



City of Santa Barbara

Planning Division

Note: The meeting will take place on Tuesday due to the 4th of July holiday.

HISTORIC LANDMARKS COMMISSION

AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Tuesday, July 3, 2012 **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
 BARRY WINICK

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 NICOLE HERNÁNDEZ, City Urban Historian
 MICHAEL BERMAN, Project Planner/Environmental Analyst
 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 4:30 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, June 29, 2012, 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*.

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 June 20, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT1. **101 STATE ST**

HRC-2/SD-3 Zone

(1:45)

Assessor's Parcel Number: 033-075-006
Application Number: MST2011-00171
Owner: Romasanta Family Living Trust
Architect: Cearnal Andrulaitis

(Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 20,867 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 10,466 square feet. Planning Commission review is requested for zoning modifications, development plan approval, a transfer of existing development rights and a Coastal Development Permit.)

(Review of a Phase I Archaeological Resources Report prepared by David Stone with Dudek.)

FINAL REVIEW**2. 101 E CABRILLO BLVD**

HRC-2/SD-3 Zone

(1:50)

Assessor's Parcel Number: 033-113-004
 Application Number: MST2010-00135
 Owner: Anthony Schrillo Trust
 Designer: Skyline Construction
 Landscape Architect: Suding Design Landscape Architects
 Business Name: Santa Barbara FisHouse

(Proposal for exterior alterations including the removal of 416 square feet of an existing planter on the west (Anacapa Street) elevation and construction of a new 345 square foot dining patio. Also proposed is the reconfiguration of the parking lot to increase parking by three spaces, outdoor dining furniture, a new entry door, four new windows, and a new trash enclosure. A zoning modification has been approved to allow the seating area, door, windows, and parking space in the front yard setback.)

(Final Approval of the project is requested. Requires compliance with Staff Hearing officer Resolution No. 015-12. Project was last reviewed on June 20, 2012.)

FINAL REVIEW**3. 1321 ALAMEDA PADRE SERRA**

A-1 Zone

(2:10)

Assessor's Parcel Number: 029-110-027
 Application Number: MST2012-00180
 Owner: Ernest Brooks II Trust
 Applicant: Peikert Group Architects
 Business Name: Santa Barbara Middle School

(Proposal for a minor addition and exterior alterations in the basketball court area and rear parking lot including the following: removal of existing portable storage, construction of a new 438 square foot storage building with clay tile roof and 8' tall wood fence enclosure, a 14' tall sound barrier wall on the east side of the basketball court, and a 6-10' tall fence around two sides of the court. Also proposed is to restripe a small section of the parking lot, reducing the number of parking spaces from 115 to 109, which still meets the parking requirement of 109 spaces. New light fixtures, planters, and landscaping will complete the project. This is on the **City's List of Potential Historic Resources: "Jefferson Campus."**)

(Final Approval of the project is requested. Project was last reviewed on June 20, 2012.)

HISTORIC STRUCTURES REPORT

4. **101 W MONTECITO ST** P-R/SD-3 Zone
(2:40) Assessor's Parcel Number: 033-010-008

Application Number: MST2012-00023

Owner: City of Santa Barbara

Applicant: Malinda Reese, City Project Engineer

Engineer: Matt Griffin, County Public Works

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

(Review of Historic Structures Report prepared by Applied Earth Works, Inc.)

FINAL REVIEW

5. **101 W MONTECITO ST** P-R/SD-3 Zone
(3:00) Assessor's Parcel Number: 033-010-008

Application Number: MST2012-00023

Owner: City of Santa Barbara

Applicant: Malinda Reese, City Project Engineer

Engineer: Matt Griffin, County Public Works

(Proposal for a new subsurface culvert to extend from the north side of the Southern Pacific railroad tracks to the north side of W. Montecito Street. The project consists of the removal of five existing trees ranging in size from new sapling to 16" in diameter, new landscaping, new parapet wall, and a chain link fence within the CalTrans right-of-way along the north side of W. Montecito Street. The parapet wall will range in height from 18" as viewed from the street to 6'-0" as viewed from under the freeway.)

(Project Design & Final Approval of the project is requested. Project was last reviewed on February 1, 2012.)

CONSENT CALENDAR – SEE SEPARATE AGENDA