



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, June 10, 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 Friday, June 5, 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, June 12, 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 May 27, 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.

ARCHAEOLOGY REPORT**1. 314 E PADRE ST**

E-1 Zone

(1:45)

Assessor's Parcel Number: 025-331-002

Application Number: MST2009-00277

Owner: Melanie Craft Ellison

Architect: Harrison Design Associates

(Proposal to demolish an existing, two-story, 1,212 square foot single-family dwelling and associated hardscape features.)

(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

HISTORIC STRUCTURES REPORT

2. **314 E PADRE ST** E-1 Zone

(1:50) Assessor's Parcel Number: 025-331-002
Application Number: MST2009-00277
Owner: Melanie Craft Ellison
Architect: Harrison Design Associates

(Proposal to demolish an existing, two-story, 1,212 square foot single-family dwelling and associated hardscape features.)

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

CONCEPT REVIEW - NEW

3. **314 E PADRE ST** E-1 Zone

(2:00) Assessor's Parcel Number: 025-331-002
Application Number: MST2009-00277
Owner: Melanie Craft Ellison
Architect: Harrison Design Associates

(Proposal to demolish an existing, two-story, 1,212 square foot single-family dwelling and associated hardscape features.)

(Project requires review of Phase I Archaeological Resources Report and Historic Structures/Sites Report.)

HISTORIC STRUCTURES REPORT

4. **631 OLIVE ST** C-M Zone

(2:05) Assessor's Parcel Number: 031-160-005
Application Number: MST2008-00577
Owner: Carl E. and Constance K. Lindberg
Applicant: Sefton Graham

(Proposal for a new medical marijuana dispensary with a change of use of the existing residence to commercial use, and prior removal of a front porch.)

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

HISTORIC STRUCTURES REPORT**5. 309 E CANON PERDIDO ST**

C-2 Zone

(2:15)

Assessor's Parcel Number: 029-301-034
Application Number: MST2009-00247
Owner: Lyons Bourget Family Ltd. Partnership
Applicant: Suzanne Elledge Planning & Permitting
Applicant: Post/Hazeltine Associates

(Historic Structures Report for a proposal to demolish an existing single-family residence and detached accessory structure. There are no plans to construct new buildings at this time.)

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

HISTORIC STRUCTURES REPORT**6. 2300 GARDEN ST**

RETIRED Zone

(2:25)

Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00241
Owner: SRS Garden Street, LLC
Agent: Mary Rose & Associates
Architect: M2 Architecture
Architect: Appleton & Associates, Inc.
Contractor: Matt Construction Company
Business Name: San Roque School Garden St. Campus

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review of Historic Structures Letter Addendum Report prepared by Alexandra C. Cole, Preservation Planning Associates. This report is focused on proposed changes to the entry doors and walkway of the existing Shop Building.)

REVIEW AFTER FINAL**7. 2300 GARDEN ST**

RETIRED Zone

(2:30)

Assessor's Parcel Number: 025-140-018
Application Number: MST2005-00241
Owner: SRS Garden Street, LLC
Agent: Mary Rose & Associates
Architect: M2 Architecture
Architect: Appleton & Associates, Inc.
Contractor: Matt Construction Company
Business Name: San Roque School Garden St. Campus

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

(Review After Final of revisions to the existing Shop Building including changes to doors and windows on north and south elevations, structural upgrades to exterior walls, mechanical upgrades due to relocated restrooms, and installation of a proposed new kiln.)

FINAL REVIEW**8. 418 STATE ST**

C-M Zone

(2:45)

Assessor's Parcel Number: 037-212-024
Application Number: MST2009-00236
Owner: Gregory & Cheryl Young
Architect: Howard Wittausch
Business Name: India House

(Proposal to abate enforcement case ENF2009-00268 to upgrade roof trusses and remodel an existing storefront entry. The entry remodel will consist of recessing the storefront entrance 12'- 6" to provide covered, outdoor dining at the streetfront. This will result in a Measure E square footage credit of 488 square feet.)

(Final Approval of the project is requested.)

CONCEPT REVIEW - NEW9. **318 STATE ST**

C-M Zone

(3:00)

Assessor's Parcel Number: 037-254-020

Application Number: MST2009-00245

Owner: 318 State St Properties, LLC

Architect: Cearnal Andrulaitis

(This is a **Structure of Merit: "Seaside Oil Company Building and Showroom aka Andaluca Building."** Proposal to demolish an existing 2,436 square foot building at the rear portion of 314 State Street and construct a new trash enclosure and loading dock. Proposed for the rear structure of 318 State Street is a facade remodel including new awnings, doors, and windows. Also proposed is a reconfiguration and associated landscaping of five parking lots including the addition of 16 new parking spaces for a total of 84 parking spaces. These spaces are proposed to be the designated parking for the five parcels from 314 through 324 State Street, 323 and 327 Anacapa Street, and 24 E. Gutierrez Street. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

(Project requires Environmental Assessment, Historic Resource findings, and a shared parking agreement.)

CONSENT CALENDAR – SEE SEPARATE AGENDA