



# 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, August 20, 2008**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**  
 SUSETTE NAYLOR, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 ROBERT ADAMS  
 LOUISE BOUCHER  
 KEN CURTIS  
 MICHAEL DRURY  
 STEVE HAUSZ  
 FERMINA MURRAY  
 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  
 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**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). Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. 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. 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, August 15, 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, August 22<sup>nd</sup>, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**SUBCOMMITTEE MEETING:**

There will be an El Pueblo Viejo District Guidelines Subcommittee meeting at 10:00 a.m. on Wednesday, August 27, in the Fishbowl Conference Room located on the first floor at 630 Garden Street.

**GENERAL BUSINESS:**

- A. Subcommittee Appointments.
- B. 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.)
- C. Approval of the minutes of the Historic Landmarks Commission meeting of August 6, 2008.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.
- G. Possible Ordinance Violations.

**DISCUSSION ITEM****1. MEASURE G APPROVED FOR NOVEMBER 4, 2008, ELECTION BALLOT****(1:50)** Staff Presentation: Bob Peirson, Finance Director

(On July 1, 2008, the Santa Barbara City Council voted to place a measure on the November 4, 2008 ballot to reduce the Utility User's Tax (UUT) on telecommunications and cable TV from 6% to 5.75% and modernize the tax ordinance. Due to an IRS ruling and changes in telecommunications technology, the City of Santa Barbara could lose approximately \$4 million of its annual \$13 million UUT revenue. The UUT provides funding for essential government services such as police, fire, streets, libraries, parks and recreation. The City's UUT Ordinance was written prior to the introduction of cell phones, voice-over-Internet technology, and other telecommunication methods. The proposed UUT Ordinance will update provisions for telecommunications and specifically exclude Internet access service charges. Modernizing the City's UUT Ordinance as it relates to telecommunications requires a majority approval from City voters.)

**(Commission comments are requested.)**

**DISCUSSION ITEM****2. Status update of Plan SB and an overview of recent Policy Options Workshops.****(2:15)** Staff Presentation: Beatriz Gularte, Project Planner**DISCUSSION ITEM****3. Impact of an existing eucalyptus tree on a potentially historic stone wall.****(3:00)** Staff Presentation: Jake Jacobus, Associate Planner**ARCHAEOLOGY REPORT****4. 300 W ALAMAR AVE/OAK PARK**

P-R Zone

**(3:20)** Assessor's Parcel Number: 051-340-001  
Application Number: MST2008-00314  
Owner: City of Santa Barbara  
Applicant: George Johnson

(Proposal to remove a concrete grade control structure downstream of the Tallant Road bridge and replace with sandstone boulders and plant with native riparian plants.)

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

**REVIEW AFTER FINAL**

5. 16 E CARRILLO ST C-2 Zone

**(3:25)** 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.)

**(Review After Final of change to proposed windows at front elevation.)**

**CONCEPT REVIEW - CONTINUED**

6. 1528 STATE ST C-2 Zone

**(3:40)** Assessor's Parcel Number: 027-232-012  
Application Number: MST2008-00282  
Owner: Camilla Chandler Frost Trust  
Business Name: Divine Inspiration Gallery of Fine Art  
Agent: Sharon Spear  
Designer: Mark Morando

(Proposal to permit the following as-built alterations on a 1,225 square foot commercial building: new exterior paint colors, new wrought iron railings and driveway gate, new paving material on the front porch, new landscaping, new rear entry door, new 128 square foot detached storage shed, new entry door hardware, and new light fixtures. Also proposed but not yet installed are six new window awnings in tan Sunbrella fabric. Awning signage to be reviewed by the Sign Committee under a separate application.)

**(Second Concept Review. Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - CONTINUED**

7. 426 STATE ST C-M Zone

**(4:00)** Assessor's Parcel Number: 037-212-003  
Application Number: MST2008-00347  
Owner: Ray Mahboob  
Architect: Henry Lenny

(Proposal to repave an existing 16,000 square foot parking lot with red brick and add new landscaping features. The existing 28-space parking lot provides parking for the building at 424 State Street. This proposal will reduce the number of parking spaces to 14.)

**(Third Concept Review.)**

**HISTORIC STRUCTURES REPORT**

8. 1900 LASUEN RD R-2/4.0/R-H Zone

**(4:20)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2008-00387  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning and Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Proposal for seismic reconstruction of the historic arbor to match the existing arbor exterior.)

**(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This addendum report is focused on reconstruction of the existing historic arbor.)**

**CONCEPT REVIEW - NEW**

9. 1900 LASUEN RD R-2/4.0/R-H Zone

**(4:30)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2008-00387  
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 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning and Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Proposal for seismic reconstruction of the historic arbor to match the existing arbor exterior.)

**(Action may be taken if sufficient information is provided.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**