



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION

#### AGENDA

**COMMISSIONERS ARE ENCOURAGED TO CONDUCT INDIVIDUAL SITE VISITS AT  
28 W. CABRILLO BLVD. – HARBOR VIEW INN.**

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

**Wednesday, July 11, 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	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised.</u> Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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](http://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 July 6, 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](http://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 June 27, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- Briefing on purpose, objectives and format of the Special Joint Worksession with City Council, Planning Commission, and the Architectural Board of Review on Wednesday, July 18, 2007. (Bettie Weiss, City Planner.)
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT**

1. 911 LAGUNA ST C-2 Zone

**(1:45)** Assessor's Parcel Number: 029-301-012  
Application Number: MST2007-00210  
Owner: Mr. and Mrs. Nick Tomkins  
Architect: Ray Ketzal

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three story, single-family residence of 3,374 net square feet including a 287 square foot basement mechanical room, a 273 square foot attached garage and a 228 square foot carport. The project will require overall site grading of 260 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, the proposed carport to encroach into the front yard setback, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 square foot parcel.)

**(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)**

**ARCHAEOLOGY REPORT**

2. 1236 SAN ANDRES ST R-3 Zone

**(1:50)** Assessor's Parcel Number: 039-151-001  
Application Number: MST2006-00364  
Owner: Ruth E. Mudry Trust  
Owner: Casas Del Parque, LLC  
Applicant: Blankenship Construction  
Architect: Kirk Gradin

(Proposal to construct four, two-story residential condominium units. Three of the units would be approximately 1,000 square feet and one unit would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and there would be 140 yards of cut and fill grading outside the building footprints. The project will require Planning Commission approval for a Tentative Subdivision Map.)

**(Review of Phase I Archaeological Resources Report prepared by Macfarlane Archaeological Consultants.)**

**HISTORIC STRUCTURES REPORT**

3. 300 W ORTEGA ST DUMMY Zone

**(1:55)** Assessor's Parcel Number: 037-073-0RW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Demolish and replace Ortega Street Bridge over Mission Creek. Transitions above and below the bridge would be installed.)

**(Review Historical Resources Evaluation Report prepared by Peggy Beedle, Applied Earthworks, Inc.)**

**HISTORIC STRUCTURES REPORT**

4. 1811 EL ENCANTO RD E-1 Zone

**(2:00)** Assessor's Parcel Number: 019-170-018  
Application Number: MST2006-00750  
Owner: Emily and Blake Jones  
Applicant: Peter Becker

(Proposed changes to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 611 square foot addition, 1,373 interior remodel, and conversion of 2,079 square feet of basement to habitable space. New structures would include a 750 square foot detached garage, a 350 square foot pool cabana, and a new 20' x 50' swimming pool. The other residence would remain unchanged. A modification is requested to allow a portion of a driveway retaining wall to encroach into the front yard setback.)

**(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)**

**MISCELLANEOUS ACTION ITEM**

5. 1811 EL ENCANTO RD E-1 Zone

**(2:10)** Assessor's Parcel Number: 019-170-018  
Application Number: MST2006-00750  
Owner: Emily and Blake Jones  
Applicant: Peter Becker

(Proposed changes to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 611 square foot addition, 1,373 interior remodel, and conversion of 2,079 square feet of basement to habitable space. New structures would include a 750 square foot detached garage, a 350 square foot pool cabana, and a new 20' x 50' swimming pool. The other residence would remain unchanged. A modification is requested to allow a portion of a driveway retaining wall to encroach into the front yard setback.)

**(Consideration of a structure to be added to the City's List of Potential Historic Resources.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

6. West Beach Pedestrian Improvement Project HC/P-R/SD-3 Zone  
**(2:15)** Assessor's Parcel Number: 033-120-018

Application Number: MST2006-00122

Owner: City of Santa Barbara

Applicant: Conceptual Motion Co.

