



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, July 9, 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
 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 plans</u> are required <u>at the time of submittal & each time plans are revised</u> . <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.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

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. 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. 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. Or by email at sgantz@SantaBarbaraCA.gov. 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. That on Thursday, July 3, 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.
- 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 and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, July 11th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

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 25, 2008.
- 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. 130 S ALISOS ST R-3 Zone

(1:40) Assessor's Parcel Number: 017-212-014
Application Number: MST2005-00447
Owner: Edward St. George Revocable Trust
Agent: Dave Tabor
Designer: Eric Swenumson

(Proposal for one new two-bedroom 1,005 square foot residential condominium to be built above two new two-car garages and attached to an existing three-plex on a 16,686 square foot lot in the R-3 Zone. The site is currently developed with four, two-bedroom, residential apartments, three in an existing two-story triplex and the fourth unit as a one-story, single family unit. The proposal includes alterations and small additions to the four existing units and condominium conversion. The proposal will result in a total of five residential condominiums and will involve a two-story four-plex [each unit with two-bedrooms ranging in size from 1,005 to 1,129 square feet] and a one-story three bedroom unit at 1,244 square feet. The project will include 10 covered parking spaces in five new two-car garages. This includes the to two new two-car garages to be attached to the four-plex and three new detached two-car garages. The project requires review by the Planning Commission for a Condominium Conversion and a Tentative Subdivision Map.)

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

ARCHAEOLOGY REPORT

2. 231 & 235 E COTA ST C-M Zone

(1:45) Assessor's Parcel Number: 031-152-031
Application Number: MST2008-00068
Owner: Alano Club of Santa Barbara
Architect: Vadim Hsu
Contractor: Daniel Michaelson

(Proposal for a comprehensive remodel and tenant improvements of the site and building including accessibility improvements, new exterior exit stairs, re-roofing, repainting, replacement of windows, recommission of the second floor by reconfiguring the parking layout, and a new landscape plan including the removal of 11 trees.)

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

ARCHAEOLOGY REPORT

3. 1022 LAGUNA ST R-3 Zone

(1:50) Assessor's Parcel Number: 029-222-022
Application Number: MST2008-00213
Owner: David and Laura Correia
Architect: Jose Esparza

(Proposal to rebuild an existing 238 square foot garage like-for-like, construct a 408 square foot addition, and add a new front and rear porch on an existing 817 square foot single-family residence. This project will result in a development of 1,225 square feet.)

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

ARCHAEOLOGY REPORT

4. 617 BRADBURY AVE C-2 Zone

(1:55) Assessor's Parcel Number: 037-122-006
Application Number: MST2007-00559
Owner: Leed Santa Barbara, LLC
Architect: Design to the Nines

(Proposal to demolish an existing 458 square foot single-family residence and construct a new two-story mixed-use LEED Certified development of 1,604 square feet of commercial space on the ground floor and two, one-bedroom condominium units on the second level on a 5,000 square foot lot in the C-2 zone. Residential unit A is proposed at 1,085 square feet and residential unit B at 1,070 square feet. The proposed project would include roof gardens, solar panels, wind turbines, and permeable pavement for driveways and sidewalks. Also proposed is a shared bicycle storage area and bathroom for LEED Certification points. The project requires Staff Hearing Officer review of a Tentative Subdivision Map and Development Approval Findings for new commercial square footage.)

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

ARCHAEOLOGY REPORT

5. 316 CASTILLO ST C-2 Zone

(2:00) Assessor's Parcel Number: 037-232-015
Application Number: MST2008-00038
Owner: Santa Barbara Genealogical Society
Architect: Gary Jensen

(Proposal to construct a 2,709 square foot one-story library addition, new patio cover at the interior courtyard, and make interior alterations. Also proposed is a new screen wall to be constructed around an existing electrical panel next to the driveway. The project will result in 6,995 square feet of development on this 20,040 square foot parcel.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane and Michael H. Imwalle, MacFarlane Archaeological Consulting.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

6. 209 E PEDREGOSA ST

E-1 Zone

(2:20)

Assessor's Parcel Number: 025-382-009
Application Number: MST2008-00074
Owner: Gary Ricks
Designer: Joaquin Ornelas

(This is a revised project description in that the interior finished attic space has been increased from 1,110 square feet to 1,414 square feet. This single-family dwelling is on the City's List of Potential Historic Resources: "Palmer House." Proposal to add six roof dormers and an internal stairway to create a second floor consisting of a 1,414 square foot master bedroom suite. Also proposed is a new exterior stairway from the master suite to the backyard, and to lower hedge heights adjacent to the driveway and uncovered parking space to 3.5' maximum. The proposed project will result in 6,602 square feet of development on a 33,750 square foot parcel, which is 136% of the maximum guideline floor-to-lot-area ratio the project is also required to meet a Built Green two-star rating or equivalent.)

