



# 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 28, 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  
 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](http://www.SantaBarbaraCa.gov)**

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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.
<b>FINAL &amp; CONSENT</b>	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](http://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](mailto: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, October 23, 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](http://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](http://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 30, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://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 October 14, 2009.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM****(1:45)****Consideration of Intent to Hold a Public Hearing.**

The Commission is requested to adopt a resolution of intention to hold a Public Hearing on November 11, 2009, to consider the structure at 710 Anacapa Street (APN 031-081-013), known as the "Myers Cottage," be designated as a City of Santa Barbara Structure of Merit.

**ARCHAEOLOGY REPORT**

1. 3626 SAN REMO DR E-3/SD-2 Zone

**(1:50)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2009-00325  
Owner: Madsen Trust  
Agent: Alexandra Cole

(Proposal to subdivide one legal lot (known as parcels 053-231-011 & -010) into four legal lots. The proposal includes the demolition of an existing 3,137 square foot residence, a detached garage with studio apartment, a shed, a lath house and driveway. The four proposed parcels have development envelopes which provide a creek setback and implementation of a creek restoration plan. Development of the lots is not a part of this application.)

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

**ARCHAEOLOGY REPORT**

2. 522 GARDEN ST C-M Zone

**(1:55)** Assessor's Parcel Number: 031-211-023  
Application Number: MST2008-00598  
Owner: Steven Harper  
Architect: Edward De Vicente  
Designer: Ryan Mills

(Proposal to demolish an existing 1,460 square foot single-family residence and construct a new, 2,784 square foot, three-story, mixed-use building on a 3,292 square foot lot. The building consists of 415 square feet of new commercial space on the first floor, and an 1,855 square foot residential unit with a 160 square foot deck on the second floor, a 168 square foot deck on the third floor, an attached 514 square foot, two-car garage for the residential unit, and two uncovered parking spaces for the commercial space. The proposal includes the removal of one street tree.)

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

**PRELIMINARY REVIEW**

3. 1704 STATE ST C-2/R-3 Zone

**(2:00)** Assessor's Parcel Number: 027-102-017  
 Application Number: MST2007-00494  
 Owner: 1704 State Street  
 Architect: Hochhauser Blatter

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

**(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 041-08.)**

**CONCEPT REVIEW - CONTINUED**

4. 34 W VICTORIA ST C-2 Zone

**(2:30)** Assessor's Parcel Number: 039-131-016  
 Application Number: MST2009-00266  
 Owner: Victoria Street Partners, LLC  
 Architect: Cearnal Andrulaitis, LLC  
 Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 38 residential condominium units (of which five would be affordable to middle-income homebuyers) and 87 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and a zoning modification for the residential units to encroach into the interior yard setback.)

**(Fifth Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval.)**

**CONCEPT REVIEW - NEW**

5. 633 E CABRILLO BLVD HRC-1/SP-1/SD-3 Zone

**(3:15)** Assessor's Parcel Number: 017-680-013  
 Application Number: MST2009-00486  
 Owner: Fess Parker Doubletree Hotel  
 Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new, one-story, 240 square foot stucco building for use as the tennis office at an existing hotel.)

**(Project requires Environmental Assessment and Substantial Conformance Determination.)**

**CONCEPT REVIEW - NEW**

6. 700 E ANAPAMU ST R-3 Zone

**(3:40)** Assessor's Parcel Number: 029-240-008  
Application Number: MST2009-00466  
Owner: Santa Barbara High School District  
Architect: Joe Wilcox

(This is a City Landmark: Santa Barbara High School Building, Peabody Stadium, Stadium Ticket Booth, Manual Training Building, Gymnasium." Courtesy review of the proposed demolition and reconstruction of ramps, flatwork, lightwell walls, storm drain lines, and landscaping at the front of the main building on the south end. This project also includes demolition and reconstruction of the adjacent concrete stairwell. Ornamental handrails will be installed at the ramps and stairwell. Guardrails will be installed at the lightwell walls. New landscaping and irrigation will be installed in the area of the work.)

**(Courtesy review only.)**

**FINAL REVIEW**

7. 15 E ANAPAMU ST C-2 Zone

**(4:00)** Assessor's Parcel Number: 039-183-028  
Application Number: MST2009-00265  
Owner: Santa Barbara Oddfellows Lodge  
Applicant: Eric Lassen

(Proposal to demolish 365 square feet of existing rooftop structures and enclose 542 square feet of the second floor rooftop area, and other exterior alterations at the rear of an existing commercial building. Also proposed is to install a new elevator, extend an existing balcony along the east elevation, increase the height of an existing rooftop parapet wall, install one new door and two new windows, and install new exterior light fixtures.)

**(Final Approval of the project is requested.)**

**CONCEPT REVIEW - NEW**

8. 435 STATE ST C-M Zone

**(4:20)** Assessor's Parcel Number: 037-211-007  
Application Number: MST2009-00484  
Owner: Stella and James Anthes  
Architect: Henry Lenny Design Studio  
Business Name: Whiskey Richard's

(Proposal to recess an existing storefront and remodel the facade to create a new outdoor dining area. This will result in a Measure "E" credit of 250 square feet. New signage to be reviewed by the Sign Committee under a separate permit.)

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

**DISCUSSION ITEM**

**(4:45)**

Plan Santa Barbara update including a summary of process milestones to date, next steps, and Historic Resource Element. – Bettie Weiss, City Planner.

**CONSENT CALENDAR – SEE SEPARATE AGENDA**