

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 4:00 p.m., Monday through Thursday, and every other 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 July 20, 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 July 11, 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 REPORT1. 2559 PUESTA DEL SOL E-1 Zone**(1:40)**

Assessor's Parcel Number: 023-271-003
 Application Number: MST2006-00542
 Owner: Santa Barbara Museum of Natural History
 Architect: Dwight Gregory
 Business Name: Santa Barbara Museum of Natural History

(This is a Structure of Merit: Museum of Natural History. Proposal to construct an 800 square foot one-story structure for injured raptors on a 326,498 square foot parcel.)

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

ARCHAEOLOGY REPORT

2. 1298 LAS POSITAS RD A-1 Zone

(1:45) Assessor's Parcel Number: 047-010-034
 Application Number: MST2006-00509
 Owner: City of Santa Barbara
 Applicant: Elings Park Foundation
 Agent: Suzanne Elledge Permit and Planning Services
 Landscape Architect: George W. Girvin Associates, Inc.

(Revised proposal for Elings Park improvements to include Elings Park South. Additional improvements at the southern portion of the property accessed from Cliff Drive include a BMX track with exterior lighting, park office building, a new parking lot, a disc golf course, picnic areas, and 11,650 total cubic yards of cut and fill grading. The project requires Planning Commission approval of a Development Plan and recommendations to City Council for rezoning and a General Plan Amendment.)

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

HISTORIC STRUCTURES REPORT

3. 915 E ANAPAMU ST E-1/R-3 Zone

(1:50) Assessor's Parcel Number: 029-201-003
 Application Number: MST2007-00331
 Owner: Charles Crail
 Agent: Suzanne Elledge Permit and Planning Services

(Proposal for review of an Historic Structures/Sites Report to demolish an existing structure in anticipation of a future multi-residential project.)

(Review of an Historic Structures/Sites Report prepared by San Buenaventura Research Associates.)

CONCEPT REVIEW - NEW

4. 1809 STANWOOD DR A-1 Zone

(1:55) Assessor's Parcel Number: 021-143-005
 Application Number: MST2007-00353
 Owner: Linda C. Dye
 Agent: Roy Harthorn

(Review of an Historic Structures/Sites Report in preparation for a proposal to replace the structure's foundation and roof and restore the porches.)

(Review of Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates, and Roy Harthorn, Historic Building Code Consultant.)

MISCELLANEOUS ACTION ITEM

5. 1809 STANWOOD DR A-1 Zone

(2:00) Assessor's Parcel Number: 021-143-005
Application Number: MST2007-00353
Owner: Linda C. Dye
Agent: Roy Harthorn

(Review of an Historic Structures/Sites Report in preparation for a proposal to replace the structure's foundation and roof and restore the porches.)

(Consideration of a structure to be added to the City's List of Potential Historic Resources as being eligible for Structure of Merit status.)

HISTORIC STRUCTURES REPORT

6. 125 RAMETTO RD A-2 Zone

(2:05) Assessor's Parcel Number: 015-211-011
Application Number: MST2007-00333
Owner: Burrows Family Trust 5/18/93
Architect: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

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

MISCELLANEOUS ACTION ITEM

7. 125 RAMETTO RD A-2 Zone

(2:15) Assessor's Parcel Number: 015-211-011
Application Number: MST2007-00333
Owner: Burrows Family Trust 5/18/93
Architect: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(Consideration of a structure to be added to the City's List of Potential Historic Resources as being eligible for Structure of Merit status.)

CONCEPT REVIEW - NEW

8. 125 RAMETTO RD A-2 Zone

(2:20) Assessor's Parcel Number: 015-211-011
 Application Number: MST2007-00333
 Owner: Burrows Family Trust 5/18/93
 Architect: Peter Kavonian

(Proposal for a 640 square foot master bedroom addition with a 311 square foot basement beneath to an existing 2,974 square foot residence and attached garage. The project will result in a 3,925 square foot structure on a 46,316 square foot lot in the Hillside Design District.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

TIME EXTENSION HEARING

9. 35 STATE ST HRC-2/SD-3 Zone

(2:40) Assessor's Parcel Number: 033-102-004
 Application Number: MST97-00357
 Agent: Stonecreek, LLC/Adventure Studios
 Agent: Ken Marshall
 Applicant: MF Santa Barbara, LLC
 Architect: Doug Singletary
 Landscape Architect: Philip Suding
 Engineer: Patrick Gibson & Bryan Mayeda
 Engineer: Penfield & Smith Engineers, Inc.
 Business Name: Ritz- Carlton Club

(Proposal for Entrada de Santa Barbara (formerly 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.)

(Request for a fourth time extension of HLC Final Approval of Area B. The third time extension, which was granted for a period of six months, is due to expire on August 6, 2007.)

CONCEPT REVIEW - CONTINUED

10. 28 W CABRILLO BLVD & 1 STATE ST HRC-1/R-4/SD-3 Zone

(2:50) Assessor's Parcel Number: 033-102-002
 Application Number: `q - 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.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL FOR ZONING MODIFICATIONS.)

