



# 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, September 14, 2011 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.**

**COMMISSION MEMBERS:**  
 PHILIP SUDING, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 LOUISE BOUCHER  
 MICHAEL DRURY  
 WILLIAM LA VOIE  
 FERMINA MURRAY  
 JUDY ORÍAS  
 CRAIG SHALLANBERGER

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:** MICHAEL SELF

**PLANNING COMMISSION LIAISON:** STELLA LARSON

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor  
 MICHAEL BERMAN, Project Planner/Environmental Analyst  
 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. On Friday, September 9, 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. 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 on this agenda for a public discussion. 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 August 31, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM**1. **35 STATE ST**

C-M Zone

**(1:45)**

Assessor's Parcel Number: 033-102-018

Application Number: MST2011-00065

Staff Members: George Estrella, Chief Building Official; and Joe Poire, Fire Marshall

(Notice and Order from Chief Building Official regarding Californian Hotel - Review of Interim demolition/design measures.)

**CONCEPT REVIEW (NEW)****2. 20 E CARRILLO ST**

C-2 Zone

**(2:30)**

Assessor's Parcel Number: 039-322-047  
Application Number: SGN2011-00091  
Owner: Santa Barbara Bank & Trust  
Applicant: Jeff Reich  
Designer: Chandler Signs  
Contractor: Mall Signs & Service  
Business Name: Santa Barbara Bank & Trust

(Concept review of a proposal to replace 100.44 square feet of existing signage with 167.1 square feet of new signage. One existing 8 square foot ATM sign is proposed to remain unaltered. Total amount of signage on site will be 175.1 square feet. Two exceptions are requested to exceed the 90 square foot maximum total signage allowed and to exceed the maximum 10-inch letter height. The linear building frontage is 150 feet. The allowable signage is 90 square feet.)

**(Requires Sign Exception Findings.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 424 STATE ST**

C-M Zone

**(3:15)**

Assessor's Parcel Number: 037-212-025  
Application Number: MST2011-00342  
Applicant: ATC Design Group  
Owner: Ray Mahboob  
Architect: Henry Lenny Design Studio

(Proposal to enclose a 733 square foot patio/arcade on an existing 11,500 square foot, two-story commercial building and alterations including the following: a new facade on the State Street elevation, infill of several overhead roll-up doors and new entry on the north elevation, new parking lot striping and landscaping, and a new trash enclosure. Also proposed is to repave the existing paseo between State Street and the existing, 25-space parking lot in the rear with brick. Total development on site will total 12,233 square feet.)

**(Project requires Environmental Assessment.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1936 STATE ST**

C-2 Zone

**(3:45)** Assessor's Parcel Number: 025-372-001  
Application Number: MST2011-00167  
Owner: Mobil Oil Corporation  
Agent: Lucy Dinneen  
Applicant: Cadence Development  
Architect: Kirk Gradin

(Proposal to construct a new 3,300 square foot, 33 foot tall, one-story, non-residential building on a 22,466 square foot lot. A new parking lot behind the building will provide 18 parking spaces, one space more than required. Grading outside of the building footprint will be balanced on site at 120 cubic yards. Development Plan Approval findings are required by the Historic Landmarks Commission to allow the development of 2,449 square feet of new non-residential floor area. The site has retained an 851 square foot demolition credit.)

**(Project requires Environmental Assessment and Development Plan Approval findings.)**

**PROJECT DESIGN REVIEW****5. 702 LAGUNA ST**

R-3 Zone

**(4:30)** Assessor's Parcel Number: 031-092-023  
Application Number: MST2010-00288  
Owner: City of Santa Barbara Housing Authority  
Architect: East Beach Ventures Architecture

(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 Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 012-11. Project was last reviewed on August 31, 2011.)**

**PROJECT DESIGN REVIEW****6. 33 E MICHELTORENA ST**

R-O Zone

**(5:00)**

Assessor's Parcel Number: 027-232-014

Application Number: MST2011-00180

Owner: Archdioces of Los Angeles

Applicant: Joe Chenoweth

Architect: Archart

(This is a revised project description: This is on the **City's List of Potential Historic Resources: "Notre Dame School."** Proposal to permit an existing 12-foot high hedge on an existing 6-foot high fence within 10 feet of the front lot line and within 50 feet of the corner at Arrellaga and Anacapa Streets. Also proposed are permitting an existing 12-foot high hedge on an existing 6-foot high fence, construction of new portions of the fence ranging from 6 to 9 feet high within 10 feet of the front lot line at Anacapa Street and replacement of asphalt paving with a new planting area. . The project received Staff Hearing Officer approval on July 27, 2011. Other work previously requested under this application will be reviewed separately under MST2011-00286 and does not require a zoning modification.)

**(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 032-11. Project was last reviewed on August 31, 2011.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**