



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, March 5, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

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

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
 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 | <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 plans</u> 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.

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 within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

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/hlc. 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 4:00 p.m., Monday through Thursday, and every other 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 Friday, February 29, 2008, 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 and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

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 February 20, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

HISTORIC STRUCTURES REPORT

- 1. 2127 CASTILLO ST R-3 Zone

(1:45) Assessor's Parcel Number: 025-221-007
Application Number: MST2007-00555
Owner: Karen Haskell
Applicant: Lauri Vivatson

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one story addition to an existing 980 square foot one story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

2. 2127 CASTILLO ST R-3 Zone

(1:55) Assessor's Parcel Number: 025-221-007
Application Number: MST2007-00555
Owner: Karen Haskell
Applicant: Lauri Vivatson

(This structure is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Hunt Residence." Proposal for a 312 square foot one story addition to an existing 980 square foot one story residence on a 6,000 square foot lot. There is an existing 255 square foot detached one-car garage which will remain.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

HISTORIC STRUCTURES REPORT

3. 316 CASTILLO ST C-2 Zone

(2:25) Assessor's Parcel Number: 037-232-015
Application Number: MST2008-00038
Owner: Santa Barbara Genealogical Society
Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Ph.D.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

4. 316 CASTILLO ST C-2 Zone

(2:35) Assessor's Parcel Number: 037-232-015
Application Number: MST2008-00038
Owner: Santa Barbara Genealogical Society
Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

HISTORIC STRUCTURES REPORT

5. 210 W CARRILLO ST C-2 Zone

(3:05) Assessor's Parcel Number: 039-271-025
 Application Number: MST2007-00554
 Owner: Old Town Mall
 Owner: Steve Delson
 Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space, 45,422 square feet (net) of residential space and two levels of underground parking with 122 parking spaces. There will be a total of 31 residential condominium units (27 market rate and 4 affordable). A modification to allow the 4 bonus density affordable 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.)

(Review of focused Historic Structures/Sites Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report identifies potential historic resources adjacent to the site and potential impacts of the proposed project on those resources.)

CONCEPT REVIEW - CONTINUED

6. 210 W CARRILLO ST C-2 Zone

(3:15) Assessor's Parcel Number: 039-271-025
 Application Number: MST2007-00554
 Owner: Old Town Mall
 Owner: Steve Delson
 Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space, 45,422 square feet (net) of residential space and two levels of underground parking with 122 parking spaces. There will be a total of 31 residential condominium units (27 market rate and 4 affordable). A modification to allow the 4 bonus density affordable 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.)

(Third Concept Review.)

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

**** SCHEDULED BREAK 3:45 P.M. TO 3:55 P.M. ****

CONCEPT REVIEW - CONTINUED

7. 129 E ANAPAMU ST C-2 Zone

(3:55) Assessor's Parcel Number: 029-121-013
Application Number: MST2008-00039
Owner: Bella Anapamu Properties, LLC
Applicant: Mike Calderon
Contractor: Channel Coast Corporation
Business Name: Elements Restaurant

(Proposal to remove deteriorating post, beam, and trellis on the front porch and replace with new post and beam and vinyl lattice cover with retractable canvas awning over the exterior patio. The proposal also includes the installation of five exterior hanging gas heaters and new light fixtures.)

(Referred to Full Board from Consent for Second Concept Review.)

CONCEPT REVIEW - CONTINUED

8. 203 CHAPALA ST R-4/SD-3 Zone

(4:10) Assessor's Parcel Number: 033-041-001
Application Number: MST2007-00634
Owner: Sanders Family 2006 Revocable Trust
Owner: Richard Sanders
Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a new three story, 11,884 square foot addition for a total project area of 13,186 square feet. The existing commercial use would be changed to eight residential condominium units consisting of four 3-bedroom units, two 2-bedroom units, and two 1-bedroom units. The maximum building height would be 37'-0". Parking on this 20,553 square foot parcel would be provided in eight private garages, two carports, and two uncovered parking spaces, with two guest parking spaces also being provided. Planning Commission approval will be required for a tentative subdivision map, a Coastal Development Permit, and approval of a condominium development.)

(Third Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

CONCEPT REVIEW - CONTINUED

9. 16 E CARRILLO ST C-2 Zone

(4:30) Assessor's Parcel Number: 039-322-044
Application Number: MST2008-00055
Owner: Masonic Properties Santa Barbara, Inc.
Applicant: Gil Garcia
Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

(Second Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

CONCEPT REVIEW - NEW

10. 834 STATE ST C-2 Zone

(4:50) Assessor's Parcel Number: 037-052-021
Application Number: MST2008-00071
Owner: First States Investors 5000a, LLC
Applicant: Yvonne Michals
Designer: Bruce Marshall
Business Name: Bank of America

(Proposal to replace five automatic teller machines. New signage is to be reviewed by the Sign Committee under a separate application.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

CONCEPT REVIEW - NEW

11. 634 SANTA BARBARA ST C-M Zone

(5:10) Assessor's Parcel Number: 031-152-001
Application Number: MST2008-00095
Owner: Milton Schmerzler Trust
Designer: J. Grant Design Studio
Contractor: Sky Line Construction

(Proposal to demolish an existing 195 square foot exterior canopy and replace with a new 315 square foot canopy, repave disturbed area, and install new 180 square planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

(PROJECT REQUIRES ENVIRONMENTAL REVIEW.)

FINAL REVIEW

12. 928 STATE ST

C-2 Zone

(5:30)

Assessor's Parcel Number: 039-322-032

Application Number: MST2007-00615

Owner: Llewellyn Goodfield Jr., Trustee

Applicant: Cearnal Andrulaitis

(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.)

(Final approval of the project is requested.)

CONSENT CALENDAR – SEE SEPARATE AGENDA