REVIEW AFTER FINAL

11. 651 PASEO NUEVO C-2 Zone

(3:10) 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.)

(Review After Final of alternate light bulb.)

CONCEPT REVIEW - NEW

12. 19 E ORTEGA ST C-2 Zone

(3:15) Assessor's Parcel Number: 037-092-013
 Application Number: MST2007-00348
 Owner: 710 State Street Partners
 Architect: Richard Six

(Proposal for exterior changes to an existing commercial building including a new fenestration layout on the south elevation including window trim and awnings at the first floor entry, minor alterations to the exterior stairs including new walls and header wall to enclose the area under the stairs, new bike storage with wrought iron enclosure, new metal trellis at a first floor window, new metal fascia at the second story entry, new plaster surfacing on entire building, new light fixtures, and new plantings for the existing landscaped areas.)

(Environmental Assessment is complete.)

CONCEPT REVIEW - NEW

13. 1811 EL ENCANTO RD E-1 Zone

(3:35) Assessor's Parcel Number: 019-170-018
Application Number: MST2006-00750
Owner: Emily and Blake Jones
Architect: Peter Becker

(This structure was found to be eligible for City Landmark status and is to be placed on the City's List of Potential Historic Resources. The proposed changes are to a site comprised of two existing single-family residences. A remodel and addition is proposed for one of the residences including a 699 square foot addition, 2,019 interior remodel, 100 square foot crawl space conversion for pool equipment and remodel of basement space. New structures would include a 750 square foot detached garage, a new 220 square foot pergola with fireplace and a new 20' x 50' swimming pool. The other residence would include a remodel and window change. A modification is requested for conversion of a non-conforming garage to an accessory space.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND HISTORIC RESOURCE FINDINGS.)

CONCEPT REVIEW - CONTINUED

14. 1022 LAGUNA ST R-3 Zone

(3:55) 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.)

(Third Concept Review.)

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

CONCEPT REVIEW - CONTINUED

15. 636 STATE ST C-M Zone

(4:10) Assessor's Parcel Number: 037-132-001
 Application Number: MST2007-00257
 Owner: Gallina Family Trust
 Applicant: Derrick Prudigalidad
 Architect: Kenneth Gruskin
 Business Name: Verison Wireless (Johnny's Greek Deli)

(Proposal for exterior alterations of the streetscape facade including changes to finishes, doors, and windows. Proposed new signage to be reviewed by the Sign Committee under a separate permit.)

(Second Concept Review.)

**** SCHEDULED BREAK 4:30 P.M. TO 4:45 P.M. ****

CONCEPT REVIEW - CONTINUED

16. 1829 STATE ST C-2/R-4 Zone

(4:45) Assessor's Parcel Number: 027-031-007
 Application Number: MST2004-00132
 Owner: Emmet J. Hawkes Family Trust
 Architect: Tom Ochsner

(This is a revised project description. Proposal for a mixed-use development on two separate parcels (027-031-007 for 1829 State Street and 027-031-006 for 11 W. Pedregosa Street). The commercial portion of the project would be located on the first and second floors of the three-story building facing State Street consisting of 3,000 square feet of retail space and 1,600 square feet of office space, with one residential unit on the second and third floors. The remaining residential units would be contained in a three-story building facing Pedregosa Street. The proposed residential unit mix includes four, three-bedroom units and three, two-bedroom units. The project includes 21 parking spaces, 14 of which are open spaces to allow for shared use. In addition, an existing single-family residence on the Pedregosa Street parcel is proposed to be demolished. The project is currently under appeal at City Council and may require Planning Commission approval for a Tentative Subdivision Map and a Development Plan.)

(Fifth Concept Review of a project that has been redesigned so as to not require zoning modifications.)

(COMMENTS ONLY; PROJECT CURRENTLY UNDER APPEAL AT CITY COUNCIL AND MAY REQUIRE PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP AND A DEVELOPMENT PLAN.)

CONCEPT REVIEW - CONTINUED

17. 222 W ALAMAR AVE R-3/SD-2 Zone

(5:05) Assessor's Parcel Number: 051-213-008
 Application Number: MST2006-00318
 Owner: Kevin Fewell
 Applicant: Jim Donohoe
 Architect: On Design Architecture and Planning

(This structure is on the City's List of Potential Historic Resources: "McKain Residence." Proposal to demolish an existing 1,486 square foot single family residence and detached 220 square foot garage and construct three new condominium units totaling 2,627 square feet. Five parking spaces will be provided in three attached garages totaling 1,070 square feet. This approximately 6,000 square foot parcel is located outside of El Pueblo Viejo Landmark District. Staff Hearing Officer approval will be required for a front yard setback modification and a parking modification.)

(Fourth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A FRONT YARD SETBACK MODIFICATION AND A PARKING MODIFICATION.)

FINAL REVIEW

18. 12 E MONTECITO ST HRC-2/SD-3 Zone

(5:25) 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.)

(Final Approval of the Project is requested.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA