

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. 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. On Friday, March 9, 2012, 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 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 February 29, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED1. **217 HELENA AVE**

HRC-2/SD-3 Zone

(1:15)

Assessor's Parcel Number: 033-051-020

Application Number: MST2012-00074

Owner: City of Santa Barbara

Applicant: City of Santa Barbara - Facilities

(Proposal to install two level II electric-vehicle charging stations in an existing city-owned public parking lot.)

(Referred up from the Consent Agenda on February 29, 2012.)

CONCEPT REVIEW - NEW**2. 530 CHAPALA ST**

C-M Zone

(1:45) Assessor's Parcel Number: 037-171-001
Application Number: MST2012-00095
Owner: Joanne Lane
Architect: Hugh Twibell

(Proposal for a change of use to offices, replace doors and windows, construct a new trash enclosure, and construct a new parking lot with associated landscaping. This application addresses violations called out in enforcement cases ENF2011-00587 and ENF2011-00532. This building is on the City's List of Potential Historic Resources and is included on the State Historic Resources Inventory: "Dal Pozzo Tire Corporation Building; Constructed: 1930.")

(Comments only; project requires Environmental Assessment.)

FINAL REVIEW**3. 33 W VICTORIA ST**

C-2 Zone

(2:30) Assessor's Parcel Number: 039-181-001
Application Number: MST2010-00327
Owner: Unity Shoppe, Inc.
Architect: PMSM Architects
Landscape Architect: Arcadia Studio
Business Name: Victoria Hall Theater

(Proposed renovation and seismic upgrade including a rerouted circulation pattern at the front entry, reconstruction of the stage house at the south elevation, and raising the existing roof height to 55 feet to accommodate a new fly loft. Changes will occur on the north, east, and south elevations. Project requires City Council approval of a Public Works major encroachment permit. This is a Structure of Merit: "Former First Baptist Church." The building is eligible for listing as a City of Santa Barbara Landmark, inclusion in the California Register of Historical Resources, and the National Register of Historic Places.)

(Final Approval of the project is requested. Project requires City Council approval of a Public Works major encroachment permit for improvements within the Victoria Street Right-of-Way. Project was last reviewed on October 12, 2011.)

CONCEPT REVIEW - CONTINUED**4. 1224 STATE ST**

C-2 Zone

(3:15) Assessor's Parcel Number: 039-183-039
Application Number: MST2012-00071
Owner: Eric and Cynthia Meyer
Architect: AB Design Studio, Inc.

(Proposal for a new ground floor storefront system with associated four square foot addition, removal of decorative bas-relief plaster elements from under the second floor windows and installation of a wrought iron detail, and replacement of the six windows on the second story.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on February 29, 2012.)

FINAL REVIEW**5. 801 PASEO NUEVO**

C-2 Zone

(3:45) Assessor's Parcel Number: 037-400-002
Application Number: MST2010-00338
Owner: City of Santa Barbara
Designer: Henry Lenny Design Studio
Architect: DeVicente Mills Architecture

(This is a revised project description: Proposed enhancement to Paseo Nuevo: Phase 1 of the project includes a concept review of benches, tables, chairs, pottery, umbrellas, new ribbon flag pole element, and modifications to existing lighting plan. Phase 2 of the project is the redesign of the center court and north court. This phase includes benches and new fountain feature in center court, demolition of two arches and circular colonnade, new paving and site wall in north court.)

(Final Approval of the Phase II improvements is requested. Phase I received final approval on August 31, 2011. Project was last reviewed on January 4, 2012.)

CONSENT CALENDAR – SEE SEPARATE AGENDA