



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 18, 2009 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
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 ALEX PUJO
 CRAIG SHALLANBERGER

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	<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.

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 email 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 March 13, 2009, 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, March 20, 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 March 4, 2009.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

MISCELLANEOUS ACTION ITEM

- 1. Review of Draft El Pueblo Viejo Guidelines and forward recommendation to City Council for adoption.
- Jaime Limón, Senior Planner; and Heather Baker, Project Planner.

(1:45)

HISTORIC STRUCTURES REPORT

2. 1330 CHAPALA ST C-2 Zone

(2:45) Assessor's Parcel Number: 039-131-001
 Application Number: MST2007-00371
 Owner: Metropolitan Theatres Corporation
 Applicant: Peikert Group Architects

(There is a Structure of Merit on this site: "Arlington Hotel Garden Arch." Proposal for a three-story, mixed-use project on a vacant parking lot site. The commercial portion would include 10,000 square feet and the residential portion would include 55,180 square feet and consist of 35 residential condominium units, including 26 market rate units, four workforce units, and five inclusionary units. A 6,200 square foot "village green" and courtyard would be provided on-grade between the theater and the proposed development. The project would include a 41,000 square foot underground parking garage providing 117 parking spaces, a certain number of which would be available in the evenings for theater patrons. This project will require Planning Commission approval of a Development Plan and a Tentative Subdivision Map.)

(Review of revised focused Historic Structures Letter Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

HISTORIC STRUCTURES REPORT

3. 1235 VERONICA SPRINGS RD COUNTY Zone

(3:00) Assessor's Parcel Number: 047-010-039
 Application Number: MST2003-00793
 Owner: Hillside House
 Applicant: John Polansky
 Applicant: Carl Steinberg
 Agent: Teri Zuniga
 Architect: Detlev Peikert Group

(Proposal to annex the 23 acre property into the City's jurisdiction, demolish the existing 28,700 square foot Hillside House facility and all accessory buildings, except for one building known as the Harmony House, which is proposed to be relocated on site. The new development includes 125 new dwelling units, an administration office, community center, leasing and management office, non-profit lease space, and therapy pool. Of the proposed 125 new dwelling units, 12 units are proposed to be special need units, 28 are proposed rental units, 74 are proposed market rate units, and 11 are proposed affordable units. The development includes 5.5 acres of structures, roads and parking (includes 183 covered and 79 uncovered for a total of 262 parking spaces). The remaining area will be 4.75 acres of common open space and 13 acres of passive open space and creek setbacks. The proposal includes restoration of riparian areas along Arroyo Burro Creek and will include the removal of 176 trees (not including oaks or palms), to be replaced with 209 riparian associated trees. Total proposed grading includes 7,200 cubic feet of cut and 15,900 cubic yards of fill. The project requires City Council approval for annexation, General Plan Amendment, and Zone changes, and Planning Commission approval of a Tentative Subdivision Map and Development Plan.)

(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

HISTORIC STRUCTURES REPORT

4. 199 W MONTECITO ST C-2/SD-3 Zone

(3:10)

Assessor's Parcel Number: 033-010-013
Application Number: MST2008-00008
Owner: Redevelopment Agency of the City of Santa Barbara
Applicant: Althouse and Mead, Inc.
Agent: Michael Berman, Environmental Analyst
Engineer: HDR Engineering

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

5. 201 E FIGUEROA ST C-2 Zone

(3:20)

Assessor's Parcel Number: 029-162-028
Application Number: MST2009-00093
Owner: Figueroa Investors LP
Architect: Michael Holliday

(Proposal for the demolition of 381 square feet of existing floor area of a 3,382 square foot one-story commercial building and the construction of a 3,254 square foot second story addition. Six new parking spaces are proposed, for a total of 13 parking spaces on an 8,400 square foot parcel. The proposed landscape plan includes the replacement of a diseased tree which was already removed from the corner of the site. Development Plan Approval findings are required, as well as a waiver of the City's Parking Design Standards for landscaping. Approximately 50 cubic yards of grading excavation is proposed.)

(Comments only; project requires Environmental Assessment, Development Plan Approval findings, and a Waiver of Parking Design Standards.)

IN-PROGRESS REVIEW

6. 601 E MICHELTORENA ST C-O Zone

(3:45) Assessor's Parcel Number: 027-270-030
Application Number: MST2003-00827
Owner: Santa Barbara Cottage Hospital Foundation
Agent: Ken Marshall
Architect: Cearnal Andrulaitis, LLP

(The Santa Barbara Cottage Hospital Foundation Workforce Housing Project will remove the former St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures and construct 115 residential condominiums that will cover approximately 5.94 acres of the 7.39 acre site. Eighty-one of the units will be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units will be sold at market rates. The project will provide approximately 265 parking spaces, including 254 parking spaces for the 115 condominium units and 11 spaces for the Villa Riviera facility. [The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103), and April 29, 2008 (Resolution No. 08-038)]

(In-Progress Review of a display to memorialize the history of the former St. Francis Hospital. This is the only portion of the project which will be reviewed by the Historic Landmarks Commission.)

CONCEPT REVIEW - CONTINUED

7. 1529 SANTA BARBARA ST R-3 Zone

(4:05) Assessor's Parcel Number: 027-241-005
Application Number: MST2009-00116
Owner: The Unitarian Society of Santa Barbara
Applicant: Coop Community Energy

(This structure is on the City's List of Potential Historic Resources: Unitarian Society. Proposal for a 3.6 kilowatt roof mounted photovoltaic solar array to be installed on the rear, southwest corner of the Parish Hall on E. Arrellaga Street. The maximum distance from the roof to the top of the tallest panel is 7'-6" in height.)

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

CONCEPT REVIEW - CONTINUED

8. 301 W PEDREGOSA ST R-4 Zone

(4:25) Assessor's Parcel Number: 027-012-008
Application Number: MST2009-00025
Owner: Edward Gutierrez
Architect: David Ferrin

(This structure is on the City's List of Potential Historic Resources: "Reynolds Bungalow/Etchelecu House." Proposal to demolish an existing, 159 square foot carport and construct an attached, 225 square foot one-car garage with a partially covered, 228 square foot roof deck. Also proposed is to demolish 70 square feet of interior floor area of the existing, one-story 955 square foot residence and construct a 372 square foot first floor addition and new rear deck totaling 297 square feet. No grading or excavation is proposed on this 5,264 square foot parcel. The proposed total of 1,482 square feet is 58.9% of the maximum guideline floor-to-lot area ratio.)

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

PRELIMINARY REVIEW

9. 113 HARBOR WAY HC/SD-3 Zone

(4:40) Assessor's Parcel Number: 045-250-004
Application Number: MST2005-00434
Owner: City of Santa Barbara
Owner: George Writer
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 fire pit. Also proposed is to return the exterior of the building to its original color.)

(Preliminary Approval of the project is requested. Previous Preliminary Approval expired on December 12, 2008.)

PRELIMINARY REVIEW

10. 28 W CABRILLO BLVD

HRC-1/R-4/SD-3 Zone

(5:00)

Assessor's Parcel Number: 033-102-002

Application Number: MST2008-00401

Owner: Beach Motel Partners

Architect: Cearnal Andrulaitis, LLP

Business Name: Harbor View Inn

(The "La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources. 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.)

(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 006-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA