



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

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair*
 DONALD SHARPE, *Vice-Chair*
 ROBERT ADAMS
 LOUISE BOUCHER
 KEN CURTIS
 MICHAEL DRURY
 STEVE HAUSZ
 FERMINA MURRAY
 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
 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 plans</u> are required at the time of submittal & each time plans are revised. <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.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

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 St. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

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. **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 St., during normal business hours.** 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; or by e-mail at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

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, September 26, 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 on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, October 3rd, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

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 September 17, 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.

DISCUSSION ITEM

- 1. TREE LANDSCAPING PROTECTION AND ENFORCEMENT
(1:45) Staff Presentation: Jaime Limón, Senior Planner/Design Review Supervisor; and
Tim Downey, City Urban Forest Superintendent

ARCHAEOLOGY REPORT

2. 1210 E MASON ST R-2 Zone

(2:15) Assessor's Parcel Number: 017-142-002
Application Number: MST2008-00298
Owner: Walter Lositzki
Applicant: Manuel Contreras

(Proposal to construct a new two-story 3,135 square foot duplex on a 6,000 square foot lot. Both units are proposed to have four bedrooms and three bathrooms. Unit one is proposed at 1,508 square feet and unit two is proposed at 1,589 square feet. The proposal includes the demolition of the existing 959 square foot single-family residence and a 355 square foot garage. A total of four attached parking spaces are proposed with three one-car garages, and a one-car carport, totaling 870 square feet. The removal of one tree in the front yard is proposed to access the driveway and garage number one. A total of 778 cubic yards of cut and fill, to be balanced on site, is proposed.)

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

PRELIMINARY REVIEW

3. 1829 STATE ST C-2/R-4 Zone

(2:20) Assessor's Parcel Number: 027-031-007
Application Number: MST2004-00132
Owner: Emmet J. Hawkes Family Trust
Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished.)

(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 044-07.)

CONCEPT REVIEW - CONTINUED

4 00 E ANAPAMU ST -2 Zone

(2:45) Assessor's Parcel Number: 039-232-0RW
Application Number: MST2008-00338
Owner: City of Santa Barbara
Architect: Blackbird Architects

(Proposal for new Metropolitan Transit District bus stop shelter designs for various downtown locations on City sidewalks.)

(Fourth Concept Review.)

CONCEPT REVIEW - CONTINUED

5. 128 CASTILLO ST HRC-1/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-061-001
Application Number: MST2008-00329
Owner: Epic Hospitality, LLC
Designer: Saúl Cortez Landscape Design
Business Name: Avania Inn

(Proposal for an as-built revised landscape plan at an existing three-story hotel. This application will abate ENF2008-00295. Changes consist of planter removal, tree and plant replacements, and walkway reconfiguration. No new square footage is proposed. A Coastal Exemption is required.)

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

CONCEPT REVIEW - CONTINUED

6. 1528 STATE ST C-2 Zone

(3:20) Assessor's Parcel Number: 027-232-012
Application Number: MST2008-00282
Owner: Camilla Chandler Frost Trust
Agent: Sharon Spear
Designer: Mark Morando
Architect: Steve Morando
Business Name: Divine Inspiration Gallery of Fine Art

(Proposal to permit the following as-built alterations on a 1,225 square foot commercial building: new exterior paint colors, new wrought iron railings and driveway gate, new paving material on the front porch, new landscaping, new rear entry door, new 128 square foot detached storage shed, new entry door hardware, and new light fixtures. Also proposed but not yet installed are six new window awnings in tan Sunbrella fabric. Awning signage to be reviewed by the Sign Committee under a separate application.)

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

CONCEPT REVIEW - CONTINUED

7. 15-17 W CARRILLO ST C-2 Zone

(3:40) Assessor's Parcel Number: 039-321-004
 Application Number: MST2008-00426
 Owner: 15 W. Carrillo Street, LLC
 Architect: Cearnal Andrulaitis

(This is a Structure of Merit: "15 W. Carrillo St. Building." Proposal to construct a new exit stair, door, and landing at the rear of a two-story commercial building.)

