



# 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, April 4, 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](http://www.SantaBarbaraCa.gov)*

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 <u>folded plans</u> are required at the time of submittal &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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](http://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 30, 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](http://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 21, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.  
  
*Report from Joint Architectural Board of Review/Historic Landmarks Commission Design Award Subcommittee on award nominations.*
- F. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT**

- 1. 516 & 518 W LOS OLIVOS ST R-3 Zone  
**(1:45)** Assessor's Parcel Number: 025-160-015  
Application Number: MST2007-00118  
Owner: Bruce Burke

(Proposal to convert two existing one-story residences to condominium units on a 8,348 square foot lot. The proposal includes an 86 square foot addition to the existing 1,196 square foot unit at the rear of the property, a 96 square foot addition to the existing 1,260 square foot unit at the front of the property, construction of a 210 square foot carport and one uncovered parking space for each unit to total two uncovered and two covered spaces on the site. Modifications are requested for alterations in the interior yard setback for both units and to eliminate the six foot tall wood fences in the private outdoor living space.)

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

**ARCHAEOLOGY REPORT**

## 2. 927 OLIVE ST

C-2 Zone

**(1:50)**

Assessor's Parcel Number: 029-302-031  
Application Number: MST2006-00421  
Owner: Fiesta Olive, LLC  
Applicant: Aaron Amuchastegui  
Architect: Keith Rivera

(Proposal for a mixed-use development consisting of three 3-story buildings. The project includes five, 3-story one- and two-bedroom residential condominium units ranging from 1,470 to 1,919 square feet in size. Three of the units will include office space totaling 690 square feet on the first floor. Each unit has an attached two-car garage and there are three uncovered parking spaces and a central auto court. A Voluntary Lot Merger is proposed to combine two parcels for the 11,761 square foot site. The project includes demolition of the two existing single-family dwellings at 927 and 933 Olive Street and 500 cubic yards of site grading. Planning Commission Approval of a Tentative Subdivision Map is requested.)

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

**ARCHAEOLOGY REPORT**

## 3. 726 FELLOWSHIP RD

E-1 Zone

**(1:55)**

Assessor's Parcel Number: 041-183-009  
Application Number: MST2006-00401  
Owner: Joseph N. Harvey  
Architect: Glenn Rappaport

(Proposal to construct a 3,084 square foot three-story residence with attached 435 square foot two-car garage and a 205 square foot detached accessory structure. The proposal includes demolition of the existing 1,709 square foot single-story residence, 528 cubic yards of cut grading within the building footprint, and 391 cubic yards of cut grading outside the building footprint. The project is located on a 15,400 square foot lot in the Hillside Design District.)

**(Review of Phase I Cultural Resources Assessment prepared by URS Corporation.)**

**HISTORIC STRUCTURES REPORT**

4. 113 HARBOR WAY HC/SD-3 Zone

**(2:00)** Assessor's Parcel Number: 045-250-004  
 Application Number: MST2005-00434  
 Owner: City of Santa Barbara  
 Applicant: Steve Hyslop  
 Architect: David Van Hoy  
 Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct an enclosed 270 square foot patio addition which will include three pairs of five-light, wood-framed bi-fold patio doors, two sets of five-light, wood-framed tri-fold patio doors, a six foot tall glass windscreen with bronze supports, and a 24" gas fire pit.)

**(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates, focused on an enclosed patio addition.)**

**CONCEPT REVIEW - CONTINUED**

5. 113 HARBOR WAY HC/SD-3 Zone

**(2:15)** Assessor's Parcel Number: 045-250-004  
 Application Number: MST2005-00434  
 Owner: City of Santa Barbara  
 Applicant: Steve Hyslop  
 Architect: David Van Hoy  
 Business Name: Chuck's Waterfront Grill

(This is a revised Project Description. This is a City Landmark: "Naval Reserve Armory." Proposal to construct an enclosed 270 square foot patio addition which will include three pairs of five-light, wood-framed bi-fold patio doors, two sets of five-light, wood-framed tri-fold patio doors, a six foot tall glass windscreen with bronze supports, and a 24" gas fire pit.)

