



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION

### CONSENT CALENDAR

**630 Garden Street**

**11:00 A.M.**

**Wednesday, October 10, 2012**

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. **Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced.** If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 P.M. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

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, extension 3310. 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).

### **REVIEW AFTER FINAL**

**A. 35 STATE ST**

**HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Applicant: Michael Rosenfeld  
Agent: Ken Marshall  
Architect: Designarc, Inc.  
Landscape Architect: Suding Design  
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

**(Review After Final of changes to approved crosswalk material and light fixtures on Helena Avenue. Project was last reviewed by the Full Board on September 26, 2012.)**

**REVIEW AFTER FINAL****B. 1900 LASUEN RD****R-2/4.0/R-H Zone**

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

(The project site has been designated a **Structure of Merit**. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Review After Final for Historic Landmarks Commission to make a recommendation to the Public Works Department for an exception to the requirements on the use of waterwise plant material.)**

**REVIEW AFTER FINAL****C. 902 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 039-321-019  
Application Number: MST2012-00149  
Owner: Cynthia Howard Trust  
Architect: Cearnal Andrulaitis

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under separate application MST2012-00217.)

**(Review After Final of changes to the approved storefronts and doors including the following: change to four panel storefronts at the second floor instead of five on the west elevation, three-panel storefronts at both floors on the south elevation, and double swing doors at the east and west elevations.)**

**NEW ITEM****D. 625 LAGUNA****C-M Zone**

Assessor's Parcel Number: 031-160-015  
Application Number: MST2012-00386  
Owner: City of Santa Barbara  
Applicant: City of Santa Barbara - Public Works

(Installation of a new 5'-0" tall microwave antenna on the roof of the City Water Resources Building. This antenna will be an upgrade of the existing communications system between the City, Gibraltar Dam, and Cater Water Treatment Plant.)

**FINAL REVIEW****E. 209 PASEO NUEVO****C-2 Zone**

Assessor's Parcel Number: 037-400-002  
Application Number: MST2012-00132  
Owner: I & G Direct Real Estate 3  
Architect: De Vicente Mills Architecture

(Proposal to replace eight existing retail vendor carts with seven new carts within the Paseo Nuevo retail shopping center.)

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

**NEW ITEM****F. 904 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-048  
Application Number: MST2012-00384  
Owner: Christine Garvey  
Architect: Peter Becker Architect

(Proposal to permit the following as-built improvements: Driveway entry gate, stone pillars with electrical fixtures, and stucco wall with man gate. Also proposed is to permit a new door and window on an existing pool house. This application addresses violations called out in ZIR2012-00415. This is on the **City's List of Potential Historic Resources.**)

**REVIEW AFTER FINAL****G. 128 E CAÑÓN PERDIDO ST****C-2 Zone**

Assessor's Parcel Number: 031-011-004  
Application Number: MST2003-00243  
Owner: Pueblo Viejo Properties Ltd  
Architect: Rex Ruskauff  
Agent: Suzanne Elledge

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

**(Comments only: Review After Final of changes to add a wood trellis over the trash enclosure, relocate site walls at the Santa Barbara Street entry, and add an outdoor dining area. This change requires Planning Commission review and compliance with Planning Commission Resolution No. 018-07.)**

**REVIEW AFTER FINAL****H. 401 CHAPALA ST****C-2 Zone**

Assessor's Parcel Number: 037-203-009  
Application Number: MST2012-00105  
Owner: Hughes Family Trust

(Remove and replace portions of exterior plaster finishes. Like for like replacement with no exterior changes. Waterproof decks and replace tile to match existing. All exterior colors to match existing.)

**(Review After Final of minor change to exterior stucco weep screed details.)**

**NEW ITEM****I. 34 E MISSION ST****E-1 Zone**

Assessor's Parcel Number: 025-372-005  
Application Number: MST2012-00305  
Owner: Catherine Compere  
Architect: Jose Luis Esparza  
Applicant: Vanguard Planning LLC

(Proposal for alterations to an existing single-family residence including the following: document the as-built enclosure of two second floor sleeping porches done in the 1930's (one at 242 square feet and one at 322 square feet), convert the unpermitted enclosure of an 89 square foot second floor sleeping porch back to unenclosed porch condition, construct a new pedestrian entry gate on the E. Mission Street elevation, make window and architectural detail alterations, and reroof the entire structure. This project will address violations called out in enforcement case ENF2012-00269. This structure is on **the City's List of Potential Historic Resources: "Kinney House"** and was found to be **eligible for City Structure of Merit status and listing in the California Register of Historical Resources.**)