



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, March 7, 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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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 March 2, 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.

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 21, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

RECONSIDERATION HEARING

- 1. 561 W MOUNTAIN DR A-1 Zone

(1:45) Assessor's Parcel Number: 021-110-018
 Application Number: MST2004-00206
 Owner: Jorgensen Ranch, LLC
 Applicant: Brent Daniels
 Architect: Cearnal Andrulaitis
 Landscape Architect: Van Atta & Associates

(Proposal for a four lot subdivision and construction of three new single-family residences on an 8.81 acre site in the Hillside Design District. An existing single-family residence with detached two-car garage would remain on one of the four new parcels. Each of the three proposed single-family residences would be one-story with attached garages on a lower level. The new residences would range in size from 4,147 to 4,700 square feet with garages from 819 to 825 square feet. Each new garage would require a modification to be in excess of 750 square feet. The proposal includes 1,450 cubic yards of grading outside the footprints of the buildings.)

(Reconsideration of a Structure of Merit designation and withdrawal of the designation action of February 21, 2007, in order to provide legal public notice per Municipal Code Section 22.22.085 (c).)

HISTORIC STRUCTURES REPORT

2. 118 E ISLAY ST E-1 Zone

(1:50) Assessor's Parcel Number: 027-111-002
Application Number: MST2006-00629
Owner: Joseph G. Finegold
Architect: Peter Becker

(This structure is on the City's Potential Historic Resource List: Howard House. Proposal for a second story remodel including interior work and the addition of two dormers and replacement of a rear deck on a 9,324 square foot lot.)

(Review of Historic Structures/Sites Report prepared by Ronald L. Nye.)

HISTORIC STRUCTURES REPORT

3. 900 CALLE DE LOS AMIGOS A-1 Zone

(1:55) Assessor's Parcel Number: 049-040-050
Application Number: MST2005-00742
Owner: American Baptist Homes of the West
Applicant: Tynan Group
Agent: Cameron Carey
Architect: Keith Nolan

(Proposal for residential and non-residential additions to the Valle Verde Retirement Community. Proposed is the construction of 34 additional senior housing units across the existing campus, bringing the total to 253 residential units. The non-residential component includes 8,756 square feet of new construction and 2,181 square feet to be remodeled. The proposal would add 60,860 square feet of structures, bringing the total to 320,165 square feet, as well as 116 new parking spaces for a total of 466 spaces. There would be 66,292 cubic yards of combined cut and fill grading on the 59.75 acre site. The project requires Planning Commission approval for an amendment to the existing Conditional Use Permit and for modifications for building separation and yard encroachments.)

(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

ARCHAEOLOGY REPORT

4. 2017 GARDEN ST E-1 Zone

(2:00) Assessor's Parcel Number: 025-323-007
Application Number: MST2006-00463
Owner: Richard and Maxwell Sanders
Applicant: Brett Ettinger
Architect: Ferguson-Ettinger Architects

(Proposal for remodeling and additions to an existing 1,809 square foot single-story residence and attached 447 square foot attached two-car garage. The project will result in a 3,025 square foot two-story residence with attached 551 square foot two-car garage, a 458 square foot detached accessory structure, and a swimming pool and spa on the 15,684 square foot lot in The Mission Area Special Design District. Modifications are requested for additions to encroach into the interior yard setbacks.)

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

ARCHAEOLOGY REPORT

5. 500 FOWLER A-F/SD-3 Zone

(2:05) Assessor's Parcel Number: 073-450-003
Application Number: MST2003-00344
Owner: City of Santa Barbara
Applicant: Owen Thomas

(The project involves construction of two 1,000-foot long Runway Safety Areas (RSAs) and extension of Taxiway A and construction of new Taxiway M and other taxiway improvements at the City Airport. To construct RSAs, Runway 7-25 must be relocated 800 feet to the west and Carneros and Tecolotito Creeks must be rerouted.)

(Review of Plan for Archaeological Testing, Phase 2, to Evaluate the Significance of CA-SBA-3839 for the Santa Barbara Airport Airfield Safety Projects prepared by Applied EarthWorks, Inc.)

PRELIMINARY REVIEW

6. 420 E ANAPAMU ST R-3 Zone

(2:10) Assessor's Parcel Number: 029-173-005
Application Number: MST2005-00442
Owner: Glennon Mueller
Architect: Jeff Gorrell

(The existing residence is Landmark-worthy. Proposal to construct two new condominium units adjacent to an existing single-family residence for a total of three two-story condominium units. An existing one-car garage is proposed to be demolished and replaced with three new two-car garages. A total of 3,770 square feet of living space and 1,377 square feet of garage space is proposed for the 9,044 square foot lot. Staff Hearing officer approval is required for a modification for relief from the minimum dimensions for private outdoor living space, a tentative subdivision map, and the condominium development.)

(Preliminary approval of the project is requested.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 008-07.)

FINAL REVIEW

7. 33 E CANON PERDIDO ST C-2 Zone

(2:30) Assessor's Parcel Number: 039-322-009
Application Number: MST2006-00067
Owner: Lobero Theatre Foundation
Applicant: David Asbell, Executive Director
Applicant: Maryanne Clark
Architect: Jeff Shelton

(This is a City Landmark: Lobero Theatre. Proposal for the temporary installation of a 30'x 50' tent for use in the courtyard behind the theatre. This tent will be erected during times of inclement weather for the protection of patrons attending receptions and other events. The tent is expected to be used approximately 39 days during the months of October through April.)

(Final approval of the project is requested.)

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

CONCEPT REVIEW - NEW

8. 631 GARDEN ST C-M Zone

(2:45) Assessor's Parcel Number: 031-152-028
 Application Number: MST2007-00089
 Owner: City of Santa Barbara Redevelopment
 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.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

CONCEPT REVIEW - CONTINUED

9. 518 STATE ST C-M Zone

(3:05) Assessor's Parcel Number: 037-173-046
 Application Number: MST2005-00477
 Owner: Jim Craviotto
 Owner: Charles & Georgetta M. Craviotto Trust
 Architect: Brian Cearnal

(This is a revised project. Proposal to construct a new two-story mixed-use building with 2,195 square feet of commercial space on the first floor and two apartments on the second floor. The project will require 1,951 square feet of non-residential space from the minor and small addition categories and Staff Hearing Officer approval of a modification to allow *no* on-site residential parking. The existing 244 square feet of non-residential space would be demolished.)

(Third concept review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION AND A DEVELOPMENT PLAN.)

CONCEPT REVIEW - CONTINUED

10. 331 E VICTORIA ST R-3 Zone

(3:25) Assessor's Parcel Number: 029-084-004
Application Number: MST2005-00752
Owner: Raymond Hicks

(This project was redesigned and reconfigured to reduce size and parking. The revised project description is a proposal to demolish an existing two-story, five unit apartment building, two, one-story cottages, and a detached two-car garage, and construct two, two-story duplex condominium units and two detached two-story residential condominium units (total of six units) with underground parking totaling 12 parking spaces all on a 13,497 square foot lot in El Pueblo Viejo Landmark District. The existing square footage to be demolished totals 4,032 square feet, and the proposed new square footage totals 11,513 square feet (8,457 square feet of living space and 3,056 square feet of underground parking space.) Planning Commission approval is requested for a Tentative Subdivision Map and a condominium development.)

(Fourth Concept Review. Please note that the project description has changed.)

CONCEPT REVIEW - CONTINUED

11. 101 E VICTORIA ST C-2 Zone

(3:50) Assessor's Parcel Number: 029-071-013
Application Number: MST2006-00758
Owner: 101 East Victoria
Architect: Cearnal/Andrulaitis, LLP

(Proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 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.)

(Second Concept Review.)

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

PRELIMINARY REVIEW

12. 500 NIÑOS DR P-R/SD-3 Zone

(4:10) Assessor's Parcel Number: 017-382-002
Application Number: MST2002-00676
Owner: City of Santa Barbara
Agent: Tynan Group
Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 054-06.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

13. 1710 MIRA VISTA AVE E-1 Zone

(4:25) Assessor's Parcel Number: 019-090-015
Application Number: MST2007-00014
Owner: Christine McLaughlin
Applicant: Vadim Hsu
Architect: Vadim Hsu
Contractor: Douglas Dafoe

(This structure is on the City's List of Potential Historic Resources. Proposal for a new swimming pool and a 313 square foot cabana structure on a 16,094 square foot parcel currently developed with an existing single-family residence. Zoning modifications are requested to allow the cabana to encroach into the interior yard setback, to be located in the remaining front yard, and for the swimming pool fence to be greater than 42" in height within ten feet of a driveway for a distance of 20 feet back.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND ZONING MODIFICATIONS.)

CONCEPT REVIEW – NEW: PUBLIC HEARING14. 904 CAMINO VIEJO RD A-2 Zone

(4:50) Assessor's Parcel Number: 015-060-048
Application Number: MST2007-00077
Owner: Christine Garvey and George Gelles
Architect: Peter Becker

(This structure was deemed eligible for City Landmark status. Proposal to demolish an existing 529 square foot detached two-car garage and to construct a new 598 square foot two-car garage. Approximately 300 square feet of the existing driveway and landscaped area will be reconfigured for the new garage approach, 300 square feet of the existing garage area will be converted to motorcourt, and 229 square feet of the existing garage area will be landscaped. Also proposed is to demolish 500 square feet of an existing lath house, abate enforcement case ENF2006-00832, and receive final inspection and signoff for expired building permit BLD2003-02234.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

**** SCHEDULED DINNER BREAK FROM 5:20 P.M. TO 5:35 P.M.**

REVIEW AFTER FINAL15. 715 SANTA BARBARA ST C-2 Zone

(5:35) Assessor's Parcel Number: 031-081-007
Application Number: MST2006-00279
Owner: Santa Barbara Historical Society
Architect: John Pitman
Contractor: Frank Schipper

(Proposal for a new parking lot, electrical enclosure, and landscaping to be installed after completion of separately permitted site remediation on two of three sites for the Santa Barbara Historical Museum (APNs 031-081-005 & 031-081-007) located at 715 Santa Barbara Street and 118 East de la Guerra Street. The third site at 136 E. de la Guerra is within the County's jurisdiction.)

(Review after final of exterior changes including: the addition of wrought iron gates and an adobe wall; add/replace walkway; replace decomposed granite paving with flagstone paving; replace lawn with decomposed granite; and add a new pergola.)

CONCEPT REVIEW - CONTINUED

16. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:55) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 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.)

(Concept Review of the master site landscape plan.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)

CONCEPT REVIEW - CONTINUED

17. 1900 LASUEN RD R-2/4.0/R-H Zone

(6:15) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 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.)

CONSENT CALENDAR – SEE SEPARATE AGENDA