

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 August 3, 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 25, 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.
- G. Request for the HLC to form a Subcommittee to consider updating and reviewing the City's Landscape Design Standards for Water Conservation, adopted June 1989 (SBMC Section 22.80.020).
Staff Contact: Alison Jordan, Water Conservation Coordinator, Public Works Department.

ARCHAEOLOGY REPORT

1. 710 ANACAPA ST C-2 Zone

(1:45) Assessor's Parcel Number: 031-081-013
Application Number: MST2006-00312
Owner: Carlos Adame
Agent: Lisa Plowman
Architect: Peikert Group Architects

(This is a revised proposal for a new 4,031 square foot, two and one-half story, 42 foot tall mixed-use development including the preservation of 577 square feet of an existing 1,562 square foot structure on the City's List of Potential Historic Resources (Myers Cottage). The project will include relocation of the existing structure (which will be used as commercial space) nine feet to the west, new construction at ground level to provide two residential condominium units (one, two-bedroom unit and one, three-bedroom unit), three covered residential parking spaces, and one uncovered commercial parking space. The existing stone site wall will be preserved.)

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

ARCHAEOLOGY REPORT

2. WEST BEACH PEDESTRIAN IMPROVEMENT PROJECT HC/P-R/SD-3 Zone

(1:50) Assessor's Parcel Number: 033-120-018
Application Number: MST2006-00122
Owner: City of Santa Barbara
Applicant: Jeannette Candau
Designer: Conceptual Motion Co.

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The project will require coastal review.)

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

ARCHAEOLOGY REPORT

3. 1025 SANTA BARBARA ST C-2 Zone

(1:55) Assessor's Parcel Number: 029-211-007
 Application Number: MST2006-00224
 Owner: Haywards Family Partnership
 Architect: Cearnal Andrulaitis Architects

(Proposal to demolish 14,602 square feet of existing commercial buildings, demolish surface parking with 45 spaces and construct a new, four-story mixed-use project with 26,383 square feet of underground parking, 12,397 square feet of commercial space and 29,572 square feet of one, two and three bedroom condominium units (15 units total) on four separate parcels (APNs 029-211-006, -007, -008, and -009) totaling 31,310 square feet. Two of the condominium units would be affordable. Approximately 12,250 cubic yards of grading excavation is proposed as a part of this project. Planning Commission approval will be required for a Tentative Subdivision Map and a modification of the lot area requirements to allow two over-density units.)

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

ARCHAEOLOGY REPORT

4. 2206 MISSION RIDGE RD A-1 Zone

(2:00) Assessor's Parcel Number: 019-071-009
 Application Number: MST2006-00757
 Owner: Jane Dreyfus Diniz 2002 Trust
 Agent: Pat Yochum
 Agent: Jessica Grant

(Proposal for a lot line adjustment between two legal lots created in 1955 by Planning Commission approval. Equal area adjustment in size and slope to correct garage over lot line and portion of residence. Adjustment would result in compliance with current zoning setbacks.)

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

HISTORIC STRUCTURES REPORT

5. 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
 Designer: 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.)

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

CONCEPT REVIEW - CONTINUED

6. 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
Designer: Peter Kavoian

(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.)

(Continued First Concept Review. Project was presented by applicant on July 25, 2007, but no comments were made by the Commission due to the two week continuance of the Letter Addendum to the Historic Structures/Sites Report.)

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

HISTORIC STRUCTURES REPORT

7. 1535 SANTA BARBARA ST R-3 Zone

(2:35) Assessor's Parcel Number: 027-241-005
Application Number: MST2007-00266
Owner: The Unitarian Society of Santa Barbara
Architect: Peikert Group Architects

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 678 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard. Install new windows at classroom B, Blake Building, new 15 space parking lot.)

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

PRELIMINARY REVIEW

8. 1535 SANTA BARBARA ST R-3 Zone

(2:40) Assessor's Parcel Number: 027-241-005
 Application Number: MST2007-00266
 Owner: The Unitarian Society of Santa Barbara
 Architect: Peikert Group Architects

(This is on the City's List of Potential Historic Resources: "Unitarian Church." Proposal for a partial interior remodel of three existing buildings, accessibility and upgrading of architectural finishes, replacement of 11 windows in the Parish Hall, enclosing the 310 square foot loggia on the east side of the Parish Hall, adding a new terrace with new 678 square foot storage room below, landscape and hardscape improvements in the Jefferson Hall Courtyard. Install new windows at classroom B, Blake Building, new 15 space parking lot.)

(ENVIRONMENTAL ASSESSMENT IS COMPLETE.)

CONCEPT REVIEW - CONTINUED

9. 19 E ORTEGA ST C-2 Zone

(3:00) 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.)

(Second Concept Review.)

(ENVIRONMENTAL ASSESSMENT IS COMPLETE.)

PRELIMINARY REVIEW

10. 517 CHAPALA ST C-2 Zone

(3:20) Assessor's Parcel Number: 037-163-007
 Application Number: MST2005-00088
 Owner: Montecito Bank & Trust Trustee
 Applicant: Peikert Group Architects, LLC
 Applicant: H & R Investments

(The proposed project consists of a lot merger and the construction of a mixed-use development with six two-bedroom residential condominium units totaling 9,999 square feet (net) and two commercial condominium spaces totaling 2,872 square feet (net). One of the units would be affordable. A modification to allow the 10% open space on the second floor is requested. Seventeen parking spaces are proposed.)

(Preliminary Approval is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 030-06.)

CONCEPT REVIEW - NEW

11. CITYWIDE ? Zone

(4:00) Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2007-00377
 Owner: City of Santa Barbara
 Applicant: Bruce Caron

(Proposal to install the Light Blue Line Public Art Project, including curb markers (medallions) at various locations in the area of Shoreline Drive at Loma Alta, Milpas at Cañón Perdido Streets, and Cabrillo Blvd. at Highway 101.)

CONCEPT REVIEW - CONTINUED

12. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:45) 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.)

(Second Concept Review.)

(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS, SUBSTANTIAL CONFORMANCE DETERMINATION, AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTIONS 057-04 AND 037-05.)

CONSENT CALENDAR – SEE SEPARATE AGENDA