



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.

THE COMMISSION IS REQUESTED TO INDIVIDUALLY DRIVE BY AND VIEW A MOCK-UP OF A PROPOSED FIBER-OPTIC ANTENNA INSTALLATION ATTACHED TO THE SIDE OF A TELEPHONE POLE AT 805 LAGUNA STREET.

Wednesday, September 2, 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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, August 28, 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, September 4, 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 August 19, 2009.
- C. Consent Calendar: The review of the Consent Calendar was cancelled due to lack of agenda items.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

RECONSIDERATION

Reconsideration of minutes for Item 3, 125 State Street, of the July 22, 2009, HLC minutes.

(1:40) Staff member: Jaime Limón, Senior Planner

ARCHAEOLOGY REPORT

1. 1800 - 1900 BLOCK OF EUCALYPTUS HILL
(2:00) Assessor's Parcel Number: ROW-002-712
 Application Number: MST2009-00337
 Owner: City of Santa Barbara

(Proposal to place utilities under ground along the 1800 to 1900 block of Eucalyptus Hill Road and surrounding streets. The proposal also includes replacement of existing streetlights on wooden utility poles.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass of Strata Science.)

ARCHAEOLOGY REPORT

2. 2000 BLK CHAPALA ST 951 SEG ID

(2:05) Assessor's Parcel Number: ROW-000-951
 Application Number: MST2009-00338
 Owner: City of Santa Barbara

(Proposal to place utilities under ground along the 2000 to 2500 blocks of Chapala Street and surrounding streets. The project includes undergrounding service laterals from right-of-way to private residences and replacement of existing streetlights with new lights on wooden utility poles.)

(Review of Phase I Archaeological Resources report prepared by Bryon Bass, Strata Science.)

ARCHAEOLOGY REPORT

3. 300 BLK S SOLEDAD ST 1603 SEG ID

(2:10) Assessor's Parcel Number: ROW-001-603
 Application Number: MST2009-00374
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Project Engineer

(Proposal to widen Sycamore Creek in the City right-of-way between 100 feet upstream of Indio Muerto Street culvert and 100 feet downstream of Union Pacific Railroad bridge. This project will be phased. The project includes replacement of Indio Muerto and Punta Gorda Street bridges as well as a site railroad bridge.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass of Strata Science.)

HISTORIC STRUCTURES REPORT

4. 525 W JUNIPERO ST / 540 W PUEBLO ST

C-O Zone

(2:15) Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Owner: Cancer Center of Santa Barbara
 Applicant: Kenneth Marshall
 Architect: Cearnal Andrulaitis, LLP

(Review for the new Cancer Center of Santa Barbara. The proposed project involves 10 parcels and will include the demolition of 18,690 square feet of the existing 20,130 square foot medical facility and accessory structures, to be reconstructed further away from Mission Creek, and demolition of 6 existing residential buildings. Proposal for construction of a new 52,069 square foot, three-story, Cancer Center; a 56,422 square foot, four-story, 164 space, parking structure; an 18 space parking lot, for a total of 182 on-site parking spaces; and 3 new residential buildings totaling 6,739 square feet. The proposal will result in 53,509 square feet of commercial space and 6 new residential units, for a total of 11 residential units. The project includes the removal of 9 existing trees and proposed addition of 11 trees. The project requires Planning Commission review for Development Plan Approval findings.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan, Ph.D. The report concludes that five of the structures are not significant and one of the structures is worthy of Structure of Merit status.)

HISTORIC STRUCTURES REPORT

5. 2010 EMERSON AVE R-2 Zone

(2:25) Assessor's Parcel Number: 025-401-002
 Application Number: MST2009-00294
 Owner: Simon Charles and Cathy Ann Bradford
 Designer: Mark Morando

(This is a revised project description. Proposal to abate the violations outlined in ENF2009-00219 by permitting alterations to the second floor for the removal of the American four-square gable, addition of a gable dormer with French doors, sidelights, and a new second floor deck to be located above the front porch. Also proposed are two new side gable dormers, replacement of the widow's walk, and to permit the replacement of the rear kitchen window and rear door. The total new square footage proposed is 65 net square feet for the dormer areas.)

(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. The report concludes that, due to the loss of integrity, the structure is no longer historically significant.)

