



# 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, January 24, 2007      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**      WILLIAM LA VOIE, *Chair*  
    ALEX PUJO, *Vice-Chair*  
    ROBERT ADAMS  
    LOUISE BOUCHER  
    STEVE HAUSZ  
    FERMINA MURRAY  
    SUSETTE NAYLOR  
    DONALD SHARPE

**ADVISORY MEMBER:**      DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**      ROGER HORTON

**PLANNING COMMISSION LIAISON:**      STELLA LARSON

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                          JAKE JACOBUS, Urban Historian  
                          SUSAN GANTZ, Planning Technician II  
                          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	<p><u>Master Application &amp; 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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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 22.22 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 preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.

**Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

**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](http://www.SantaBarbaraCa.gov). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**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 January 19, 2007 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](http://www.SantaBarbaraCa.gov).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

**SUBCOMMITTEE MEETING:****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 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.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of January 10, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT****1. LOMA ALTA DR**

A-1 Zone

**(1:45)** Assessor's Parcel Number: 035-050-0RW  
Application Number: MST2006-00591  
Owner: City of Santa Barbara  
Applicant: Lisa Arroyo

(Proposal for construction of sidewalk and street lighting on Loma Alta Drive, between Coronel Road and Cañón Perdido Street (public right-of-way).)

**(Review of Cultural Resource Study prepared by Reid Farmer and Matt Armstrong, URS.)**

**ARCHAEOLOGY REPORT****2. 25 DAVID LOVE PL**

**(1:50)** Assessor's Parcel Number: 073-080-050  
Application Number: MST2006-00656  
Owner: City of Santa Barbara  
Applicant: Leif Reynolds, Project Engineer

(Proposal for a new rental car and fueling facility. The project includes construction of a 10,600 square foot one-story building, a 4,550 square foot fuel canopy, 120,900 square feet of paving, 21,950 square feet of landscaping, and exterior lighting. The project is located on a 3.6 acre site and requires Development Plan Approval findings at Planning Commission.)

**(Review of Phase I Archaeological Resources Report prepared by Applied EarthWorks, Inc.)**

**ARCHAEOLOGY REPORT****3. 800 SANTA BARBARA ST**

C-2 Zone

**(1:55)** Assessor's Parcel Number: 031-012-028  
Application Number: MST2006-00129  
Owner: 800 Santa Barbara Street Investment Company  
Applicant: Suzanne Elledge Planning and Permitting Services  
Architect: Cearnal Andrulaitis Architects  
Landscape Architect: Van Atta & Associates

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)**

**HISTORIC STRUCTURES REPORT****4. 333 JUNIPERO PLAZA**

E-1 Zone

**(2:00)** Assessor's Parcel Number: 025-261-003  
 Application Number: MST2003-00911  
 Owner: Roland & Mary Hanson  
 Architect: Kent Mixon  
 Landscape Architect: David Pfifer

(This is a City Landmark (Francisca de la Guerra Dibblee Residence). Proposal to convert an existing 520 square foot garage to storage use and construct a detached 440 square foot, two-car garage with an attached 150 square foot storage area on the east side of the house. The project also includes removing two sets of trellis and fruit trees on the west side of the house, the construction of a new 280 square foot master bath, a new door entry, and the reconfiguration of six courtyard openings on the south elevation. Additionally proposed is a 12 by 40 foot swimming pool, arbor, fountain, Zen garden, and new access to the upper garden. As part of the building construction, the existing plaster and brick substrate will be removed and replaced with dimensional framing and replastered to exactly match the existing condition.)

**(Review of Historic Structures/Sites Report prepared by Femina Murray.)**

**TIME EXTENSION HEARING****5. 35 STATE ST**

HRC-2/SD-3 Zone

**(2:10)** Assessor's Parcel Number: 033-102-004  
 Application Number: MST97-00357  
 Applicant: Santa Barbara Beach Properties, LP  
 Agent: Ken Marshall  
 Architect: Doug Singletary  
 Landscape Architect: Philip Suding  
 Engineer: Patrick Gibson & Bryan Mayeda  
 Engineer: Penfield & Smith Engineers, Inc.  
 Business Name: Ritz-Carlton Club

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right of way.)

**(Request for third time extension for Area B. The second six-month time extension will expire on February 6, 2007.)**

**REVIEW AFTER FINAL****6. 1221 ANACAPA ST**

C-2 Zone

**(2:25)** Assessor's Parcel Number: 039-183-034  
Application Number: MST2003-00908  
Owner: City of Santa Barbara  
Applicant: John Schoof  
Agent: Heather Horne  
Architect: Henry Lenny

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

**(Continued request to change landscaping in Anacapa Street parkway strip from eight Brisbane Box trees to another type of tree.)**

**IN-PROGRESS REVIEW****7. 433 E CABRILLO**

HRC-2/SP-1/SD-3 Zone

**(2:45)** Assessor's Parcel Number: 017-680-009  
Application Number: MST95-00175  
Applicant: Parker Family Trust  
Agent: Richard Fogg  
Architect: Daun St Amand  
Architect: Henry Lenny  
Architect: Gregory Burnett  
Business Name: Park Plaza Hotel

(This is a revised proposal for a 150-room, three-story luxury hotel located on a three-acre development envelope that received a substantial conformance determination on June 1, 2001. The proposal is a 196,715 square foot hotel that includes 128 subterranean level parking spaces, pool cabana, spas, health club, meeting rooms, and restaurant. The project previously received preliminary approval from the Historic Landmarks Commission on August 15, 2001.)

