



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, April 15, 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
 FERMINA MURRAY
 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	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. 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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - 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: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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 April 10, 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, April 17, 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 April 1, 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.

DISCUSSION ITEM

1. Brinkerhoff Streetlights. - James Dewey, Facilities Manager, Public Works.
(1:45)

ARCHAEOLOGY REPORT

2. 630 BATH ST R-4 Zone
(2:00) Assessor's Parcel Number: 037-121-020
Application Number: MST2008-00120
Owner: City of Santa Barbara Housing Authority
Designer: Tom Moore

(Proposal to construct two one-bedroom apartments totaling 1,477 square feet in a one-story duplex configuration on an existing 13,200 square foot lot in the R-3 Zone. The lot is currently developed with four three-bedroom apartments designed in two, two-story duplexes which total 4,740 square feet. The proposal will result in a total of 6 residential apartments to total 6,217 square feet. No alterations are proposed for the existing units. All units are available exclusively to low and very-low income renters. The proposal includes a total of 6 existing uncovered parking spaces.)

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

HISTORIC STRUCTURES REPORT

3. 2559 PUESTA DEL SOL E-1 Zone

(2:05) Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

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

CONCEPT REVIEW - CONTINUED

4. 2559 PUESTA DEL SOL E-1 Zone

(2:15) Assessor's Parcel Number: 023-271-003
Application Number: MST2006-00542
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory

(This is a Structure of Merit: "Museum of Natural History." This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

(Third Concept Review. Project requires Environmental Assessment and Historic Resource Findings.)

CONCEPT REVIEW - CONTINUED

5. 2559 PUESTA DEL SOL E-1 Zone

(2:35) Assessor's Parcel Number: 023-271-003
Application Number: MST2008-00317
Owner: Santa Barbara Museum of Natural History
Architect: Dwight Gregory

(This is a City Structure of Merit: Museum of Natural History. Proposal for the final installation of a 3,127 square foot temporary butterfly exhibit structure at the museum campus. The exhibit would be in place from May 15, 2009 through September 15, 2009. A substantial conformance determination was made at the Planning Commission on August 21, 2008.)

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

FINAL REVIEW

6. 914 SANTA BARBARA ST C-2 Zone

(3:00) Assessor's Parcel Number: 029-292-031
 Application Number: MST2008-00269
 Owner: State of California
 Designer: Kelly- Ondre Construction
 Contractor: Dan George
 Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources: "Part of reconstruction of original El Presidio de Santa Barbara State Historical Park." This is a second revised project description. Proposal to add a new handicapped ramp and to replace two aluminum awnings with a single wood awning. Also proposed on the site is the installation of a photovoltaic system consisting of 24 panels covering an area of 266 square feet. The installation will be screened from view by a new 60" box Coast Live Oak tree.)

(Final Approval of the project is requested. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

7. 1732 SANTA BARBARA ST E-1 Zone

(3:30) Assessor's Parcel Number: 027-112-001
 Application Number: MST2009-00114
 Owner: Richard Nash
 Designer: Peter Kavonian & Associates

(This is a City Landmark: "Huning Mansion." Proposal for a new landscape plan for an existing single-family residence on a 20,000 square foot parcel. The plan includes the removal of nine trees from the front yard to be replaced with a new hedge and 30 rose bushes. Also proposed are new trees and shrubs in the side and rear yards, a new fountain, and a new wood trellis in the backyard. Approval of this project will abate enforcement case ENF2009-00052.)

(Second Concept Review. Project requires Environmental Assessment, Historic Resource Findings, and Findings for Alterations to an Historic Landmark.)

CONCEPT REVIEW - CONTINUED

8. 2014 GARDEN ST E-1 Zone

(3:50) Assessor's Parcel Number: 025-331-016
 Application Number: MST2009-00135
 Owner: Gardner Family Trust
 Landscape Architect: Matt Cota
 Contractor: Santa Barbara Landscapes

(This structure is on the City's List of Potential Historic Resources: "Crocker Row." Proposal for a 50 square foot decorative water fountain to be located in the front yard of a 13,000 square foot parcel.)

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

CONCEPT REVIEW - CONTINUED

9. 1041 MISSION RIDGE RD A-1 Zone

(4:10) Assessor's Parcel Number: 019-031-015
Application Number: MST2008-00572
Owner: Alan & Katherine Van Vliet
Architect: Tom Jacobs
Contractor: Peter Copeland Construction, Inc.

(Proposal for an addition and alterations to an existing, three-story, single-family residence including the following: 356 square foot single-story addition to the existing attached two-car garage resulting in a three-car garage, new doors and windows on the main house, terrace railing, site retaining walls, flagstone paving, two water features, landscaping and tree relocation, and the restoration of doors, windows, shutters, and stucco cladding to their original locations. Also proposed is to abate enforcement case ENF2008-00406 by the removal of a sink located in the swimming pool cabana and to demolish a gazebo structure and its foundation in the front yard setback. A zoning modification is requested to replace the entry and main gates within the front yard setback. An encroachment permit from the Public Works Department will also be required. This existing 7,645 square foot residence is on a 2.15 acre parcel located in the Hillside Design District. The proposed total of 8,386 square feet is 132% of the maximum guideline floor-to-lot area ratio.)

(Second Concept Review. Project requires compliance with Staff Hearing Officer Resolution No. 028-09 and requires a Public Works encroachment permit for the existing fence and changes to the entry gate in the public right-of-way.)

FINAL REVIEW

10. 2134 MISSION RIDGE RD A-1 Zone

(4:30) Assessor's Parcel Number: 019-071-015
Application Number: MST2008-00271
Owner: Aoyama Living Trust
Architect: Paul Poirier

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for Structure of Merit status. Proposal for a new 600 square foot swimming pool and 499 square foot, detached pool cabana. There will be a total of 305 cubic yards of grading excavation on this one acre parcel located in the Hillside Design District. No alterations are proposed to the existing house or garage.)

(Final Approval of the project is requested. Project requires Historic Resource Findings.)

CONSENT CALENDAR – SEE SEPARATE AGENDA