



# 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, October 10, 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, 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 plans</u> are required at the time of submittal & each time plans are revised. <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 4:30 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, October 5, 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](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*.

**SUBCOMMITTEE MEETING:**

There will be an HLC Designations Subcommittee meeting from 10:00 a.m. to 12:00 p.m. on Wednesday, October 17, 2012, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2<sup>nd</sup> Floor.

**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 September 26, 2012.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**HISTORIC STRUCTURES REPORT**1. **720 DE LA VINA ST**

C-2 Zone

**(1:45)** Assessor's Parcel Number: 037-082-017  
 Application Number: MST2012-00277  
 Owner: SHGC Property, LP  
 Architect: Steve Harrel

(Review of an Historic Structures/Sites Report for a proposed new mixed-use development. The proposal would include additions and alterations to an existing residence, demolition of a rear cottage, and a new two-story apartment building to the rear of the lot.)

**(Review of Historic Structures/Sites Report prepared by Ronald L. Nye, Historian. The report concluded that the main residence was found to be eligible for Structure of Merit status as well as for listing on the State of California Register of Historical Resources.)**

**MISCELLANEOUS ACTION ITEM****2. 720 DE LA VINA ST** C-2 Zone

**(1:55)** Assessor's Parcel Number: 037-082-017  
Application Number: MST2012-00277  
Owner: SHGC Property, LP  
Architect: Steve Harrel

(Proposed new mixed-use development. The proposal would include additions and alterations to an existing residence, demolition of a rear cottage, and a new two-story apartment building to the rear of the lot.)

**(Request to place this structure on the City's List of Potential Historic Resources.)**

**HISTORIC STRUCTURES REPORT****3. 653 MISSION CANYON RD** E-1 Zone

**(2:00)** Assessor's Parcel Number: 023-272-002  
Application Number: MST2012-00363  
Owner: Santa Barbara Museum of Natural History  
Applicant: Suzanne Elledge Planning & Permitting Services  
Architect: Edgar Sands

(Proposal for repairs and alterations to an existing 2,343 square foot single-family residence. The project will include raising the building eight inches in order to construct a new sandstone veneer foundation, demolition of an existing 60 square foot bathroom, enclosing a 104 square foot existing deck, repair and/or rebuild existing steps and railings, extend some of the decks, and alterations to existing doors and windows. The total square footage on this site will be 2,423 square feet on a 1.55 acre parcel. The guideline floor-to-lot-area ratio (FAR) is .053 or 66% of the maximum FAR.)

**(Review of Phase II Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report recommended photo-documentation of the building before alterations and determined that the proposed project would not impact the building's eligibility for listing as a City Landmark, listing on the California Register of Historical Resources, and the National Register of Historic Places.)**

**CONCEPT REVIEW – NEW****4. 653 MISSION CANYON RD**

E-1 Zone

**(2:10)**

Assessor's Parcel Number: 023-272-002  
Application Number: MST2012-00363  
Owner: Santa Barbara Museum of Natural History  
Applicant: Suzanne Elledge Planning & Permitting Services  
Architect: Edgar Sands

(Proposal for repairs and alterations to an existing 2,343 square foot single-family residence. The project will include raising the building eight inches in order to construct a new sandstone veneer foundation, demolition of an existing 60 square foot bathroom, enclosing a 104 square foot existing deck, repair and/or rebuild existing steps and railings, extend some of the decks, and alterations to existing doors and windows. The total square footage on this site will be 2,423 square feet on a 1.55 acre parcel. The guideline floor-to-lot-area ratio (FAR) is .053 or 66% of the maximum FAR.)

**(Comments only; project requires Environmental Assessment.)**

**CONCEPT REVIEW - CONTINUED****5. 900 CHANNEL DR**

R-1/SD-3 Zone

**(2:30)**

Assessor's Parcel Number: 017-393-002  
Application Number: MST2011-00246  
Owner: Santa Barbara Cemetery Association  
Applicant: Tricia Knight  
Architect: SAC Wireless

(Proposal for the installation of a new wireless communications facility consisting of nine panel cellular antennas on a new 58 foot tall tower pole structure concealed as an artificial eucalyptus tree and new ground-mounted equipment in a 700 square foot walled enclosure. An alternative design would be to conceal the tower inside a monopole. Planning Commission review is requested for a Conditional Use Permit, a Coastal Development Permit, and a zoning modification. This parcel contains a City **Landmark: "Charles Caldwell Park Watering Trough and Fountain."**)

