



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, May 11, 2011 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS:
 SUSETTE NAYLOR, *Chair*
 DONALD SHARPE, *Vice-Chair*
 LOUISE BOUCHER
 MICHAEL DRURY
 WILLIAM LA VOIE
 FERMINA MURRAY
 JUDY ORÍAS
 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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Project Design Approval and Final Historic Landmarks Commission approval.

Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.

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 3311. 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, extension 3311, or by email at 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, May 6, 2011, 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.

SUBCOMMITTEE MEETINGS:

There will be an HLC Designations Subcommittee meeting at 11:00 A.M. on Wednesday, May 11, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

There will be a meeting of the Historic Resources Element Subcommittee at 11:00 A.M. on Thursday, May 19, in the David Gebhard Public Meeting Room, 630 Garden Street.

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 April 27, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT1. **117 W MASON ST**

R-4/SD-3 Zone

(1:45) Assessor's Parcel Number: 033-101-003
 Application Number: MST2011-00123
 Owner: Floyd R. Fleming Trust
 Owner: Arthur Toga
 Architect: Dawn Sherry

(This is on the **City's List of Potential Historic Resources: "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report found that the structure is eligible for listing as a Structure of Merit and that the proposed alterations meet the Secretary of Interior Standards for rehabilitation and impacts would be less than significant.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING2. **117 W MASON ST**

R-4/SD-3 Zone

(1:50) Assessor's Parcel Number: 033-101-003
 Application Number: MST2011-00123
 Owner: Floyd R. Fleming Trust
 Owner: Arthur Toga
 Architect: Dawn Sherry

(This is on the **City's List of Potential Historic Resources: "Contributing property to the Potential West Beach Historic District."** Proposal for alterations and a 720 square foot, second-story addition to an existing 1,115 square foot, one-story single-family residence. No changes are proposed in the legal detached two-story garage with 666 square feet of garage space, a 156 square foot laundry room, and an 824 square-foot, second-story dwelling unit. Staff Hearing Officer approval is requested for a zoning modification for the addition to encroach into the required interior setbacks. Project requires Coastal Review on this 5,539 square foot parcel located in the appealable and non-appealable jurisdictions of the Coastal Zone. The project will result in total development on site of 3,481 square feet and will address violations called out in Zoning Information Report ZIR2010-00416.)

(Comments only; project requires Environmental Assessment, Staff Hearing Officer review of a Zoning Modification, and Coastal Review.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(2:30)

Assessor's Parcel Number: 029-110-027
 Application Number: MST2011-00176
 Owner: Ernest Brooks II
 Architect: Peikert Group Architects
 Business Name: Santa Barbara Middle School

(This is on the **City's List of Potential Historic Resources**. Proposal for exterior alterations to an existing school site including new windows and doors, parking lot slurry seal and restriping, and a new basketball court in the existing lower rear parking lot. New electrical service upgrade under separate permit.)

(Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW**4. PASEO NUEVO**

C-2 Zone

(3:00)

Assessor's Parcel Number: 037-400-002
 Application Number: SGN2010-00151
 Owner: City of Santa Barbara Redevelopment Agency
 Property Manager: Macerich Management Company

(Concept review of a proposal to revise the existing **sign program** with updated wayfinding/trailblazer signage, updated logo typeface for better signage legibility, and the introduction of a new flag program.)

(Second Concept Review. Project was last reviewed on November 10, 2010, and by the Paseo Nuevo Ad hoc Subcommittee on March 30, 2011. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 33 E MICHELTORENA ST**

R-O Zone

(3:30)

Assessor's Parcel Number: 027-232-014
 Application Number: MST2011-00180
 Owner: Archdioces of Los Angeles
 Applicant: Joe Chenoweth
 Architect: Archart

(This is on the **City's List of Potential Historic Resources: "Notre Dame School."** Proposal to remove an existing nine foot tall chain link fence and erect a new eight foot tall ornamental iron fence alongside an existing hedge that is 12 feet in height along both front lot lines. Also included in the proposal is to remove a portion of the existing asphalt paving at the corner of Anacapa and Micheltorena Streets for a new planting area. Staff Hearing Officer approval is requested for zoning modifications to allow the fence and hedge to exceed 42" at the front lot lines.)

(Project requires Environmental Assessment and Staff Hearing Officer review of Zoning Modifications.)

CONCEPT REVIEW - CONTINUED**6. 125 STATE ST**

HRC-2/SD-3 Zone

(4:00)

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Redevelopment Agency of Santa Barbara
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(This is a revised project description. The project site contains the 455 square foot "**Signalman's Building,**" which has been determined to be eligible for listing on the National Register of Historic Places. The project includes a new 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes two uncovered parking spaces accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009.)

(Fourth Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of Zoning Modifications, a Development Plan, a Coastal Development Permit, and Final Community Priority Designation. Project was last reviewed on February 17, 2010.)

CONCEPT REVIEW - CONTINUED**7. 1201 STATE ST**

C-2 Zone

(4:30)

Assessor's Parcel Number: 039-182-021
 Application Number: MST2011-00159
 Owner: Charles D. Ealand
 Applicant: Eric Swenumson
 Business Name: Maggie's

(This is a revised project description: Proposal for a 495 square foot addition and exterior alterations at the former State and A Bar and Grill. The proposal includes approximately 836 square feet of new solid roof over the existing outdoor dining patio, new ADA compliant entry ramp at the State Street frontage, new outdoor patio bar, and new awning. The proposed 495 square foot addition will be located at the rear of the site and will not be visible from either State or E. Anapamu Streets. All new signage to be reviewed under a separate Sign Committee application.)

(Second Concept Review. Project requires Environmental Assessment. Project was last reviewed on April 27, 2011.)

CONSENT CALENDAR – SEE SEPARATE AGENDA