**(Continued In-Progress Review of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)**

**(PROJECT MAY REQUIRE SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH CITY ORDINANCE NO. 4920.)**

**FINAL REVIEW****8. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(3:10)** Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Applicant: Project Solutions, LLC  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Continued Final Approval is requested for Main Building of Group B.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**

**CONCEPT REVIEW - CONTINUED****9. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(3:30)** Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Applicant: Project Solutions, LLC  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

**(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

**REVIEW AFTER FINAL****10. 219 EQUESTRIAN AVE**

R-3 Zone

**(3:50)**

Assessor's Parcel Number: 029-122-013

Application Number: MST2005-00127

Owner: Berkus Family Partnership, LP

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot. A modification was granted to provide less than the required 10% open space.)

**(Review after Final of the addition of a 110 square foot bedroom and removal of the cellar.)**

**CONCEPT REVIEW - NEW****11. 819 GARDEN ST**

C-2 Zone

**(4:10)**

Assessor's Parcel Number: 031-012-011

Application Number: MST2005-00439

Owner: Steven &amp; Julie E. Shulem Revocable Trust

Architect/Applicant: Jeff Shelton

(This is a revised project. Proposal to demolish an existing 780 square foot office building and construct a new four-story, 4,443 square foot mixed-use building on a 1,881 square foot lot located in El Pueblo Viejo Landmark District. This development will be comprised of one 1,897 square foot one-bedroom unit, and 1,388 net square feet of office space. Four parking spaces will be provided: two on-site in a 1,158 square foot parking garage, and two on a separate parcel within 500 feet. Staff Hearing officer approval is requested for a zoning modification to provide less than the required 10% open space area.)

**(First Concept Review of the revised project.)**

**(COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATION.)**

**\*\* SCHEDULED BREAK FROM 4:40 P.M. TO 4:50 P.M. \*\***



**FINAL REVIEW****12. 1129 STATE ST**

C-2 Zone

**(4:50)**

Assessor's Parcel Number: 039-231-037  
Application Number: MST2006-00197  
Owner: 1129 State Street  
Agent: Erica Faria, Sima Corporation  
Architect: Douglas Keep  
Landscape Architect: Martha Degasis

(This is on the City's List of Potential Historic Resources and the California Inventory of Historic Resources: San Marcos Court Building. Proposed exterior renovations as follows: on the east elevation, remove existing first floor awnings, reconfigure entry, install new precast entry surrounds to match existing moldings, add cornice dental molding to match existing, add cornice band below second story windows, add new windows and entry doors, and repaint exterior. At the interior arcade off State Street, reconfigure windows and doors and add a tile wainscot. At the courtyard south wall, restore arched openings to match original design (currently filled in), restore existing paving material, reconfigure existing planting areas and add a low curb, and add new plantings in selected areas. At the west elevation, reconfigure stairs to combine 1123 and 1129 rear entrance, install new precast entry surrounds to match existing moldings, and remove existing tile roof appendage. This parcel is approximately 52,801 square feet and is located in El Pueblo Viejo Landmark District.)

**(Final Approval is requested.)**

**PRELIMINARY REVIEW****13. 734 E ANAPAMU ST**

R-3 Zone

**(5:10)**

Assessor's Parcel Number: 029-191-001  
Application Number: MST2006-00556  
Owner: Evans Stout  
Applicant: Tim Steele

(This is a City Landmark: Little Granada Residence. Proposal to add a 362 square foot, one-story workshop with a 150 square foot basement to an existing 2,596 square foot single-family residence on a 6,966 square foot parcel. Also proposed is the construction of a 13' x 30' in-ground swimming pool.)

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)**

**CONCEPT REVIEW - CONTINUED****14. 136 E DE LA GUERRA ST**

C-2 Zone

**(5:30)**

Assessor's Parcel Number: 031-081-018  
Application Number: MST2002-00587  
Owner: County of Santa Barbara  
Applicant: Santa Barbara Historical Museum  
Landscape Architect: Bob Cunningham

(This is a revised approval which includes replacement of the five trees (2 peppers, 2 oranges, 1 olive) that have been removed. This is a courtesy review to a building on the list of Potential Historic Resources. Proposal for 3,567 square feet of first-floor and 11,733 square feet of basement level additions to the Santa Barbara Historical Museum. The project involves 7,832 cubic yards of grading. This proposal also includes review of revisions to the approved plans for Covarrubias adobe rear courtyard.)

**(THIS IS A COUNTY-OWNED SITE. COURTESY REVIEW OF THE PROJECT FOR DESIGN REVIEW IS REQUESTED.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**