



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION AGENDA

**COMMISSIONERS ARE REQUESTED TO MAKE INDIVIDUAL SITE VISITS TO  
129 E. ANAPAMU ST. TO VIEW THE CURRENT PATIO COVER AT ELEMENTS RESTAURANT & BAR.**

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

**Wednesday, February 20, 2008      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

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

**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 folded plans are required at the time of submittal & each time plans are revised. 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 4:00 p.m., Monday through Thursday, and every other 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 February 15, 2008, 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 February 6, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  - Appeal of 517 Chapala Street scheduled for the March 4, 2008, City Council hearing.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT**

1. 101 E VICTORIA ST C-2 Zone  
**(1:45)** Assessor's Parcel Number: 029-071-013  
Application Number: MST2006-00758  
Owner: 101 East Victoria  
Owner: Nick Schaar  
Architect: Cearnal Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,443 square foot commercial building comprised of 50 condominium office units on a parcel of approximately 19,000 square feet. Forty-one parking spaces will be provided underground. Planning Commission approval is required for Transfer of Existing Development Rights, a Tentative Subdivision Map, the new Condominium Development, Development Plan Approval findings, and a Modification to provide less than the required amount of parking spaces.)

**(Review of Phase I Archaeological Resources Report prepared by David Stone and Ken Victorino of Dudek.)**

**FINAL REVIEW**

## 2. 813 ANACAPA ST

C-2 Zone

**(1:50)**

Assessor's Parcel Number: 037-052-033  
 Application Number: MST2007-00490  
 Owner: SIMA El Paseo, LP  
 Applicant: Chris Vigilante, Regional Director of Operations  
 Applicant: Bernard Rosenson, President, Wine Cask, Inc.  
 Agent: Preservation Planning Associates  
 Landscape Architect: Bob Cunningham  
 Business Name: Wine Cask Restaurant

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor dining furniture, plant holders, and portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

**(Final approval of the project is requested.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

## 3. 2300 GARDEN ST

E-1 Zone

**(2:10)**

Assessor's Parcel Number: 025-140-018  
 Application Number: MST2008-00036  
 Owner: SRS Garden Street, LLP  
 Applicant: Mary Rose & Associates  
 Architect: Jorge Machin, M2

(This is a revised Project Description. The former St. Anthony's Seminary is on the City's List of Potential Historic Resources. Proposal to install 10 temporary portable classroom units and two temporary portable restroom units to be used during previously-approved structural upgrades to existing campus buildings. Nine of the units are 24'x40', one of the units is 36'x60', one of the units is 24'x60', and the two bathroom units are 12'x40' for an overall total of 11,520 net square feet. The portable units will be located in the existing play court area and their estimated date of removal is proposed to be September of 2011. The project will also include installation of utilities to accommodate the portable classrooms and temporary relocation of the existing play court area.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

4. 199 W MONTECITO ST C-2/SD-3 Zone

**(2:30)** Assessor's Parcel Number: 033-010-013  
Application Number: MST2008-00008  
Owner: Redevelopment Agency of the City of Santa Barbara  
Applicant: Lynnedee Althouse  
Agent: Michael Berman  
Engineer: HDR Engineering  
Contractor: Pamela Post

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek just south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 007-08.)**

**CONCEPT REVIEW - NEW**

5. 16 E CARRILLO ST C-2 Zone

**(2:50)** Assessor's Parcel Number: 039-322-044  
Application Number: MST2008-00055  
Owner: Masonic Properties Santa Barbara, Inc.  
Applicant: Gil Garcia  
Business Name: Santa Barbara Bank & Trust

(Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

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

**CONCEPT REVIEW - CONTINUED**

6. 129 E ANAPAMU ST C-2 Zone

**(3:10)** Assessor's Parcel Number: 029-121-013  
Application Number: MST2008-00039  
Owner: Bella Anapamu Properties, LLC  
Business Name: Elements Restaurant  
Applicant: Mike Calderon  
Contractor: Channel Coast Corporation

(Proposal to remove deteriorating post, beam, and trellis on the front porch and replace with new post and beam and vinyl lattice cover with retractable canvas awning over the exterior patio. The proposal also includes the installation of five exterior hanging gas heaters and new light fixtures.)

**(Referred to Full Board from Consent for Second Concept Review.)**

**REVIEW AFTER FINAL**

7. 636 STATE ST C-M Zone

**(3:40)** Assessor's Parcel Number: 037-132-001  
Application Number: MST2007-00257  
Architect: Kenneth Gruskin  
Applicant: Derrick Prudigalidad  
Owner: Gallina Family Trust  
Business Name: Verizon Wireless

(Proposal for exterior alterations of the streetscape facade of an existing commercial building including changes to finishes, doors, and windows. Proposed new signage will be reviewed by the Sign Committee under a separate permit.)

**(Referred to Full Board from Consent. Continued Review After Final of proposed change to glazed brick replacement and the addition of rooftop mechanical equipment.)**

**CONCEPT REVIEW - NEW**

8. 100 E CARRILLO ST REC CT P-R Zone

**(4:00)** Assessor's Parcel Number: 029-291-020  
Application Number: MST2008-00064  
Owner: City of Santa Barbara  
Architect: Kruger Bensen Ziemer  
Business Name: Carrillo Recreation Center

(This is a City Landmark: "Recreation Center and Gymnasium." Proposal for structural upgrades, accessibility improvements to meet ADA requirements, upgrading of mechanical, plumbing and electrical systems, and changes to existing windows and rear stairs.)

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - CONTINUED**

9. 203 CHAPALA ST R-4/SD-3 Zone

**(4:30)** Assessor's Parcel Number: 033-041-001  
 Application Number: MST2007-00634  
 Owner: Sanders Family 2006 Revocable Trust  
 Owner: Richard Sanders  
 Architect: Cearnal Andrulaitis, LLP

(This structure is on the City's List of Potential Historic Resources. Proposal to demolish 9,909 square feet of an existing 11,211 square foot commercial building and construct a new three story, 11,884 square foot addition for a total project area of 13,186 square feet. The existing commercial use would be changed to eight residential condominium units consisting of four 3-bedroom units, two 2-bedroom units, and two 1-bedroom units. The maximum building height would be 37'-0". Parking on this 20,553 square foot parcel would be provided in eight private garages, two carports, and two uncovered parking spaces, with two guest parking spaces also being provided. Planning Commission approval will be required for a tentative subdivision map, a Coastal Development Permit, and approval of a condominium development.)

**(Third Concept Review.)**

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)**

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

**PRELIMINARY REVIEW**

10. 325 E CANON PERDIDO ST C-2 Zone

**(5:15)** Assessor's Parcel Number: 029-301-018  
 Application Number: MST2007-00329  
 Owner: Ken Olsen  
 Architect: Carl Schneider

(This is a revised project description: Proposed demolition of an existing 929 square foot single-family residence and construction of a new 2,030 square foot three-story residence and 519 square foot basement-level two-car garage. Zoning modifications are being requested for encroachment into three setbacks on this 3,515 square foot parcel. A total of 350 cubic yards of grading excavation will be required.)

**(Preliminary approval of the project is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 106-07.)**

**CONCEPT REVIEW - CONTINUED**

11. 1230 STATE ST

C-2 Zone

**(5:35)** Assessor's Parcel Number: 039-183-027  
Application Number: MST2008-00049  
Architect: Henry Lenny  
Owner: Ray Mahboob

(This is a Structure of Merit: "Upper Hawley Block, 1887." Proposal to replace storefront doors and windows in same size openings and materials.)

**(Second Concept Review.)**

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