



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, May 2, 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/hlc. 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 April 27, 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/hlc.
- 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 April 18, 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.

DISCUSSION ITEM**(1:45)**

Presentation and Discussion of the Proposed Two-Year Financial Plan for Fiscal Years 2008 - 2009 and the Recommended Operating and Capital Budget for Fiscal Year 2008 – Bettie Weiss, City Planner.

MISCELLANEOUS ACTION ITEM – PUBLIC HEARING**(2:05)**

Hold a Public Hearing to update the “City of Santa Barbara Master Environmental Assessment Guidelines for Archaeological Resources and Historic Structures and Sites.” Accept recommendations from the Designations Subcommittee for the proposed removal of the following structures from Appendix C, City of Santa Barbara Potential Historic Structures/Sites List:

The following properties were recommended to be removed from the City of Santa Barbara Potential Historic Structures/Sites List:

<u>Address</u>	<u>APN</u>
222 W. Alamar Avenue	051-213-008
2020-2072 Alameda Padre Serra	019-163-004
720 N. Alisos Street	031-124-024
735 Anacapa Street	037-092-037
2109 Anacapa Street	025-242-010
E. Cabrillo Blvd. at Ball Park	017-311-001
330 E. Canon Perdido Street	031-041-001
333 E. Canon Perdido Street	029-301-015
110 W. Carrillo Street	039-272-023
1208 Castillo Street	039-162-022
1502 Chapala Street	027-231-017
320 E. De La Guerra Street	031-091-008
900 Block of De La Vina Street	Various
710 Garden Street	031-091-008
1218 Indio Muerto Street	017-292-004
705 Laguna Street	031-091-008
3301 Laurel Canyon Road	055-172-003
620 W. Mission Street	043-092-009
1331 Mountain Avenue	041-102-031
107 Nopalitos Way	017-010-001, 017-203-020
2515 Orella Street	025-021-007
1728 Pampas Avenue	043-174-018
300-320 W. Pueblo Street	025-102-001
1115 Punta Gorda Street	017-291-015
1314 Punta Gorda Street	017-341-004
1036 Rinconada Road	029-240-008
423 Rose Avenue	031-281-006
217 S. Salinas Street	015-261-042
513 Santa Barbara Street	031-201-011
521 Santa Barbara Street	031-201-009
712 Spring Street	031-123-014
618 Sutton Avenue	037-061-013
2721 Verde Vista Drive	053-372-011
2860 Verde Vista Drive	053-362-020
214 S. Voluntario Street	017-252-010
326 S. Voluntario Street	017-281-008

The following properties, reviewed by the Historic Landmarks Commission Designations Subcommittee at the direction of the full Commission, are recommended by the Subcommittee to remain on the City of Santa Barbara Potential Historic Structures/Sites List:

2120 Anacapa Street	025-251-009
1505 Chapala Street	027-222-025
2330 Chapala Street	025-121-014
1812 Garden Street	027-051-017
906 W. Mission Street	043-073-012

1849 Mission Ridge Road	019-090-020
1816 Santa Barbara Street	027-042-011
425 Stanley Drive	051-273-004
2331 State Street	025-122-004
28 East Valerio Street	027-182-022

DISCUSSION ITEM

1. 35 STATE ST HRC-2/SD-3 Zone

(2:35) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Applicant: Santa Barbara Beach Properties, LP
 Agent: Ken Marshall
 Architect: Doug Singletary
 Landscape Architect: Philip Suding
 Engineer: Patrick Gibson & Bryan Mayeda
 Engineer: Penfield & Smith Engineers, Inc.
 Business Name: Ritz-Carlton Club

(Proposal for the Ritz-Carlton Club involving the private redevelopment of portions of three blocks of properties located at 22-120 State Street, 15 East Mason Street, 125 State Street, and the State Street right-of-way between Mission Creek and the Union Pacific Railroad right-of-way.)

(Presentation by Donald J. Bredberg, Managing Director, Stonecreek LLC/Mountain Funding Santa Barbara LLC, to provide an update on the project focused on new ownership, Area A design, and scheduling.)

HISTORIC STRUCTURES REPORT

2. 102 E PUEBLO ST E-1 Zone

(2:50) Assessor's Parcel Number: 025-201-024
 Application Number: MST2006-00451
 Owner: Melville Fahyun
 Designer: Steve Morando

(Proposal for a two-story addition and remodel of an existing one-story single-family residence located in the Mission Area Special Design District. The proposal includes an 825 square foot first- and second-story addition, a second-story deck, interior and exterior remodeling, and a roof-mounted solar array. The project would result in a 3,156 square foot two-story dwelling with the existing detached garage, greenhouse, and accessory building to remain on the 15,947 square foot lot. Modifications are requested for exterior remodeling in the setbacks.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

FINAL REVIEW

3. 1214 STATE ST C-2 Zone

(2:55) 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.)

(Final approval of entrance door details is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)

CONCEPT REVIEW - CONTINUED

4. 1722 STATE ST C-2/R-1 Zone

(3:05) Assessor's Parcel Number: 027-102-021
Application Number: MST2005-00455
Owner: 1722 State Street Investors, LLC
Applicant: Howard Gross, 1722 State Street Investors, LLC
Architect: Jan Hochhauser

(Proposal for a three story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 s.f. of commercial development. The residential units would consist of four 3-bedroom units, six 2-bedroom units, and two 1-bedroom units. In accordance with the Inclusionary Housing Ordinance, one 2-bedroom and one 1-bedroom residential unit would be affordable. Parking to accommodate 50-60 cars will be located in a subterranean parking garage. The existing 7,500 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

(Second Concept Review.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NUMBER 015-07.)

PRELIMINARY REVIEW

5. 433 E CABRILLO HRC-2/SP-1/SD-3 Zone

(3:35) 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.)

(Continued from April 18, 2007: 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 - CONTINUED

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

(4:00) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & 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.)

(Third Concept Review.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA