



# 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 27, 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/hlc](http://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 22, 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](http://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 June 13, 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. 618 SAN PASCUAL ST

R-3 Zone

**(1:45)** Assessor's Parcel Number: 037-102-023  
Application Number: MST2007-00028  
Owner: Anthony F. Kar  
Applicant: Housing and Redevelopment

(Proposal from the City of Santa Barbara Housing & Redevelopment Agency to assist Habitat for Humanity in the acquisition of a vacant lot and subsequent construction of up to five residential units.)

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

**ARCHAEOLOGY REPORT**

2. 1967 STANWOOD DR A-1 Zone

**(1:50)** Assessor's Parcel Number: 019-050-002  
Application Number: MST2007-00081  
Owner: Ronald B. Dinning  
Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one story addition to an existing single family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. A modification is requested for the accessory structure to encroach into the front yard.)

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

**ARCHAEOLOGY REPORT**

3. 1318 N ONTARE RD A-1 Zone

**(1:55)** Assessor's Parcel Number: 055-160-046  
Application Number: MST2003-00296  
Owner: Thomas W. and Barbara J. Swiggum Trustees  
Applicant: Isaac Romero/Suzanne Elledge

(Proposal for a lot split of an approximate 8 acre lot to create two lots of approximately 3.96 and 4.05 acres, with average slopes of 35% and 30%, respectively.)

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

**HISTORIC STRUCTURES REPORT**

## 4. 500 FOWLER RD

A-F/SD-3 Zone

**(2:00)**

Assessor's Parcel Number: 073-450-003  
 Application Number: MST2007-00002  
 Owner: Santa Barbara Airport  
 Architect: Fred Sweeney  
 Architect: Joseph Grogan

(Proposal for the construction of a new two-story Airline Terminal facility measuring approximately 67,000 square feet. The new facility would be located south of the existing 20,000 square foot main Terminal building, which would remain in operation during construction. The original 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers and baggage claim pavilions, which are currently part of the existing Terminal complex would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. The project requires approval by the Planning Commission.)

**(Review of Historic Structures/Sites Report prepared by Architectural Resources Group.)**

**HISTORIC STRUCTURES REPORT**

## 5. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(2:05)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2005-00490  
 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 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.)

**(Review of Letter Addendum to the Historic Structures/Sites Report focused on final construction plans for Building 1 of Group B, prepared by Alexandra C. Cole, Preservation Planning Associates.)**

**HISTORIC STRUCTURES REPORT**

6. 1420 ALAMEDA PADRE SERRA E-1 Zone

**(2:10)** Assessor's Parcel Number: 019-193-011  
 Application Number: MST2006-00292  
 Owner: Jo Ann Sutton  
 Owner: Larry Smith  
 Architect: Kurt Magness

(Proposal to construct an attached 470 square foot garage and convert the existing attached 283 square foot garage into living space. The one-story 3,314 square foot single-family residence is located on a 21,814 square foot lot in the Hillside Design District. A modification is requested to allow the new garage to encroach into the interior yard setback.)

**(Review of Historic Structures/Sites Report prepared by Shelley Bookspan.)**

**CONCEPT REVIEW - NEW**

7. 28 W CABRILLO BLVD & 1 STATE ST HRC-1/R-4/SD-3 Zone

**(2:15)** Assessor's Parcel Number: 033-102-002  
 Application Number: MST2007-00276  
 Owner: Beach Motel Partners  
 Architect: Cearnal Andrulaitis  
 Business Name: Harbor View Inn Spa

(This structure is on the City's List of Potential Historic Resources: "La Casa Del Mar Motel." Proposal to convert an existing 1,812 square foot hotel conference room to a guest spa and 668 square feet of exterior improvements including a new Jacuzzi spa and privacy wall at an existing patio at the Harbor View Inn. Staff Hearing Officer approval for three zoning modifications will be required for the Jacuzzi to be located within 15 feet of the front lot line; existing overheight hedges and new wall to be located within ten feet of a front lot line; and, to add a new door within the required 30 foot front yard setback on this 67,122 square foot parcel in the non-appealable jurisdiction of the Coastal Zone.)

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

**CONCEPT REVIEW - CONTINUED**

8. 102 E PUEBLO ST E-1 Zone

**(2:30)** Assessor's Parcel Number: 025-201-024  
 Application Number: MST2006-00451  
 Owner: Melville Sahyun  
 Designer: Steve Morando

(This is a revised project. 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 a 909 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 3,240 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.)

**(Second Concept Review. Project originally reviewed by Architectural Board of Review but HSSR determined that this structure is a potential Structure of Merit.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**PRELIMINARY REVIEW**

9. 320 E VICTORIA ST R-3 Zone

**(2:50)** 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.)**

**REVIEW AFTER FINAL**10. 1214 STATE ST C-2 Zone

**(3:10)** 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 - CONTINUED**11. 651 PASEO NUEVO C-2 Zone

**(3:30)** Assessor's Parcel Number: 037-400-002  
 Application Number: MST2007-00292  
 Owner: Redevelopment Agency/Santa Barbara  
 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.)

**(Second Concept Review.)**

**CONCEPT REVIEW - CONTINUED**

12. 1022 LAGUNA ST R-3 Zone

**(3:50)** 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.)

**(Second Concept Review.)**

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

**PRELIMINARY REVIEW**

13. 12 E MONTECITO ST HRC-2/SD-3 Zone

**(4:15)** Assessor's Parcel Number: 033-051-016  
Application Number: MST95-00044  
Applicant: Rodney James Shull Memorial Foundation  
Architect: Gregory Burnett  
Architect: Henry Lenny Design Studio

(Proposal to construct an 11,091 square foot two-story youth hostel with 100 beds and 60 parking spaces on a vacant parcel.)

**(Preliminary Approval is requested for the revised design of a previously approved youth hostel.)**

**(ENVIRONMENTAL ASSESSMENT IS COMPLETE AND PROJECT HAS RECEIVED A SUBSTANTIAL CONFORMANCE DETERMINATION.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**