(Project requires Environmental Assessment.)

CONCEPT REVIEW - NEW

7. 1200 BLOCK STATE

(2:40)

Assessor's Parcel Number: 99-MS-C-ART
Application Number: MST2008-00321
Owner: City of Santa Barbara
Applicant: Santa Barbara County Arts Commission

(Proposed installation of eight sculptures to be affixed to existing sculpture pads in various locations on State Street from Cota Street to Victoria Street. The installation is scheduled to be in place from August 9, 2008 through November 15, 2008.)

(Action may be taken if sufficient information is submitted.)

PRELIMINARY REVIEW

8. 914 SANTA BARBARA ST

C-2 Zone

(3:00) Assessor's Parcel Number: 029-292-031
Application Number: MST2008-00269
Owner: State of California
Designer: Kelly-Ondre Construction
Contractor: Dan George
Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources: "Festival Arts School of Santa Barbara". This is a revised project description. Proposal to add a new handicap ramp and to replace two aluminum awnings with a single wood awning. Also proposed on a different building on the site is the installation of a photovoltaic system consisting of 21 panels covering an area of 266 square feet. The photovoltaic installation would be entirely hidden from public view by an existing parapet.)

(Revised Preliminary Approval is requested. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - CONTINUED

9. 200 BLK STATE ST

(3:20) Assessor's Parcel Number: ROW-002-026
Application Number: MST2008-00250
Owner: City of Santa Barbara
Agent: Jessica Grant

(Proposed installation of fiber optic cable in existing conduits and proposed new trenches to link parking lots 2, 3, 4, 5, 10, 11, 12 and 13. Also proposed is the installation of new revenue control equipment at City Parking Lots 2 through 5 and 7 through 13 and four above-ground electronic control equipment cabinets at various intersections along State Street. These involve the rights-of-way in the following locations: 200 - 600 Block of State Street, 00 Block of Ortega Street, 400 - 600 Block of Anacapa Street, 00 W. to 00 E. Block of Carrillo Street, and 900 - 1300 Block of Chapala Street.)

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

REVIEW AFTER FINAL

10. 631 GARDEN ST C-M Zone

(3:40) 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.)

(Review After Final of gate designs and minor site wall revision.)

****SCHEDULED BREAK FROM 4:00 P.M. TO 4:10 P.M. ****

IN-PROGRESS REVIEW

11. 801 STATE ST C-2 Zone

(4:10) Assessor's Parcel Number: 037-400-013
 Application Number: MST2006-00154
 Owner: Hughes Land Holding Trust
 Architect: Vadim Hsu
 Business Name: Pirhana Restaurant and Lounge

(This is a revised project description. This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,080 square foot third story addition and add 607 square feet of additional basement floor area for mechanical and accessory use in an existing commercial building located in El Pueblo Viejo Landmark District. The project consists of alterations and additions comprised of two new kitchens, two bars, 961 square feet of third story outdoor patron seating, and new patron seating in the basement, which was formerly used as a commercial kitchen and storage. The project will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires revised Development Plan Approval findings.)

(Second In-Progress Review. Action may be taken if sufficient information is provided.)

PRELIMINARY REVIEW

12. 518 STATE ST

C-M Zone

(4:30)

Assessor's Parcel Number: 037-173-046
Application Number: MST2005-00477
Owner: Charles and Georgetta M. Craviotto Trust
Architect: Brian Cearnal

(The project consists of a proposal to construct a new two-story mixed-use building with 2,487 square feet (net) of commercial space on the first floor and two apartments [one studio unit and one (1) one-bedroom unit] on the second floor, on a 3,544 square foot parcel. The existing 302 square feet (net) of non-residential space would be demolished. The project will require 2,185 square feet of non-residential square footage from the minor and small addition categories and Staff Hearing Officer approval of a modification to allow no onsite residential parking.)

(Project must comply with Staff Hearing Officer Resolution No. 038-07.)

CONCEPT REVIEW - CONTINUED

13. 210 W CARRILLO ST

C-2 Zone

(5:00)

Assessor's Parcel Number: 039-271-025
Application Number: MST2007-00554
Owner: Old Town Mall
Owner: Steve Delson and Ian Brown
Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space and two levels of underground parking with 122 parking spaces. There will be a total of 32 residential condominium units [27 market rate and 5 affordable]. A modification to allow the 5 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(Sixth Concept Review. Project must comply with Planning Commission Resolution No. 013-08.)

CONCEPT REVIEW - CONTINUED

14. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:30)

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

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below [Group L]; a swimming pool with fitness center below [Group E]; reapproval of Cottages 27 and 28 [Group N]; and, construction of six new cottages [Mission Village] with partial underground parking on the northeast portion of the property [Group M]. 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.)

(Ninth Concept Review focused on Group L, Operations Facility/Valet Parking.)