Application Number: MST2007-00541
Applicant: Victor Garza
Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping, planters, and a pergola at the W. Canon Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus citriodora trees will be replaced.)

(Third Concept Review.)

CONCEPT REVIEW - CONTINUED

9. 113 HARBOR WAY HC/SD-3 Zone

(4:35) Assessor's Parcel Number: 045-250-004
Application Number: MST2005-00434
Applicant: Steve Hyslop
Architect: David Van Hoy
Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct a steel and sailcloth awning structure over an existing outdoor dining patio, a six foot tall glass windscreen with bronze supports, and a 36" gas firepit.)

(Third Concept Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

CONCEPT REVIEW - CONTINUED

10. 915 STATE ST C-2 Zone

(4:55) Assessor's Parcel Number: 039-321-039
 Application Number: MST2007-00545
 Architect: Cearnal, Andrulaitis LLP
 Business Name: Former Boon Mee Tenant Space

(Proposal to remodel the front and rear facades of an existing commercial building. The alterations include enclosing the existing entry area resulting in a 42 square foot addition, and a new trash enclosure within the existing building footprint at the rear of this 3,727 square foot commercial building.)

(Third Concept Review.)

CONCEPT REVIEW - NEW

11. 12 W DE LA GUERRA ST C-2 Zone

(5:15) Assessor's Parcel Number: 037-400-012
 Application Number: MST2007-00605
 Applicant: Ron Brett- Investec
 Business Name: Kahuna Grill

(Proposal to enclose an existing outdoor dining area resulting in 449 square feet of new commercial floor area. The new storefront system would be consistent with other shops in the Paseo Nuevo shopping center. Development Plan Approval findings are required.)

(PROJECT REQUIRES DEVELOPMENT PLAN APPROVAL FINDINGS.)

CONCEPT REVIEW - NEW

12. 928 STATE ST C-2 Zone

(5:35) Assessor's Parcel Number: 039-322-032
 Application Number: MST2007-00615

This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." Proposal to remove an existing 4,375 square foot interior mezzanine, stairwell, and elevator and to construct a new 285 square foot stairwell and elevator tower and other work including two new windows and new 186 square foot stairwell. A new breezeway with trellis will be constructed on the roof to connect the elevator and stairs to the existing second story.

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONSENT CALENDAR – SEE SEPARATE AGENDA