



# 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 27, 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](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	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - 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: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - 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, extension 3310. 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 extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 22, 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](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 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 13**, 2010.
- C. HLC Consent Calendar.
- D. Approval of the minutes of the Sign Committee Consent meeting of **October 13**, 2010, as reviewed by the HLC Sign Committee.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**ARCHAEOLOGY REPORT****1. 201 E HALEY ST**

C-M Zone

**(1:45)** Assessor's Parcel Number: 031-202-016  
Application Number: MST2010-00233  
Owner: Mission Linen Supply  
Applicant: URS Corporation  
Agent: Don Bock  
Contractor: Brady Environmental, Inc.

(Proposal for a temporary, 90-day, on-site soil remediation project as required by the California Regional Water Quality Control Board. The proposal will involve the removal and treatment of contaminated soil and placement of an RV and job trailer. The proposal involves approximately 1,700 cubic yards of grading excavation which will be treated, replaced, and regraded on site. Also proposed is an access easement to remove and treat the contaminated soil on the adjacent property at 211 E. Haley, and allowance for temporary vehicle storage for use on the adjacent property to be located at 201 E. Haley while the work is being performed. Approval is requested to allow the occupancy of a temporary trailer by the site superintendent for the duration of the remediation work, which is proposed to occur around the clock. The proposal also includes adding a green screen to an existing six foot tall perimeter fence to screen the equipment from public view.)

**(Review of a Phase I Archaeological Resources Report prepared by Brent Leftwich of URS Corporation.)**

**NEW ITEM****2. 318 STATE ST**

C-M Zone

**(1:55)** Assessor's Parcel Number: 037-254-020  
Application Number: SGN2010-00128  
Applicant: Vogue Signs Company  
Business Name: REI

(Proposal to install six new wall signs: one 2.2 square foot painted wall sign, one non-illuminated 8 square foot sign, two 85.3 square foot internally illuminated wall cabinet signs, one 14 square foot halo-lit channel letter sign, and one 48 square foot internally illuminated cabinet sign. The total amount of signage requested is 242 square feet. The linear building frontage is 120 feet. The allowable signage is 60 square feet.)

**(Exceptions are requested to allow total signage in excess of the allowable, over-sized letters and logos, and for an off-site sign visible from Highway 101.)**

**CONCEPT REVIEW - NEW****3. 309 E CANON PERDIDO ST**

C-2 Zone

**(2:15)** Assessor's Parcel Number: 029-301-034  
Application Number: MST2010-00265  
Owner: Sligh Family Trust  
Architect: AB Design Studio

(Proposal to demolish an existing 1,233 square foot, one-story, single-family residence and construct a new 4,075 square foot, two-story duplex, and subterranean parking garage with four parking spaces on a 5,037 square foot lot. Staff Hearing Officer approval is requested for zoning modifications to allow encroachment into the front and interior yard setbacks and to not provide the total amount of required open space.)

**(An Historic Structures/Sites Report was accepted by the HLC on June 10, 2009, which proposed demolition of this structure. Photo-documentation of the existing house, its setting and the retaining wall, and installation of a commemorative plaque memorializing the history of the property and its association with Old Spanish Town is required. Project also requires Environmental Assessment, and Staff Hearing Officer approval is requested.)**

**CONCEPT REVIEW - NEW****4. 702 LAGUNA ST**

R-3 Zone

**(3:00)** Assessor's Parcel Number: 031-092-023  
Application Number: MST2010-00288  
Owner: Housing Authority of the City of Santa Barbara  
Architect: East Beach Ventures

(Proposal for approximately 7,656 square feet of one and two-story non-residential additions at an existing Housing Authority facility. The additions consist of a 2,946 square foot first floor addition and a 2,726 square foot second floor addition to an existing 986 square foot one-story storage building (Building A), and a 1,834 square foot one-story addition to an existing 4,184 square foot one-story maintenance building (Building B). There are 59 parking spaces proposed. Planning Commission approval is requested for an amendment to an existing Conditional Use Permit, a Transfer of Existing Development Rights for new nonresidential square footage, and a Development Plan.)

**(Project requires Environmental Assessment and Planning Commission Approval.)**

**CONCEPT REVIEW - NEW****5. 1809 STANWOOD DR**

A-1 Zone

**(3:30)** Assessor's Parcel Number: 021-143-005  
Application Number: MST2010-00322  
Owner: Linda Dye  
Applicant: Roy Harthorn

(This structure is a designated **Structure of Merit**: "Flores Casita, former Flores Ranch." Proposal for alterations to an existing structure including the replacement of porches and closet removed for seismic retrofit foundation replacement, and installation of a new roof. Also included is the installation of a new window to match existing and the restoration and rehabilitation of doors, windows, siding, trim, and finishes per original plan and photographic record.)

**(Project requires Tier 2 Basic Best Management Practices to comply with the City's Stormwater Management Program.)**

**CONCEPT REVIEW - CONTINUED****6. 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**. Proposal for alterations to an existing, two-story, 2,300 square foot commercial building including a 51 square foot one-story addition at the rear, and the elimination of 153 square feet from the second story. Also proposed is to reconfigure the front entry to be handicapped-accessible, and the addition of one rooftop HVAC unit at the front, and two rooftop condensers on the rear side. There will be a net loss of 103 square feet of Measure "E" floor area.)

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

**PRELIMINARY REVIEW****7. 1730 ANACAPA ST**

E-1 Zone

**(4:30)**

Assessor's Parcel Number: 027-111-015  
Application Number: MST2010-00032  
Owner: Monte C. and Patricia R. Fligsten Trust  
Designer: Eric Swenumson

(This dwelling is on the **City's List of Potential Historic Resources** and was found to be **worthy of Structure of Merit status**: "Hall Cottage/Park Residence." Proposal to demolish and reconstruct 731 square feet of an existing 2,851 square foot, two-story single-family residence and construct a 216 square foot, first floor addition. Also proposed is to construct two new second floor decks at the rear totaling 1,576 square feet. An existing 1,211 square foot, two-story detached accessory space is to remain unaltered. This project will result in a total square footage of 4,266, which is 90% of the maximum guideline floor-to-lot-area ratio on a 25,425 square foot parcel.)

**(Project requires Tier 2 Basic Best Management Practices to comply with the City's Stormwater Management Program.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**