(Second Concept Review. Project requires Historic Resource Findings. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW

8. 500 NIÑOS DR P-R/SD-3 Zone

(4:00) Assessor's Parcel Number: 017-382-002
 Application Number: MST2008-00436
 Owner: City of Santa Barbara
 Applicant: Tyler Salmon, City Project Engineer
 Applicant: Brennan De Raad
 Architect: Adam Sharkey
 Business Name: Santa Barbara Zoological Gardens

(This site is on the City's List of Potential Historic Resources: "Site of Child's Estate and Chumash village archaeological site." Proposal for two off-exhibit small animal holding enclosures totaling 1,912 square feet to serve as a replacement for enclosures totaling 1,814 square feet to be demolished for the Discovery Pavillion project. These new open air enclosures will be roofed but unconditioned, and will have partial walls topped with chain link fencing. Coastal Review is required for this project located in the appealable jurisdiction of the Coastal Zone.)

(Comments only: project requires a Coastal Exclusion.)

**** SCHEDULED BREAK FROM 4:20 P.M. TO 4:30 P.M. ****

CONCEPT REVIEW - CONTINUED

9. 28 W CABRILLO BLVD HRC-1/R-4/SD-3 Zone

(4:30) Assessor's Parcel Number: 033-102-002
Application Number: MST2008-00401
Owner: Beach Motel Partners
Architect: Cearnal Andrulaitis
Business Name: Harbor View Inn

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

(Second Concept Review. Comments only: Project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit.)

CONCEPT REVIEW - NEW

10. 1601 STATE ST C-2/R-4 Zone

(4:45) Assessor's Parcel Number: 027-181-008
Application Number: MST2008-00447
Owner: El Prado Inn, LLC
Architect: Kent Mixon
Business Name: El Prado Inn

(Proposal for an 800 square foot exercise and bathroom addition and miscellaneous alterations including a new *porte-cochère*, new catwalk railings, new plaster columns, new swimming pool, and a new landscape plan at an existing three-story hotel. The existing parking lot providing 66 parking spaces will be repaved and restriped to provide the required 68 parking spaces. Grading of 48 cubic yards will be balanced on site.)

(Project requires Environmental Assessment.)

PRELIMINARY REVIEW

11. 901 E CABRILLO BLVD HRC-1/SD-3 Zone

(5:15) Assessor's Parcel Number: 017-313-018
 Application Number: MST2008-00313
 Owner: Richard Gunner
 Architect: William La Voie
 Landscape Architect: Suding Design
 Business Name: Santa Barbara Inn

(Proposal for alterations to an existing four-story, 43,354 square foot hotel. The project will consist of the following: Change the exterior facade design, enlarge the main entry, remove and relocate two units, relocate existing bar and restaurant, relocate existing hotel rooms, replace existing swimming pool and spa, remove existing equipment shed and replace it with a new, below-ground vault, redesign the landscape and hardscape, remove the entry area drive and two curb cuts and replace with landscaping, install new sidewalk, curb and gutter on the Milpas Street side, and repave and landscape the parking area. The net increase in new floor area is 492 square feet; however there is a net decrease of 780 square feet of Measure E floor area. The project will result in a 43,191 square foot structure. Zoning modifications were granted on August 24, 2005, and will expire in 2009. The architectural design has been revised from the original project design which received Preliminary Approval under application MST2004-00052. Coastal Review is required.)

(Preliminary Approval of a revised Landscape Plan is requested. Encroachments on adjacent City Park parcel have been eliminated from proposal.)

HISTORIC STRUCTURES REPORT

12. 710 ANACAPA ST C-2 Zone

(5:35) Assessor's Parcel Number: 031-081-013
 Application Number: MST2008-00362
 Owner: Adame Trust
 Agent: Shelley Bookspan
 Architect: Peikert Group Architects

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Review of revisions to Historic Structures/Sites Report prepared by Shelley Bookspan, Ph.D.)

CONCEPT REVIEW - CONTINUED

13. 710 ANACAPA ST

C-2 Zone

(5:40)

Assessor's Parcel Number: 031-081-013
Application Number: MST2008-00362
Owner: Adame Trust
Agent: Shelley Bookspan
Architect: Peikert Group Architects

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Second Concept Review. Comments only: Project requires Environmental Assessment and Development Plan Approval findings.)

CONSENT CALENDAR – SEE SEPARATE AGENDA