



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, January 10, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**

COMMISSION MEMBERS:

ROBERT ADAMS
LOUISE BOUCHER
STEVE HAUSZ
VADIM HSU
WILLIAM LA VOIE
FERMINA MURRAY
SUSETTE NAYLOR
ALEX PUJO

ADVISORY MEMBER:

DONALD SHARPE
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 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. <u>Plans</u> 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. <u>Materials</u> 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. 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 January 5, 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.
- 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.

SUBCOMMITTEE MEETING:**GENERAL BUSINESS:**

- A. Election of Chair and Vice-Chair.
- B. Appointments to subcommittees.
- C. 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 December 13, 2006.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

PUBLIC HEARING**(2:00)**

To consider adopting a resolution to recommend that City Council designate the following buildings as City Landmarks: the Mission Revival house at 1732 Santa Barbara Street (APN 027-112-001); the Spanish Colonial Revival style house at 1710 Mira Vista Avenue (APN 019-090-015); and the Franceschi House at 1510 Mission Ridge Road (APN 019-101-009).

– Jake Jacobus, Associate Planner/Urban Historian.

ARCHAEOLOGY REPORT

1. 2215 SANTA BARBARA ST E-1 Zone

(2:15) Assessor's Parcel Number: 025-201-022
Application Number: MST2006-00396
Owner: Gilbert García and Martha Correa
Architect: Gilbert García

(Proposal for a secondary dwelling unit to be added to an existing 2,947 square foot single-family residence on a 15,675 square foot lot in the Mission Area Special Design District. The proposal is for a 404 square foot one-story addition and conversion of a 162 square foot storage area to create a 566 square foot one-bedroom unit and add one uncovered parking space.)

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

HISTORIC STRUCTURES REPORT

2. 1746 PROSPECT AVE R-2 Zone

(2:20) Assessor's Parcel Number: 027-141-029
Application Number: MST2006-00719
Owner: Michael D. McCaskey

(Review of Historic Structures/Sites Report focused on the proposed addition of two dormers to the front elevation of a single-family residence on a 4,533 square foot parcel.)

(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)

REVIEW AFTER FINAL

3. 1221 ANACAPA ST C-2 Zone

(2:30) Assessor's Parcel Number: 039-183-034
Application Number: MST2003-00908
Owner: City of Santa Barbara
Agent: Heather Horne
Applicant: John Schoof
Architect: Henry Lenny

(This is a revised project. The proposal is to construct a new parking structure composed of two floors below grade and four floors above grade. The project would provide approximately 575 parking stalls and would include approximately 10,000 square feet of staff offices, a bicycle parking station and public restrooms in Parking Lot No. 6, located at the rear of the Granada Theater building.)

(Continued request to change landscaping in Anacapa Street parkway strip from eight Brisbane Box trees to three King Palm trees.)

HISTORIC STRUCTURES REPORT4. 1214 STATE ST C-2 Zone

(2:45) Assessor's Parcel Number: 039-183-019
Application Number: MST2004-00005
Owner: Santa Barbara Center for Performing Arts
Architect: Phillips, Metsch, Sweeney & Moore
Business Name: Granada Theatre

(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.)

(Review of addendum to Historic Structures/Sites Report dealing with proposed changes to the approved plans for the east elevation prepared by Post/Hazeltine Associates.)

REVIEW AFTER FINAL5. 1214 STATE ST C-2 Zone

(2:50) Assessor's Parcel Number: 039-183-019
Application Number: MST2004-00005
Owner: Santa Barbara Center for Performing Arts
Architect: Phillips, Metsch, Sweeney & Moore
Business Name: Granada Theatre

(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.)

(Review After Final of installation of goose-neck lamps over poster display cases on east and south elevations.)

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:00) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: Project Solutions, LLC
 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.)

(Continued Concept Review of alternate swimming pool/fitness center design of Group E.)

