



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 14, 2010 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
 PHIL SUDING

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: MICHAEL SELF
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, April 9, 2010, 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 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 30, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

DISCUSSION ITEM

- 1. **PLAN SANTA BARBARA GENERAL PLAN UPDATE**

(1:40) Staff: Bettie Weiss, City Planner

(Overview discussion regarding review of draft General Plan documents and Draft Environmental Impact Report.)

MISCELLANEOUS ACTION ITEMS**2. Neighborhood Preservation Ordinance Update Two-Year Review Implementation****(2:00)** Staff: Heather Baker, Project Planner

(Review proposed changes to Santa Barbara Municipal Code, Single Family Residential Design Guidelines and Single Family Design Board Guidelines to implement the Neighborhood Preservation Ordinance Update Two-Year Review. Ordinance and SDFB Guideline changes are focused on noticing, design review triggers, staff administrative approvals, parking, subdivision projects, green building standards for large residences, and project time extensions and expirations. Design guideline changes are focused on landscaping, parking, covered outdoor areas, Floor to Lot Area Ratio implementation, glass railings, basements, lighting, and fences.)

SBMC Project Extension and Expiration Procedures

Staff: Jaime Limón, Senior Planner

(Proposed sections 22.22.180, 22.68.110, and 22.69.090 clarify how Design Review expirations are handled for projects, in particular for projects with multiple approvals. The proposed project expiration and extension provisions will affect all HLC and SFDB projects, including commercial and multi-family HLC projects.)

(The Board is requested to forward recommendations to the City Council.)

PRELIMINARY REVIEW**3. 517 CHAPALA ST**

C-2 Zone

(2:30) Assessor's Parcel Number: 037-163-007
Application Number: MST2005-00088
Owner: H&R Investments, LP
Architect: Peikert Group Architects, LLC

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

(Preliminary Approval of the project is requested. Previous Preliminary Approval expired on March 4, 2010. Project requires compliance with Planning Commission Resolution No. 030-06 and with City Council decision of March 4, 2008.)

CONCEPT REVIEW - CONTINUED**4. 410 STATE ST** C-M Zone

(3:15) Assessor's Parcel Number: 037-212-022
Application Number: MST2010-00087
Owner: Tom A. Williams, Jr.
Applicant: Mike Doering
Business Name: Staples

(Proposed building color changes to an existing retail store and minor alteration to the stucco wall caps.)

(Second Concept Review; referred to Full Board from Consent on March 30, 2010.)

CONCEPT REVIEW - NEW**5. 228 E VICTORIA ST** C-2 Zone

(3:25) Assessor's Parcel Number: 029-122-006
Application Number: MST2010-00098
Owner: Randee Meehan
Architect: Roberts Design Group Architecture & Interiors, Inc.
Contractor: Andre Schneider Electric
Engineer: Thom Hume Consulting Engineers

(Proposal for alterations to an existing commercial building including the following: replace storefront windows; add decorative tile window surrounds; reconfigure entry and add decorative wrought iron gate; alter existing roof parapet and add a pitched tile roof element; install three new windows with decorative tile surrounds on the west elevation; install new exterior light fixture, install new copper downspout; and install four new rooftop skylights. There will be an overall reduction of approximately 68 net square feet of Measure "E" floor area due to the entry reconfiguration. New signage to be reviewed under a separate application.)

(Item referred to Full Board from Consent Calendar. Action may be taken if sufficient information is provided.)

REVIEW AFTER FINAL**6. 424 STATE ST** C-M Zone

(3:45) Assessor's Parcel Number: 037-212-025
Application Number: MST2008-00346
Owner: Ray Mahboob
Architect: Henry Lenny
Agent: John Thyne

(Proposal for demolition, redesign, and reconstruction of an existing storefront.)

(Review After Final of change to front elevation entailing the removal of two central columns.)

CONSENT CALENDAR – SEE SEPARATE AGENDA