



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION AGENDA

**** PLEASE NOTE THAT THE FULL BOARD AGENDA BEGINS AT 1:15 P.M. ON THIS DATE ONLY ****

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

Wednesday, April 18, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **1:15 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

| HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details) | | |
|--|-----------|---|
| CONCEPT REVIEW | Required | <u>Master Application & 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 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. |
| PRELIMINARY REVIEW | 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 & 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 preliminary approval form the basis for working drawings & must be complete & accurate. |
| FINAL & CONSENT | Required | Same as above with the following additions: <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. <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 22.22 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/hlc. 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 April 13, 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/hlc.
- 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.

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 April 4, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Possible Ordinance Violations.
- F. Subcommittee Reports.

Report from Joint Architectural Board of Review/Historic Landmarks Commission Design Award Subcommittee on award nominations.

MISCELLANEOUS ACTION ITEM**(1:20)**

Recommendation to City Council on selection of final award recipients.

DISCUSSION ITEM**JOINT PLANNING COMMISSION/HISTORIC LANDMARKS COMMISSION REVIEW****(1:30 to 3:00)**

Redevelopment Agency Staff (RDA), Metropolitan Transit District Staff (MTD), and project consultants will present the preliminary conclusions of the RDA/MTD Mixed-Use Project Planning Strategy and Feasibility Analysis for a potential project located on the southeast corner of Chapala and Figueroa Streets.

HISTORIC STRUCTURES REPORT

1. 100 BLK W HALEY ST C-2 Zone

(3:00) Assessor's Parcel Number: 037-162-0RW
Application Number: MST2004-00027
Owner: City of Santa Barbara
Applicant: Kevin Roberson
Architect: Bruce Burnworth

(Proposal for the replacement of a structurally deficient roadway.)

(Review of Historical Resources Evaluation Report prepared by Post/Hazeltine Associates and Historical Property Survey Report prepared by Post-Hazeltine Associates and SAIC.)

ARCHAEOLOGY REPORT

2. 819 GARDEN ST C-2 Zone

(3:15) Assessor's Parcel Number: 031-012-011
Application Number: MST2005-00439
Owner: Steven and Julie E. Shulem Revocable Trust
Architect: 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.)

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

IN-PROGRESS REVIEW

3. 631 GARDEN ST C-M Zone

(3:20) Assessor's Parcel Number: 031-152-028
Application Number: MST2007-00089
Owner: City of Santa Barbara
Applicant: Renee Brooke
Architect: Paul Poirier

(Proposal for the interior and exterior remodel of an existing 3,746 square foot building and an existing 1,443 square foot building including the following improvements: Provide ADA compliant restrooms for new community arts workshop use. Provide new overhead door with man door and transom window in three existing open bays. Install new doors and windows in other existing openings. Site improvements to include replacing existing gates and fencing with new brick walls and wrought iron gates, changes to the parking layout to accommodate future City Water Department facility improvements, partial replacement of existing landscaping and new additional landscaping, and minor grading to allow for ADA accessibility. No additional floor area will be added.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

ARCHAEOLOGY REPORT

4. 222 W ALAMAR AVE R-3/SD-2 Zone

(3:40) Assessor's Parcel Number: 051-213-008
Application Number: MST2006-00318
Owner: Kevin Fewell
Applicant: Jim Donohoe
Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 1,486 square foot single family residence and detached 220 square foot garage and construct three new condominium units totaling 2,627 square feet. Five parking spaces will be provided in three attached garages totaling 1,070 square feet. This approximately 6,000 square foot parcel is located outside of El Pueblo Viejo Landmark District. Staff Hearing officer approval will be required for a front yard setback modification and a parking modification.)

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

CONCEPT REVIEW - CONTINUED

5. 222 W ALAMAR AVE R-3/SD-2 Zone

(3:45) Assessor's Parcel Number: 051-213-008
Application Number: MST2006-00318
Owner: Kevin Fewell
Applicant: Jim Donohoe
Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 1,486 square foot single family residence and detached 220 square foot garage and construct three new condominium units totaling 2,627 square feet. Five parking spaces will be provided in three attached garages totaling 1,070 square feet. This approximately 6,000 square foot parcel is located outside of El Pueblo Viejo Landmark District. Staff Hearing officer approval will be required for a front yard setback modification and a parking modification.)

(Third Concept Review. Note: Historic Structures/Sites Report accepted by Historic Landmarks Commission on November 11, 2004, under MST2004-00741.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A FRONT YARD SETBACK MODIFICATION AND A PARKING MODIFICATION.)

PRELIMINARY REVIEW

6. 924 GARDEN ST J C-2 Zone

(4:10) Assessor's Parcel Number: 029-301-026
 Application Number: MST2006-00557
 Owner: Collinge Trust
 Owner: Wayne Ashcraft
 Agent: Barbara Beisel
 Architect: Kirk Gradin

(This is a revised project description. This is a City Landmark: El Caserío. Proposal to remove an existing 223 square foot accessory building and 345 square foot carport and construct a 910 square foot, two-story addition (including an eight square foot deck) to an existing 928 square foot single-family residence. Staff Hearing officer approval will be required to allow two uncovered parking spaces to be located within the required front and interior yard setback, and for a wall located within the first 10' of the front lot line to exceed a maximum height of 3 1/2'. The parcel is approximately 3,900 square feet in size.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, FINDINGS FOR ALTERATIONS TO A CITY LANDMARK, AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. #020-07.)

PRELIMINARY REVIEW

7. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

(4:30) Assessor's Parcel Number: 017-680-009
 Application Number: MST95-00175
 Agent: Richard Fogg, Attorney
 Architect: Daun St. Amand
 Architect: Henry Lenny
 Architect: Gregory Burnett
 Applicant: Parker Family Trust
 Business Name: Waterfront 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.)

(Revised preliminary approval is requested of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

HISTORIC STRUCTURES REPORT

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:45) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
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.)

(Review of Letter Addendum to the Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates dealing with the Master Site Landscape Plan pathways.)

FINAL REVIEW

9. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:50) Assessor's Parcel Number: 019-170-022
Application Number: MST2005-00490
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
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.)

(Final approval is requested for the Master Site Landscape Plan.)

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

CONCEPT REVIEW - CONTINUED

10. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:10)

Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00140
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)

CONSENT CALENDAR – SEE SEPARATE AGENDA