



# 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, April 30, 2008**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**  
 WILLIAM LA VOIE, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 ROBERT ADAMS  
 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)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - 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. <u>Plans</u> - three sets of <u>folded plans</u> are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - 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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> 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.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - 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	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - 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.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

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 St. within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

**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. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at [sgantz@SantaBarbaraCA.gov](mailto:sgantz@SantaBarbaraCA.gov). Please check our website under City Calendar to verify closure dates.

**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 Friday, April 25, 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).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, May 2nd, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**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 April 16, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

- 1. **DISCUSSION ITEM**  
**(1:45)**

Presentation and Discussion of the Proposed Two-Year Financial Plan for Fiscal Years 2009 - 2010 and the Recommended Operating and Capital Budget for Fiscal Year 2009 – Bettie Weiss, City Planner.

**PRELIMINARY REVIEW**

2. 801 STATE ST C-2 Zone

**(2:00)** Assessor's Parcel Number: 037-400-013  
Application Number: MST2006-00154  
Owner: Hughes Land Holding Trust 5/9/84  
Architect: Vadim Hsu  
Business Name: Rocks Restaurant & Lounge

(This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,054 net square foot third story addition on an existing commercial building located in El Pueblo Viejo Landmark District. The addition will be comprised of a new kitchen, bar, and 1,034 square feet of inside patron seating and 1,020 square feet of outdoor patron seating; and will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires Development Plan Approval findings.)

**(New Preliminary Approval of the project is requested. Previous Preliminary Approval expired on October 4, 2007. Development Plan Approval findings, made on October 4, 2006, will expire on October 4, 2010.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**

**CONCEPT REVIEW - CONTINUED**

3. 710 ANACAPA ST C-2 Zone

**(2:20)** 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, three-story, 34' 6" 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.)

**(Fourth Concept Review.)**

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

**CONCEPT REVIEW - CONTINUED**

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

**(2:55)** Assessor's Parcel Number: 033-120-018  
Application Number: MST2006-00122  
Owner: City of Santa Barbara  
Applicant: Jeannette Candau  
Architect: Conceptual Motion

(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.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

## 5. 1704 STATE ST C-2/R-3 Zone

**(3:35)** Assessor's Parcel Number: 027-102-017  
Application Number: MST2007-00494  
Owner: 1704 State Street  
Architect: Cearnal Andrulaitis, LLP

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

**(PROJECT REQUIRES ENVIRONMENTAL ASSESSEMENT AND PLANNING COMMISSION APPROVAL.)**

**CONCEPT REVIEW - CONTINUED**

6. 35 STATE ST

HRC-2/SD-3 Zone

**(4:05)**

Assessor's Parcel Number: 033-102-004  
Application Number: MST2007-00538  
Owner: MF Santa Barbara  
Applicant: Ray Wicken, Managing Director  
Applicant: Teri Malinowski  
Agent: Ken Marshall  
Architect: Yvan Lebroc  
Landscape Architect: Philip Suding  
Engineer: Penfield & Smith Engineers, Inc.  
Business Name: Entrada De Santa Barbara

(Proposal for Entrada de Santa Barbara 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. This particular application is for Area "A", the Californian Hotel (a.k.a. 35 State Street), a structure that is on the city's list of Potential Historic Resources. An Historic Structures Report prepared by Preservation Planning Associates dated September 5, 1997, and subsequently reviewed and accepted by the Historic Landmarks Commission identifies the Californian Hotel as eligible for City Landmark status under criteria A, C, D, E, and I. The 1997 Historic Structures Report evaluated the effects of retaining the Californian Hotel and the addition of a new three story building to the southwest side of the Californian Hotel. Area A's existing development application approval entitlements are for 44 bedrooms within 18 units and 13,920 square feet of non-residential floor area. The Historic Landmarks Commission is requested to review the proposal for the partial demolition of the structure and the proposed alterations to the existing State Street and Mason Street facades.)

**(Continued Concept Review.)**

**(PROJECT REQUIRES COMPLIANCE WITH CITY COUNCIL RESOLUTION NO. 01-103.)**

**CONCEPT REVIEW - CONTINUED**

7. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(5:10)**

Assessor's Parcel Number: 019-170-022

Application Number: MST2007-00140

Owner: Orient Express Hotels

Business Name: El Encanto Hotel

Applicant: El Encanto, Inc.

Architect: Henry Lenny

Agent: Suzanne Elledge Planning &amp; Permitting Services

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Fifth Concept Review for Group M - Mission Village. The project design has been revised and now includes a partially subterranean parking structure.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**