**(Second Concept Review.)**

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

**CONCEPT REVIEW - NEW**

6. 1100 ANACAPA ST C-2 Zone

**(2:35)** Assessor's Parcel Number: 029-161-001  
 Application Number: MST2007-00147  
 Owner: County of Santa Barbara  
 Agent: Robert Ooley

(This is a City Landmark. Courtesy review of a proposal to construct a new ADA access ramp within the Sunken Garden of the Santa Barbara County Courthouse. New materials and construction methods will match existing on-site materials and previous construction methods.)

**(COMMENTS ONLY; COURTESY REVIEW.)**

**CONCEPT REVIEW - CONTINUED**

7. 101 E VICTORIA ST C-2 Zone

**(2:55)** 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**

8. 631 GARDEN ST C-M Zone

**(3:35)** 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.)

**(Second Concept Review.)**

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

**REVIEW AFTER FINAL**

9. 227 E PUEBLO ST E-1 Zone

**(4:05)** Assessor's Parcel Number: 025-132-009  
 Application Number: MST2006-00429  
 Owner: Lori Smyth  
 Architect: Tom Meaney

(This is a revised project description. This structure is eligible for City Landmark status: Gansl House. Proposal to remove 4,445 square feet of hardscape walkways, patios and pool deck and install 2,750 square feet of new landscaping in the rear yard. Also proposed is to remodel the existing swimming pool, construct a 170 square foot open air cabana with fireplace, and a 540 square foot three-car carport with realigned driveway. This 25,000 square foot parcel is currently developed with a 5,000 square foot two-story single-family residence, an 800 square foot swimming pool, and an 890 square foot detached accessory structure. Two zoning modifications are requested in order to allow over 500 square feet of accessory space and to allow 390 square feet of the accessory structure to encroach into the interior yard setbacks.)

**(Review after final of proposed changes requiring two zoning modifications for accessory space in excess of 500 square feet and for partially encroaching into the interior yard setbacks.)**

**(COMMENTS ONLY; PROJECT REQUIRES ZONING MODIFICATIONS.)**

**CONCEPT REVIEW - CONTINUED**

10. 31 W CARRILLO ST C-2 Zone

**(4:30)** 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.)

**(Fourth Concept Review.)**

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

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

**CONCEPT REVIEW - CONTINUED**11. 630 ANACAPA ST C-M Zone

**(5:05)** Assessor's Parcel Number: 031-151-011  
 Application Number: MST2005-00798  
 Owner: James Craviotto  
 Applicant: Tynan Group  
 Architect: Peter Ehlen

(Proposal to demolish an existing 2,155 square foot house, 506 square foot garage, and 5,507 square feet of commercial buildings and construct a four-level mixed-use project (three stories above-ground and one story underground) with 11,507 square feet of commercial space and 10 residential condominium units (three studios and seven two-bedroom units). A total of 34 parking spaces will be provided with 18 spaces for the larger condominiums in separate two-car garages and 16 spaces for the studios and commercial use in an underground parking structure. The two parcels involved (031-151-011 at 630 Anacapa Street and 031-151-001 at 634 Anacapa Street) total approximately 21,000 square feet. The project will require a voluntary lot merger and Planning Commission approval of the Development Plan and for a Tentative Subdivision Map for the condominium development.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, A VOLUNTARY LOT MERGER, AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP, DEVELOPMENT PLAN APPROVAL FINDINGS, AND APPROVAL OF THE CONDOMINIUM DEVELOPMENT.)**

**PRELIMINARY REVIEW**12. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

**(5:30)** Assessor's Parcel Number: 017-680-009  
 Application Number: MST95-00175  
 Applicant: Parker Family Trust  
 Agent: Richard Fogg, Attorney  
 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 is requested 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 - NEW**

13. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(5:50)**

Assessor's Parcel Number: 019-170-022

Application Number: MST2007-00140

Owner: Orient Express Hotels

Applicant: El Encanto, Inc.

Agent: Suzanne Elledge Planning &amp; Permitting Services

Architect: Henry Lenny

Business Name: El Encanto Hotel

(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.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**