



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, June 13, 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 | Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable. |
| | Suggested | Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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. |
| | Suggested | Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate. |
| FINAL & CONSENT | Required | Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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/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 June 8, 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 May 30, 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. 1822 SAN PASCUAL ST R-3 Zone
(1:45) Assessor's Parcel Number: 043-163-013
Application Number: MST2004-00546
Owner: San Pascual Cottages, LLC
Architect: Peter Hunt

(Proposal to construct a seven unit condominium complex on a 15,341 square foot lot. Two existing single-family residences, a detached garage and shed currently located on site would be demolished.)

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

ARCHAEOLOGY REPORT

2. 125 S CALLE CÉSAR CHÁVEZ M-1/SD-3 Zone

(1:50) Assessor's Parcel Number: 017-113-029
Application Number: MST2007-00274
Owner: Redevelopment Agency of the City of Santa Barbara
Applicant: Renee Brooke

(Request for review of a Phase I Archaeological Resources Report for future development of the site, which at this time is unknown.)

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

ARCHAEOLOGY REPORT

3. 101 GARDEN ST HRC-2/SP-2/SD-3 Zone

(1:55) Assessor's Parcel Number: 017-630-018
Application Number: MST2006-00210
Owner: Wright Partners
Agents: Suzanne Elledge and Trish Allen
Architect: Peikert Group Architects
Architect: Lenvik & Minor

(This case is for the Master Plan which implements the specific plan for the Paseo de la Playa project (Wright property). Three individual sites are included: Site 1 includes 91 residential condominiums in two- and three-story buildings over podium parking for 187 cars; Site 2 includes 16 affordable residential apartments in a three-story building with 12 garage parking spaces below; and, Site 3 includes a 45,125 square foot commercial building with a manager's residential unit and a surface parking lot for 142 cars. Laguna Channel runs along the east side of this site.)

(Review of Phase I Archaeological Resources Report prepared by Applied EarthWorks, Inc.)

ARCHAEOLOGY REPORT

4. 520 W FIGUEROA ST R-3 Zone

(2:00) Assessor's Parcel Number: 039-202-011
Application Number: MST2006-00394
Owner: Baltadano Family Trust
Applicant: Pedro Baltadano
Designer: Thomas Morrison

(Proposal to construct a two-story, three-unit residential condominium project. Each new unit would be approximately 1,400 square feet with three bedrooms and have an attached 420 square foot two-car garage. The existing 1,473 square foot single-family residence on the 7,550 square foot parcel would be demolished.)

(Review of Phase I Archaeological Resources Report prepared by Western Points Archaeology.)

RECONSIDERATION HEARING

5. 320 E VICTORIA ST R-3 Zone

(2:05) Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(To revise previous motion for partial Preliminary approval.)

PRELIMINARY REVIEW

6. 320 E VICTORIA ST R-3 Zone

(2:10) Assessor's Parcel Number: 029-131-005
Application Number: MST2004-00511
Owner: Victoria Garden Mews
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

(Preliminary Approval of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 009-07.)

DISCUSSION ITEM

7. 35 STATE ST HRC-2/SD-3 Zone

(2:35) Assessor's Parcel Number: 033-102-004
Application Number: MST97-00357
Applicant: MF Santa Barbara, LLC
Agent: Stonecreek LLC/Adventure Studios
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 to introduce new project team.)

HISTORIC STRUCTURES REPORT

8. 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

(This structure is on the City's List of Potential Historic Resources "Granada Theatre and offices." 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 Letter Addendum to Historic Structures/Sites Report focused on the marquee restoration, prepared by Alexandra C. Cole, Preservation Planning Associates.)

REVIEW AFTER FINAL

9. 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

(This structure is on the City's List of Potential Historic Resources "Granada Theatre and offices." 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.)

(Continued Review After Final of marquee design.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)

CONCEPT REVIEW - NEW

10. 1022 LAGUNA ST R-3 Zone

(3:15) Assessor's Parcel Number: 029-222-022
 Application Number: MST2006-00269
 Owner: David S. and Laura M. Correia
 Architect: Murray Duncan Architects

(Proposal to demolish an existing 1,025 square foot residence and 300 square foot accessory structure and to construct a new 7,349 net square foot, three-story, two-unit residential condominium development with a rooftop deck on a 5,030 square foot lot. The project will include four covered parking spaces on the ground level. Staff Hearing Officer approval will be required for the Tentative Subdivision Map, the Condominium Development, and two Zoning Modifications for encroaching into the front and interior yard setbacks.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A TENTATIVE SUBDIVISION MAP, THE CONDOMINIUM DEVELOPMENT, AND TWO ZONING MODIFICATIONS.)

CONCEPT REVIEW - CONTINUED

11. 911 LAGUNA ST

C-2 Zone

(3:40) Assessor's Parcel Number: 029-301-012
Application Number: MST2007-00210
Owner: Mr. and Mrs. Nick Tomkins
Architect: Ray Ketzal

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three-story, single-family residence of 3,374 net square feet including a 287 square foot basement mechanical room, a 273 square foot attached garage and a 228 square foot carport. The project will require overall site grading of 260 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, the proposed carport to encroach into the front yard setback, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 square foot parcel.)

(Second Concept Review.)

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

FINAL REVIEW

12. 1137 STATE ST

C-2 Zone

(4:00) Assessor's Parcel Number: 039-231-037
Application Number: MST2007-00049
Owner: 1129 State Street Limited Partnership
Applicant: Glen Morris
Business Name: Old Navy (Formerly Copeland's)
Applicant: Carole Denardo

(This building is on the California Inventory of Historic Resources and the City's List of Potential Historic Resources: "San Marcos Court Building." Proposal for a new storefront on an existing commercial building on an approximately 52,000 square foot parcel.)

(Final Approval of the project is requested.)

CONCEPT REVIEW - NEW

13. 651 PASEO NUEVO C-2 Zone

(4:15) Assessor's Parcel Number: 037-400-002
Application Number: MST2007-00292
Owner: Santa Barbara Redevelopment Agency
Applicant: Glen Morris
Business Name: Paseo Nuevo

(Proposal to change all incandescent light bulbs throughout the Paseo Nuevo complex to compact fluorescent bulbs in 46 existing wrought iron and glass "Wynona" wall mounted and free standing light fixtures.)

PRELIMINARY REVIEW

14. 1710 MIRA VISTA AVE E-1 Zone

(4:35) Assessor's Parcel Number: 019-090-015
Application Number: MST2007-00014
Owner: Christine Mclaughlin
Applicant: 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 and to be located in the remaining front yard. This application includes abatement of ENF2007-00139 for over-height hedges.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 041-07.)

**** BREAK SCHEDULED FROM 4:50 P.M. TO 5:00 P.M. ****

IN-PROGRESS REVIEW

15. 1722 STATE ST C-2/R-1 Zone

(5:00) Assessor's Parcel Number: 027-102-021
Application Number: MST2005-00455
Owner: 1722 State Street Investors, LLC
Applicant: Howard Gross/1722 State St. Investors, LLC
Architect: Jan Hochhauser

(Proposal for a three-story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 square feet 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 to 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.)

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

CONCEPT REVIEW - NEW

16. 1900 LASUEN RD

R-2/4.0/R-H Zone

(5:20)

Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00296
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish-style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

(This proposal was heard as a Discussion Item on September 6, 2006, under MST2005-00490.)

(PROJECT REQUIRES SUBSTANTIAL CONFORMANCE DETERMINATION.)

CONSENT CALENDAR – SEE SEPARATE AGENDA