

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 16, 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 March 7, 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.

ARCHAEOLOGY REPORT

- 1. 103 S CALLE CÉSAR CHÁVEZ OM-1/SD-3 Zone
(1:45) Assessor's Parcel Number: 017-113-020
Application Number: MST2004-00791
Owner: American Tradition
(Proposal to construct a parking lot to provide valet parking for the approved Fess Parker's Waterfront Hotel Resort located south of the property.)

(Review of Phase I Archaeological Resources Report prepared by URS Corporation.)

ARCHAEOLOGY REPORT

2. CITYWIDE

(1:50) Assessor's Parcel Number: 099-MSC-0RW
 Application Number: MST2007-00075
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo

(Proposal for the installation of a sidewalk, parkway, access ramps, curb & gutter, bus pockets, retaining walls, and grading to conform to existing conditions for sidewalk installation on Carrillo Street and Meigs Road between Miramonte and Island View Drives.)

(Review of Phase I Archaeological Resources Report prepared by Bryon Bass.)

HISTORIC STRUCTURES REPORT

3. 800 SANTA BARBARA ST

C-2 Zone

(1:55) Assessor's Parcel Number: 031-012-028
 Application Number: MST2006-00129
 Owner: 800 Santa Barbara Street Investment Company
 Applicant: Suzanne Elledge Planning and Permitting
 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.)

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

HISTORIC STRUCTURES REPORT

4. 924 GARDEN ST

C-2 Zone

(2:00) Assessor's Parcel Number: 029-301-027
 Application Number: MST2007-00098
 Owner: Annette G. Collinge, Trustee
 Owner: Barbara Beisel
 Applicant: Kirk Gradi Banyan Architects

(The structure is a City Landmark: "El Caserío." Proposal for a 56 net square foot first floor addition, replacement of 13 metal slider-type windows with wooden casement windows, replacement of four existing doors with new wooden doors to match original drawings, and decorative wooden grille work on one door and one window which will also match the original drawings. Also proposed is to raise the height of an adobe wall on the east elevation of this single-family residence on a 3,093 square foot parcel.)

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

CONCEPT REVIEW - NEW

5. 924 GARDEN ST

C-2 Zone

(2:05)

Assessor's Parcel Number: 029-301-027

Application Number: MST2007-00098

Owner: Annette G. Collinge, Trustee

Owner: Barbara Beisel

Applicant: Kirk Gradi Banyan Architects

(The structure is a City Landmark: "El Caserío." Proposal for a 56 net square foot first floor addition, replacement of 13 metal slider-type windows with wooden casement windows, replacement of four existing doors with new wooden doors to match original drawings, and decorative wooden grillework on one door and one window which will also match the original drawings. Also proposed is to raise the height of an adobe wall on the east elevation of this single-family residence on a 3,093 square foot parcel.)

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

CONCEPT REVIEW - CONTINUED

6. 631 GARDEN ST

C-M Zone

(2:25)

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.)

(Second Concept Review.)

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

CONCEPT REVIEW - CONTINUED

7. 31 W CARRILLO ST C-2 Zone

(2:45) Assessor's Parcel Number: 039-321-001
Application Number: MST2007-00004
Owner: Due West, LLP
Applicant: Tynan Group, Inc.
Architect: Backen Gillam
Landscape Architect: Arcadia Studio
Designer: Ann Kale & Associates
Business Name: Hotel Andalucía

(Proposed door and window changes to the south elevation and *porte-cochère* and new light fixtures, awnings, and planters on the south and west elevations. Also proposed is to change out existing tile and add new tile in the *porte-cochère* and the addition of four decorative flags over the vehicle entry on Carrillo Street.)

(Third Concept Review.)

CONCEPT REVIEW - CONTINUED

8. 904 CAMINO VIEJO RD A-2 Zone

(3:10) Assessor's Parcel Number: 015-060-048
Application Number: MST2007-00077
Owner: Christine Garvey/George Gelles
Architect: Peter Becker

(This structure was deemed eligible for Structure of Merit 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 motor court, 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.)

(Second Concept Review.)

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

CONCEPT REVIEW - CONTINUED

9. 101 E VICTORIA ST C-2 Zone

(3:30) 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 17,659 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.)

(Third Concept Review.)

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

CONCEPT REVIEW - CONTINUED

10. 1710 MIRA VISTA AVE E-1 Zone

(3:50) Assessor's Parcel Number: 019-090-015
Application Number: MST2007-00014
Owner: Christine McLaughlin
Applicant/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 front 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.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS.)

PRELIMINARY REVIEW

11. 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 - CONTINUED

12. 0-800 E CABRILLO BLVD P-R/SD-3 Zone

(4:30) Assessor's Parcel Number: 033-120-0RW
 Application Number: MST2004-00806
 Owner: City of Santa Barbara
 Agent: Marck Aguilar
 Landscape Architect: Arcadia Studio

(Demolish, remove, and replace existing concrete sidewalk on beachside of Cabrillo Boulevard between State Street and Milpas Street. Landscape enhancements and pedestrian amenities to be included where appropriate. Sidewalk footprint from street curb to edge of part to remain unchanged.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COASTAL REVIEW.)

**** SCHEDULED DINNER BREAK FROM 4:50 P.M. TO 5:10 P.M. ****

IN-PROGRESS REVIEW

13. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

(5:10) Assessor's Parcel Number: 017-680-009
 Application Number: MST95-00175
 Applicant: Parker Family Trust
 Agent: Richard Fogg
 Architect: Daun St. Amand
 Architect: Henry Lenny
 Architect: Gregory Burnett
 Business Name: Waterfront 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.)

(Revised Preliminary approval of design changes to exterior elevations including doors, windows and balconies. Massing and footprint of the building remains unmodified.)

(PROJECT REQUIRES COMPLIANCE WITH CITY ORDINANCE NO. 4920.)

CONCEPT REVIEW - CONTINUED

14. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:40) 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

15. 1900 LASUEN RD R-2/4.0/R-H Zone

(6:00) 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.)

CONCEPT REVIEW - CONTINUED

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

(6:20) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 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 review of proposed valet parking structure and tennis court of Group L.)

(COMMENTS ONLY; THIS PORTION OF THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

CONSENT CALENDAR – SEE SEPARATE AGENDA