**(Third Concept Review. Comments only; project requires Environmental Assessment, Planning Commission review, and Findings of No Visual Impact. Project was last reviewed on September 26, 2012.)**

**CONCEPT REVIEW - CONTINUED****6. 403 LOMA ALTA DR**

E-1 Zone

**(2:50)**

Assessor's Parcel Number: 035-243-002  
Application Number: MST2012-00324  
Owner: Scarlett Dawn Moorehead  
Applicant: Souter Land Use  
Designer: Dexign Systems

(Proposal to construct a new 162 square foot detached carport with 334 square feet of permeable paving to replace a garage that was demolished without the required permits. Also proposed on this 23,087 square foot parcel is to permit an as-built six foot tall fence with gate at the southwest corner and to remove an unpermitted storage shed, patio cover, and laundry hookups. No new floor area is proposed in the existing 2,345 square foot single-family dwelling. This proposal will address violations called out in enforcement case ENF2011-00952. Staff Hearing Officer review is requested for zoning modifications. This is a designated **City Landmark: "Carl Oscar Borg House."**)

**(Third Concept Review. Project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on September 26, 2012.)**

**CONCEPT REVIEW - CONTINUED****7. 118 E CARRILLO ST**

C-2 Zone

**(3:10)**

Assessor's Parcel Number: 029-291-002  
Application Number: MST2012-00372  
Owner: Friedrich Enterprises LP  
Architect: Edwards Pitman Architects

(Proposal for alterations to an existing 10,409 square foot office building. The project includes the following work: repave (with permeable material) and restripe an existing 13,431 square foot parking lot, construct a new bicycle parking area with 6'-0" tall gate, and change the exterior color of the building. The number of parking spaces on this 22,887 square foot parcel will remain at 31 and will include ADA and compact car spaces.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 101 STATE ST**

HRC-2/SD-3 Zone

**(3:30)**

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 20,439 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage totaling 10,331 square feet. Planning Commission review is requested for three front setback modifications, a parking modification, Development Plan approval, a Transfer of Existing Development rights and a Coastal Development Permit.)

**(Requires Environmental Assessment and Planning Commission review. This project had two reviews on a very conceptual level, the last of which was on November 30, 2011.)**

**PROJECT DESIGN REVIEW****9. 101 W MONTECITO ST**

P-R/SD-3 Zone

**(3:50)**

Assessor's Parcel Number: 033-010-008  
Application Number: MST2012-00023  
Owner: City of Santa Barbara  
Applicant: John Ilasin, Project Engineer II  
Engineer: Matt Griffin, Engineer

(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 July 3, 2012. Requires compliance with Planning Commission Resolution No. 036-08.)**

**HISTORIC STRUCTURES REPORT****10. 00 E CABRILLO BLVD**

P-R/SD-3 Zone

**(4:15)**

Assessor's Parcel Number: 033-120-ORW  
 Application Number: MST2004-00878  
 Owner: City of Santa Barbara  
 Agent: Bobbi Salvini, Project Manager  
 Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally-approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

**(Review of Addendum to the Supplemental Historic Properties Survey Report prepared by Applied Earthworks, Inc. Original report was accepted by the Historic Landmarks Commission on December 13, 2006.)**

**REVIEW AFTER FINAL****11. 00 E CABRILLO BLVD**

P-R/SD-3 Zone

**(4:25)**

Assessor's Parcel Number: 033-120-ORW  
 Application Number: MST2004-00878  
 Owner: City of Santa Barbara  
 Agent: Bobbi Salvini, Project Manager  
 Landscape Architect: David Black

(This is a revised project. The original Cabrillo Boulevard Bridge project was approved by the Planning Commission and Historic Landmarks Commission. The revised proposal involves the relocation of the beachway component of the bridge. The proposed bridge is to be a stand-alone bridge approximately 59 feet to the south of the originally-approved location. The beachway bridge width dimension would change from 18.5 feet wide to approximately 14 feet wide. The proposed 148 foot long beachway (pedestrian/bicycle) bridge would replace the approved temporary beachway bridge. The relocated beachway bridge would also provide room for the harbor dredge pipeline underneath.)

**(Review After Final of changes to beachway bridge location and rail. Project requires compliance with Planning Commission Resolution No. 029-07. Action may be taken if sufficient information is provided. Project was last reviewed on January 21, 2009.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**