Designer: Jeannette Candau

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The project will require coastal review.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

7. 1115 ANACAPA ST C-2 Zone  
**(3:00)** Assessor's Parcel Number: 039-232-019

Application Number: MST2007-00330

Owner: City of Santa Barbara

Agent: Victor Garza

(Proposal to remove an existing 85 foot tall, 26" diameter Lemon Gum Eucalyptus tree located behind City Parking Lot 7 next to the Central Library and adjacent to the rear of the La Arcada building. The tree is proposed to be removed due to root damage to a retaining wall.)

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

8. 1535 SANTA BARBARA ST R-3 Zone  
**(3:30)** Assessor's Parcel Number: 027-241-005

Application Number: MST2007-00266

Owner: The Unitarian Society of Santa Barbara

Architect: Peikert Group Architects

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 506 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard, and exterior remodel of Jefferson Hall. Also proposed is to install a 56 square foot elevator in the Blake Building and to add new landscape and hardscape in The Parish Hall Courtyard.)

**(ENVIRONMENTAL ASSESSMENT COMPLETED.)**

**CONCEPT REVIEW – CONTINUED**

9. 28 W CABRILLO BLVD & 1 STATE ST HRC-1/R-4/SD-3 Zone  
**(4:00)** Assessor's Parcel Number: 033-102-002

Application Number: MST2007-00276

Owner: Beach Motel Partners

Architect: Cearnal Andrulaitis

Business Name: Harbor View Inn Spa

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal to convert an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an existing patio at the Harbor View Inn. Staff Hearing officer approval for three zoning modifications will be required for the Jacuzzi to be located within 15 feet of the front lot line; existing overheight hedges and new wall to be located within ten feet of a front lot line; and, to add a new door within the required 30 foot front yard setback on this 67,122 square foot parcel in the non-appealable jurisdiction of the Coastal Zone.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ZONING MODIFICATIONS.)**

**IN-PROGRESS REVIEW**

10. 31 W CARRILLO ST C-2 Zone  
**(4:25)** Assessor's Parcel Number: 039-321-001

Application Number: MST2007-00004

Owner: Due West, LLP

Applicant: Tynan Group, Inc.

Architect: Backen Gillam

Designer: Ann Kale & Associates

Landscape Architect: Arcadia Studio

Business Name: Hotel Andalucía

(Proposed door and window changes to the south elevation and *porte-cochère* and new light fixtures, awnings, and planters on the south and west elevations. Also proposed is to change out existing tile and add new tile in the porte-cochere and the addition of four decorative flags over the vehicle entry on Carrillo Street.)

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

**REVIEW AFTER FINAL**11. 1214 STATE ST C-2 Zone

**(4:45)** Assessor's Parcel Number: 039-183-019  
 Application Number: MST2004-00005  
 Owner: Santa Barbara Center for Performing Arts  
 Architect: Phillips Metsch Sweeney Moore Architects  
 Business Name: Granada Theatre

(This structure is on the City's List of Potential Historic Resources "Granada theatre and offices." The proposed project involves the partial rehabilitation of and modifications to the Granada Theatre, including an addition of 13,360 square feet. Of The 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

**(Continued Review After Final of marquee design.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)**

**\*\* SCHEDULED BREAK FROM 5:00 P.M. TO 5:15 P.M. \*\***

**CONCEPT REVIEW - NEW**12. 636 STATE ST C-M Zone

**(5:15)** Assessor's Parcel Number: 037-132-001  
 Application Number: MST2007-00257  
 Owner: Gallina Family Trust  
 Applicant: Derrick Prudigalidad  
 Architect: Kenneth Gruskin

(Proposal for exterior alterations to include a complete demolition and rebuild of the streetscape facade, finishes, doors, and windows. Proposed new signage to be reviewed by the Sign Committee under a separate permit.)



**CONCEPT REVIEW - NEW**

13. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(5:40)**

Assessor's Parcel Number: 019-170-022

Application Number: MST2007-00296

Owner: Orient Express Hotels

Applicant: El Encanto, Inc.

Agent: Suzanne Elledge Planning &amp; Permitting Services

Architect: Henry Lenny

Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

**(This proposal was last heard as a Discussion Item on September 6, 2006, under MST2005-00490.)**

**(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**