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

IN-PROGRESS REVIEW

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

(3:20) Assessor's Parcel Number: 017-680-009
 Application Number: MST95-00175
 Agent: Richard Fogg
 Applicant: Parker Family Trust
 Architect: Daun St. Amand
 Architect: Henry Lenny
 Architect: Gregory Burnett
 Business Name: Park Plaza 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.)

(Continued In-Progress Review of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT MAY REQUIRE SUBSTANTIAL CONFORMANCE DETERMINATION AND COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

DISCUSSION ITEM

8. 12 E MONTECITO ST HRC-2/SD-3 Zone

(3:35) Assessor's Parcel Number: 033-051-016
 Application Number: MST95-00044
 Applicant: Redevelopment Agency
 Architect: Gregory Burnett
 Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

(Discussion of a revised design of a previously approved youth hostel.)

CONCEPT REVIEW - CONTINUED

9. 800 SANTA BARBARA ST C-2 Zone

(3:55) Assessor's Parcel Number: 031-012-028
 Application Number: MST2006-00129
 Owner: 800 Santa Barbara Street Investment Company
 Applicant: Suzanne Elledge Planning and Permitting Services
 Architect: Cearnal Andrulaitis Architects
 Landscape Architect: Van Atta & Associates

(Proposal to demolish an existing 1,965 square foot office building and construct a three-story mixed-use project comprised of eight residential and two commercial condominium units on an 18,713 square foot parcel. Thirty underground parking spaces would be provided. Planning Commission approval will be required for a lot line adjustment of 1,529 square feet from adjacent parcel number 031-012-027 to meet residential density requirements.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

PRELIMINARY REVIEW

10. 1528 STATE ST C-2 Zone

(4:15) Assessor's Parcel Number: 027-232-012
 Application Number: MST2005-00389
 Owner: Bradley 2001 Family Trust Agreement
 Architect: Cearnal Andrulaitis

(Proposed demolition of 1,290 square feet of commercial space and construction of a new 4,100 square foot commercial space and three new residential condominium units, ranging from 2,120 to 2,782 square feet. The proposal includes 15 parking spaces.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 070-06.)

CONCEPT REVIEW - NEW

11. 721 CHAPALA ST C-2 Zone
(4:35) Assessor's Parcel Number: 037-082-006
 Application Number: MST2006-00732
 Applicant: Peikert Group
 Business Name: Paseo Chapala
 (Appeal of SGN2006-00134, denial of building name sign.)

**** SCHEDULED DINNER BREAK 4:50 P.M. TO 5:05 P.M. ****

CONCEPT REVIEW - NEW

12. 734 E ANAPAMU ST R-3 Zone
(5:05) Assessor's Parcel Number: 029-191-001
 Application Number: MST2006-00556
 Owner: Evans Stout
 Applicant: Tim Steele
 (This is a City Landmark: Little Granada Residence. Proposal to add a 362 square foot, one-story workshop with a 150 square foot basement to an existing 2,596 square foot single-family residence on a 6,966 square foot parcel. Also proposed is the construction of a 13' x 30' in-ground swimming pool.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, HISTORIC RESOURCE FINDINGS, AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)

CONCEPT REVIEW - NEW

13. 322 E MICHELTORENA ST R-3 Zone
(5:25) Assessor's Parcel Number: 029-021-023
 Application Number: MST2006-00697
 Owner: Santa Barbara Properties, Ltd.
 Agent: Don Royale
 Applicant: Michael Porter
 (This is on the City's List of Potential Historic Resources: "Holman Court & Winegar Boarding House." Proposal to legalize the as-built replacement of three wooden windows (one large eight-light window with wood muntions flanked by two, four-light windows with wood muntions) with a smaller, horizontal aluminum window. Also requested is to permit the removal of one exit door and two windows and filling in the openings with plaster. These changes were made to an existing ground floor unit of a fourplex facing E. Micheltorena Street.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONSENT CALENDAR – SEE SEPARATE AGENDA