



# 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 25, 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](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>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 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, May 20, 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](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. Special election of Chair.
- B. Report on HLC Historic Resources Element Subcommittee Meeting held on May 19, 2011, and brief discussion on proposed approach for work program.
- C. 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.)
- D. Approval of the minutes of the Historic Landmarks Commission meeting of May 11, 2011.
- E. Consent Calendar.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM****1. CONSIDERATION OF INTENT TO HOLD A PUBLIC HEARING****(1:50)**

Staff: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Frederick H. Booth House located at 1156 North Ontare Road be designated as a City Landmark.)

**MISCELLANEOUS ACTION ITEM****2. CONSIDERATION OF INTENT TO HOLD A PUBLIC HEARING****(1:55)**

Staff: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Granada Tower located at 1214 State Street be designated as a City Landmark.)

**MISCELLANEOUS ACTION ITEM****3. CONSIDERATION OF INTENT TO HOLD A PUBLIC HEARING****(2:00)**

Staff: Jake Jacobus, Associate Planner/Urban Historian

(The Commission is requested to adopt a resolution of intention to hold a Public Hearing on June 22, 2011, to consider recommending to City Council that the Moreton Bay Fig Tree located at 320 West Pueblo Street be designated as a City Landmark.)

**HISTORIC STRUCTURES REPORT****4. 200 BLK W COTA ST****(2:05)**

Assessor's Parcel Number: ROW-001-989  
Application Number: MST2011-00054  
Owner: City of Santa Barbara  
Applicant: Jeff Palmer  
Applicant: Jessica Grant  
Applicant: Don Spagnolo

(Proposal to demolish an existing bridge deck and abutments and replace them with cast-in-steel shell piles supporting a reinforced concrete pile cap at each end of the bridge. New bridge deck to be installed atop the new abutments.)

**(Review of Phase I Historic Resources Evaluation Report prepared by M. Colleen Hamilton with Applied EarthWorks, Inc. The report concluded that the 200 block of W. Cota Street does not appear to meet the criteria for listing in the National Register of Historic Places as a component of the proposed West Downtown Historic District.)**

**RECONSIDERATION HEARING****5. 318 STATE ST / 321 ANACAPA ST**

ROW Zone

**(2:10)**

Assessor's Parcel Number: 037-254-020  
Application Number: SGN2010-00128  
Owner: 318 State Street Properties, LLC  
Applicant: Vogue Sign Company  
Business Name: REI

(The project location is 321 Anacapa Street. This is a revised project description. Proposal to install two new illuminated wall signs including one 48 square foot wall sign and one 13.7 square foot wall sign, and one internally-lit steel and brick monument sign of 25.3 square feet. The total amount of signage requested is 87 square feet. Exceptions are requested to allow total signage in excess of the allowable and over-sized letters.)

**(Request by Planning Staff for reconsideration of HLC action of March 30, 2011, in order to clarify scope of previous action and provide grounds for Sign Exception approval.)**

**PROJECT DESIGN REVIEW****6. 1727 PROSPECT AVE**

R-2 Zone

**(2:40)**

Assessor's Parcel Number: 027-142-004  
 Application Number: MST2008-00583  
 Owner: Larson Family Trust  
 Owner: Phil Larson  
 Architect: Amy Taylor

(This structure is **eligible for Structure of Merit designation**. This is a revised project description. Proposal to demolish an existing 307 square foot, two-car detached garage and construct a new 462 square foot, detached two-car garage with 286 square feet of basement storage and rear access door with new stairs. The existing 13'-0" curb-cut would be extended to 20 feet. Also proposed is to demolish the existing sandstone stairs and stair support walls next to the existing garage. Approval of the project would permit proposed stairs and as-built flagstone steps/pathways at the center of the parcel, a sandstone tree well with new tree and landscaping, new gravel path, planting beds, trees, site lighting, and decorative pots. A zoning modification was approved for the proposed new garage and storage to encroach into the front setback on this 11,105 square foot lot located in the Hillside Design District. The existing two legal dwelling units on the lot are proposed to remain.)

**(Project requires compliance with Staff Hearing officer Resolution No. 013-09. Project was last reviewed on April 27, 2011.)**

**IN-PROGRESS REVIEW****7. 1816 STATE ST**

C-2/R-1 Zone

**(3:10)**

Assessor's Parcel Number: 027-032-021  
 Application Number: MST2009-00281  
 Owner: Alamar II, LLC  
 Architect: Bryan Murphy  
 Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three-story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Second In-Progress Review. Action may be taken if sufficient information is provided. Project was last reviewed on April 13, 2011. Project requires compliance with Planning Commission Resolution No. 018-10.)**

**FINAL REVIEW****8. 26 CHAPALA ST**

R-4/SD-3 Zone

**(3:30)** Assessor's Parcel Number: 033-102-001  
Application Number: MST2010-00176  
Owner: Dario Pini  
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

**(Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on April 13, 2011.)**

**CONCEPT REVIEW - NEW****9. 1316 STATE ST**

C-2 Zone

**(3:50)** Assessor's Parcel Number: 039-133-001  
Application Number: MST2011-00197  
Owner: Peter Benekos  
Architect: Peter Tolkin  
Business Name: Petros

(Proposal to enclose 176 square feet of existing outdoor patio area and storage area on the south elevation and other exterior alterations including new paint finishes on walls, windows, doors, gates, and ironwork, a new patio bar, bar window enlargement, stained concrete flooring, and new outdoor furniture, light fixtures, wall heaters, curtains, awnings, and landscaping.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****10. 1722 STATE ST**

C-2/R-1 Zone

**(4:10)**

Assessor's Parcel Number: 027-102-021  
 Application Number: MST2011-00189  
 Owner: 1722 State Street Investors, LLC  
 Architect: Jan Hochhauser  
 Business Name: Former Bank of America

(Single Concept Review of a proposal to convert an existing two-story, 7,200 square foot bank building to a new surgery center and construct a 5,721 square foot, two-story addition. The existing 52 parking spaces will remain and new landscaping will be added to this 28,875 square foot parcel. The project requires Planning Commission review for a Conditional Use Permit for nonresidential parking in a residential zone, a Development Plan for new nonresidential development, and a Transfer of Existing Development Rights to allow for nonresidential development in excess of 3,000 square feet of new floor area. The previously-approved mixed-use project is proposed to be withdrawn.)

**(Project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission review.)**

**CONCEPT REVIEW - CONTINUED****11. 740 STATE ST**

C-2 Zone

**(4:30)**

Assessor's Parcel Number: 037-092-001  
 Application Number: MST2010-00373  
 Owner: Atlantico, Inc.  
 Owner: The Montesano Group  
 Architect: Henry Lenny Design  
 Architect: Devicente Mills Architecture

(This building is on the **City's List of Potential Historic Resources: "La Placita Building a.k.a. McKay-Bothin Building, Orena Adobe Site."** Proposal to enclose 335 square feet of an existing exterior arcade at the streetscape of an existing 4,115 square foot commercial building.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 8, 2010.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**