CONCEPT REVIEW - CONTINUED

6. 128 E CANON PERDIDO ST C-2 Zone

(2:35) Assessor's Parcel Number: 031-011-004
 Application Number: MST2003-00243
 Owner: Pueblo Viejo Properties Ltd.
 Agent: Tiffany Campbell
 Agent: Suzanne Elledge
 Architect: Rex Ruskauff

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

(Second Concept Review. Comments only; Project requires Environmental Assessment and Staff Hearing Officer approval of Zoning Modifications and Development Plan Approval findings.)

CONCEPT REVIEW - CONTINUED

7. 1316 STATE ST C-2 Zone

(3:05) Assessor's Parcel Number: 039-133-001
 Application Number: MST2009-00364
 Owner: Ronchietto Trust
 Designer: Ernesto Busnelli
 Business Name: Café Buenos Aires

(Proposal to install new windows to act as wind barriers in an existing streetscape dining patio. The area of work will be in three arched openings and two currently wrought iron-gated entries on the Arlington Avenue elevation.)

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

CONCEPT REVIEW - NEW

8. CITY PARKING LOT #9 C-2 Zone

(3:25) Assessor's Parcel Number: 039-322-052
 Application Number: MST2009-00387
 Owner: City of Santa Barbara
 Applicant: Jessica Grant, Project Planner

(Proposal to replace and repair existing wood railings, guardrails, and handrails to comply with current code requirements. Similar materials to be used throughout.)

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

CONCEPT REVIEW - NEW

9. CITY-WIDE ROW Zone

(3:40) Assessor's Parcel Number: 000-000-0RW
 Application Number: MST2009-00367
 Owner: City of Santa Barbara
 Applicant: HP Communications, Inc.

(Proposal by NextG Networks for the installation of a new city-wide fiber optic cable, antennas, and equipment network system to be located within the city right-of-ways at 50 locations citywide. 50 antennas will be located on existing utility poles located within city right-of-ways. Six locations are within El Pueblo Viejo Landmark District and will be reviewed by the Historic Landmarks Commission.)

(Comments only; Project requires Environmental Assessment and Coastal Review.)

CONCEPT REVIEW - NEW

10. 1303 STATE ST C-2 Zone

(4:00) Assessor's Parcel Number: 039-131-014
 Application Number: MST2009-00371
 Owner: Bosse Toy Train Museum Inc.
 Architect: Edwards- Pitman Architects

(This building is on the City's List of Potential Historic Resources. One-time review only of very conceptual plans for a 150 square foot., one and one-half story addition and alterations to the front and rear facades of an existing, two-story, 2,300 square foot commercial building.)

(Comments only: Single Concept Review.)

FINAL REVIEW

11. 2050 GARDEN ST E-1 Zone

(4:15) Assessor's Parcel Number: 025-331-001
 Application Number: MST2009-00289
 Owner: Melanie Ellison
 Agent: Barbara Lowenthal
 Architect: Harrison Design Associates
 Contractor: Giffin & Crane General Contractor

(This structure is on the City's List of Potential Historic Resources and was determined to be eligible for City Landmark status: "Crointher Residence, Crocker Row." This project involves 2050 Garden Street and 314 E. Padre Street. Proposal to demolish an existing, detached 482 square foot garage and construction of a new, detached 500 square foot garage, a 96 square foot workshop, and a 272 square foot accessory structure. Also proposed is a new motor court and driveway, 570 square foot pergola, and a completely new landscape plan including two benches, fountain, and bird bath. Proposed alterations to the existing 3,522 square foot two-story, single-family dwelling include extending the front porch, several door and window changes, and relocating a passage door in an existing garden wall. Zoning Modifications are requested for encroachment into the front and interior yard setbacks. The project will require a voluntary lot merger of this parcel with 314 E. Padre Street. Demolition of the existing single-family dwelling at 314 E. Padre was approved by the Historic Landmarks Commission under application MST2009-00277.)

(Final Approval of the project is requested. Project requires compliance with Staff Hearing Office Resolution No. 066-09.)

FINAL REVIEW

12. 1829 STATE ST

C-2/R-4 Zone

(4:35)

Assessor's Parcel Number: 027-031-007

Application Number: MST2004-00132

Owner: Emmet J. Hawkes Family Trust

Architect: Tom Ochsner

(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 existing 1,180 square foot residential unit located at 11 W. Pedregosa would be demolished. 2,539 net square feet of commercial space and six residential condominium units would be constructed. The project includes 23 parking spaces in a subterranean garage, which includes six, two care garages for the residential units, one guest parking space and 10 parking spaces for the commercial uses. The two parcels are proposed to be merged.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA