



# City of Santa Barbara

## Planning Division

Revised Agenda

### HISTORIC LANDMARKS COMMISSION

#### AGENDA

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Wednesday, August 18, 2010**      **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  
 MICHAEL DRURY  
 FERMINA MURRAY  
 ALEX PUJO  
 CRAIG SHALLANBERGER  
 PHIL SUDING

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW  
**CITY COUNCIL LIAISON:** MICHAEL SELF  
**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)**

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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 extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 13, 2010, 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 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 August 4, 2010.
- C. Listing of approved Conforming Signs: August 3, August 10, and August 17, 2010.
- D. Consent Calendar.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**CONCEPT REVIEW – NEW: PUBLIC HEARING****1. 700 BLK ANACAPA ST**

**(1:45)** Assessor's Parcel Number: ROW-001-705  
Application Number: MST2010-00207  
Owner: City of Santa Barbara  
Applicant: NextG Networks of California  
Contractor: HP Communications, Inc.

(Installation of a 24" microcell antenna on top of an existing City streetlight pole located in the public right-of-way at the northeast corner of Anacapa and Ortega Streets. Associated equipment will be located in an underground vault adjacent to the pole. An alternate proposal would place a new streetlight pole with 24" microcell antenna and associated equipment located in an above-grade cabinet in the public right-of-way at the southeast corner of the intersection of Anacapa and Ortega Streets.)

**(No action will be taken. Comments requested regarding potential visual impacts to the Community Development Director.)**

**HISTORIC PROPERTIES CLEARANCE REPORT****2. 900 BLK E CABRILLO BLVD****(2:15)**

Assessor's Parcel Number: ROW-002-841

Application Number: MST2010-00226

Owner: City of Santa Barbara

Applicant: Redevelopment Agency of the City of Santa Barbara

(Proposal for the East Beach Cabrillo Boulevard Sidewalk Replacement project to remove and replace approximately 1,120 linear feet of existing sidewalk located on the beach side of E. Cabrillo Blvd. between Milpas St. and Niños Dr. There will be no changes to the existing sidewalk footprint. An empty landscape bed adjoining the street side of the sidewalk and extending eastward approximately 290 linear feet from the intersection of Milpas Street and E. Cabrillo Blvd. will be replaced with permeable paving. Additional improvements including benches and trash/recycling cans are proposed. Coastal review is required.)

**(Review of state mandated Historic Properties Clearance Report assessing potential impacts on the East Cabrillo Boulevard Parkway State Historic District. The report as prepared by Post/Hazeltine Associates concludes that the proposed work conforms to the Secretary of the Interior's Standards and will not negatively impact the State Historic District.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING****3. 900 BLK E CABRILLO BLVD****(2:25)**

Assessor's Parcel Number: ROW-002-841

Application Number: MST2010-00226

Owner: City of Santa Barbara

Applicant: Redevelopment Agency of the City of Santa Barbara

(Proposal for the East Beach Cabrillo Boulevard Sidewalk Replacement project to remove and replace approximately 1,120 linear feet of existing sidewalk located on the beach side of E. Cabrillo Blvd. between Milpas St. and Niños Dr. There will be no changes to the existing sidewalk footprint. An empty landscape bed adjoining the street side of the sidewalk and extending eastward approximately 290 linear feet from the intersection of Milpas Street and E. Cabrillo Blvd. will be replaced with permeable paving. Additional improvements including benches and trash/recycling cans are proposed. Coastal review is required.)

**(Project requires Environmental Assessment and Coastal Review.)**

**PRELIMINARY REVIEW****4. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(3:00)**

Assessor's Parcel Number: 019-170-022  
Application Number: MST2007-00140  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Gensler  
Architect: Henry Lenny  
Business Name: El Encanto Hotel  
Landscape Architect: Katie O'reilly-Rogers, Inc.

(The project site has been designated a **Structure of Merit**. The proposed project is a **Revised Master Plan** for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) **Mission Village, consisting of 6 new cottages with an underground valet parking garage below in the northeast corner**; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Preliminary Approval of Mission Village is requested. Project requires compliance with Planning Commission Resolution No. 004-09.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**