



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION CONSENT AGENDA

**630 Garden Street**

**11:00 A.M.**

**Wednesday, April 2, 2008**

**COMMISSION MEMBERS:**

WILLIAM LA VOIE, *Chair* (Consent Calendar Representative)  
DONALD SHARPE, *Vice-Chair* (Consent Calendar Representative)  
ROBERT ADAMS (Consent Calendar Representative)  
LOUISE BOUCHER  
KEN CURTIS  
STEVE HAUSZ  
FERMINA MURRAY  
SUSETTE NAYLOR  
ALEX PUJO

**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)*

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### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. 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.

Actions on the Consent Calendar agenda are reported to the Full Board. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the HLC may refer items to the Full Board for review.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within ten (10) calendar days of the date the action is ratified.

**NOTICE:**

- A. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden Street 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. and 4:00 p.m., Monday through Thursday, and every other Friday; or by e-mail at [sgantz@SantaBarbaraCA.gov](mailto:sgantz@SantaBarbaraCA.gov). Please check our website under City Calendar to verify closure dates.
- B. **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.
- C. **POSTING:** On Friday, March 28, 2008, 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).

**FINAL REVIEW**

- A. 1230 STATE ST C-2 Zone  
 Assessor's Parcel Number: 039-183-027  
 Application Number: MST2008-00049  
 Owner: Ray Mahboob  
 Architect: Henry Lenny

(Proposal to replace storefront doors and windows in same size openings and materials.)

**(Final approval of shop drawing details is requested.)**

**FINAL REVIEW**

- B. 813 ANACAPA ST C-2 Zone  
 Assessor's Parcel Number: 037-052-033  
 Application Number: MST2007-00490  
 Owner: SIMA El Paseo, LP  
 Applicant: Chris Vigilante, Regional Director of Operations  
 Applicant: Bernard Rosenson, President, Wine Cask, Inc.  
 Agent: Preservation Planning Associates  
 Landscape Architect: Bob Cunningham  
 Business Name: Wine Cask Restaurant

(This structure is a City Landmark and is on the National Register of Historic Places: "El Paseo." Unpermitted exterior changes to El Paseo's Wine Cask restaurant including the removal of an existing 80-foot tall eucalyptus tree, removal of the courtyard fountain, replacement of stone pavers, removal of landscaping, repainting building in courtyard, replacement of courtyard lighting, and outdoor dining furniture, plant holders, and portable heaters. This is to abate enforcement case ENF2007-00873 initiated on 8-27-07.)

**(Final approval is requested of umbrella poles and patio heaters.)**

**REVIEW AFTER FINAL**

C. 2300 GARDEN ST E-1 Zone

Assessor's Parcel Number: 025-140-018  
Application Number: MST2005-00241  
Owner: SRS Garden Street, LLC  
Agent: Mary Rose & Associates  
Architect: M2 Architecture  
Contractor: Plant Construction Company  
Business Name: San Roque School Garden Street Campus

(Seismic and safety upgrades to the kitchen and cafeteria building, infirmary, bell tower, chapel, mezzanines, and shop buildings at the existing St. Anthony's Seminary High School campus including accessibility improvements, fire sprinklers, interior elevators, removal of hazardous and toxic materials, and underground trenching for utilities. Only very minor exterior changes are proposed.)

**(Continued Review After Final of changes to window and chimney.)**

**CONTINUED ITEM**

D. 620 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-031  
Application Number: MST2008-00001  
Owner: Metro 4 Theater Property, LLC  
Business Name: Rockin' Yogurt

(Proposal to change an as-built chrome and glass entry storefront system to wood frame. Also proposed is to replace the valance of the existing awning with new fabric to match the awning. This is to abate ENF2007-00916.)

**(Second Concept Review.)**

**REVIEW AFTER FINAL**

E. 1535 SANTA BARBARA ST R-3 Zone

Assessor's Parcel Number: 027-241-005  
Application Number: MST2007-00266  
Owner: The Unitarian Society of Santa Barbara  
Architect: Peikert Group Architects  
Landscape Architect: Robert Fowler

(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; adding a new terrace with new 678 square foot storage room below; and landscape and hardscape improvements in the Jefferson Hall Courtyard.)

**(Continued Review After Final of changes to omit fountain, add a concrete bench, replace approved brick pavers with stamped concrete, and straighten the top of the terrace walls.)**

**FINAL REVIEW**

F. 16 E CARRILLO ST C-2 Zone

Assessor's Parcel Number: 039-322-044  
Application Number: MST2008-00055  
Owner: Masonic Properties Santa Barbara, Inc.  
Applicant: Gil García  
Business Name: Santa Barbara Bank & Trust

(This structure is on the City's List of Potential Historic Resources: "Masonic Temple." Proposal to relocate an existing ATM, replace a storefront window, add new plant pots and light fixtures, and paint a colored band on the exterior of the office of Santa Barbara Bank & Trust.)

**(Final approval of the project is requested.)**

**NEW ITEM**

G. 401 E YANONALI ST OM-1/SD-3 Zone

Assessor's Parcel Number: 017-540-001  
Application Number: MST2008-00137  
Owner: City of Santa Barbara  
Agent: Timothy Burgess  
Business Name: Progressive Waste  
Business Name: McCoy Electric

(Proposal to replace an existing six foot tall, 242 linear foot fence with a new eight foot tall fence and to erect 455 linear feet of new eight foot tall fencing to prevent pedestrian access at a portion of Laguna Creek. The proposed fencing will be constructed of ornamental iron and mini-mesh chain link. New barbed wire will top an existing four foot tall, 249 linear foot fence near the City annex yard at the east creekbank fence location.)

**NEW ITEM**

H. 1920 STATE ST C-2/R-3 Zone

Assessor's Parcel Number: 025-372-015  
Application Number: MST2008-00142  
Owner: Richard Perry Living Trust  
Architect: Rex Ruskauff

(Proposal to remove an existing permitted air conditioning unit and install a new one in a different location, and to permit an as-built exterior alteration to remove an existing aluminum sliding door and install a new aluminum sliding window.)

**REVIEW AFTER FINAL****I. 630 STATE ST C-M Zone**

Assessor's Parcel Number: 037-132-027  
Application Number: MST2008-00086  
Owner: Jodell A. Williams Trust  
Applicant: Sherry & Associates  
Business Name: Zelo Restaurant and Bar

(Proposal to expand an enclosed patio including new plaster walls with wrought iron to match existing and new landscaping. This project may require an encroachment permit for new tile in the public right-of-way.)

**(Review After Final of proposed change to patio wall height.)**

**REVIEW AFTER FINAL****J. 1900 LASUEN RD R-2/4.0/R-H Zone**

Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Agent: SEPPS  
Applicant: El Encanto, Inc.  
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 After Final of relocation of two existing trees and the removal and replacement of one existing jacaranda tree.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 057-04.)**