



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, September 15, 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

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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. 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. 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. On Friday, September 10, 2010, 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 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 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 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 September 01, 2010.
- C. Consent Calendars: Sign Committee Consent and HLC Consent.
- D. Listing of approved Conforming Signs.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

ARCHAEOLOGY REPORT

1. 200 BLK CHAPALA ST 2070 SEG ID

(1:45) Assessor's Parcel Number: ROW-002-070
Application Number: MST2010-00263
Owner: City of Santa Barbara
Architect: Craig Drake
Agent: Applied Earthworks

(Proposed replacement of the Chapala - W. Yanonali Street bridge over Mission Creek.)

(Review of Archaeological Survey Report prepared by Ann Munns of Applied EarthWorks, Inc.)

HISTORIC STRUCTURES REPORT

2. 200 BLK CHAPALA ST 2070 SEG ID

(1:50) Assessor's Parcel Number: ROW-002-070
Application Number: MST2010-00263
Owner: City of Santa Barbara
Architect: Craig Drake
Agent: Applied Earthworks

(Proposed replacement of the Chapala - W. Yanonali Street bridge over Mission Creek.)

(Review of Historical Resources Evaluation Report prepared by Applied Earthworks, Inc. The HRER concludes that the Chapala Street Bridge qualifies as a Structure of Merit.)

ARCHAEOLOGY REPORT

3. 0 BLK W MASON ST 2096 SEG ID

(2:00) Assessor's Parcel Number: ROW-002-096
Application Number: MST2010-00261
Applicant: Thomas Conti
Owner: City of Santa Barbara

(Proposed replacement of the Mason Street bridge over Mission Creek.)

(Review of Archaeological Survey Report prepared by Ann Munns of Applied EarthWorks, Inc.)

HISTORIC STRUCTURES REPORT

4. 0 BLK W MASON ST 2096 SEG ID

(2:05) Assessor's Parcel Number: ROW-002-096
Application Number: MST2010-00261
Applicant: Thomas Conti
Owner: City of Santa Barbara

(Proposed replacement of the Mason Street bridge over Mission Creek.)

(Review of Historical Resources Evaluation Report prepared by Applied Earthworks, Inc. The HRER recommends that the structure at 15 W. Mason Street, former garage for the Californian Hotel, be removed from the Designated Historic Resources list as a Structure of Merit. The Mason Street bridge was found to not qualify as a historic resource.)

HISTORIC STRUCTURES REPORT

5. 1730 ANACAPA ST E-1 Zone

(2:15) Assessor's Parcel Number: 027-111-015
 Application Number: MST2010-00032
 Owner: Monte C. and Patricia R. Fligsten Trust
 Designer: Eric Swenumson

(This dwelling is on the City's List of Potential Historic Resources and was found to be worthy of Structure of Merit status: "Hall Cottage/Park Residence." Proposal to demolish and reconstruct 731 square feet of an existing 2,851 square foot, two-story single-family residence and construct a 216 square foot, first-floor addition. Also proposed is to construct two new second-floor decks at the rear totaling 1,576 square feet. An existing 1,211 square foot, two-story detached accessory space is to remain unaltered. This project will result in a total square footage of 4,266, which is 90% of the maximum guideline floor to lot area ratio on a 25,425 square foot parcel.)

(Review of an Addendum to Historic Structures/Sites Report originally reviewed and accepted on May 11, 2005 under MST2005-00123. The structure was found to be worthy of Structure of Merit status and for listing in the California Register of Historical Resources.)

CONCEPT REVIEW - NEW

6. 1730 ANACAPA ST E-1 Zone

(2:25) Assessor's Parcel Number: 027-111-015
 Application Number: MST2010-00032
 Owner: Monte C. and Patricia R. Fligsten Trust
 Designer: Eric Swenumson

(This dwelling is on the City's List of Potential Historic Resources and was found to be worthy of Structure of Merit status: "Hall Cottage/Park Residence." Proposal to demolish and reconstruct 731 square feet of an existing 2,851 square foot, two-story single-family residence and construct a 216 square foot, first-floor addition. Also proposed is to construct two new second-floor decks at the rear totaling 1,576 square feet. An existing 1,211 square foot, two-story detached accessory space is to remain unaltered. This project will result in a total square footage of 4,266, which is 90% of the maximum guideline floor to lot area ratio on a 25,425 square foot parcel.)

(Comments only; project requires Environmental Assessment.)

FINAL REVIEW

7. 00 E ANAPAMU ST C-2 Zone

(3:00) Assessor's Parcel Number: 039-232-0RW
 Application Number: MST2008-00338
 Owner: City of Santa Barbara
 Architect: Blackbird Architects

(Proposal for new Metropolitan Transit District bus stop shelter designs for various downtown locations on City sidewalks.)

(Final Approval of project is requested.)

FINAL REVIEW

8. 318 STATE ST C-M Zone

(3:30) Assessor's Parcel Number: 037-254-020
Application Number: MST2010-00167
Owner: 318 State Street Properties, LLC
Architect: Cearnal Andrulaitis Architecture

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom aka Andalucia Building." Proposal for a facade remodel at the rear elevation of an existing structure at 318 State Street including the removal of nine existing windows, sandblasting an existing brick facade, a new plaster entry surround, new doors, trellis, canvas awnings, paint, truck dock with roll-up door, parapet, and light fixtures. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

(Final Approval of the project is requested.)

FINAL REVIEW

9. 101 W CANON PERDIDO ST C-2 Zone

(4:00) Assessor's Parcel Number: 037-042-023
Application Number: MST2009-00397
Owner: Verizon California, Inc.
Engineer: Penfield and Smith Engineering Inc.
Agent: Blu Croix LTD
Landscape Architect: Arcadia Studio

(Proposal for a one-lot subdivision into two new lots and conversion of existing office space into four commercial condominium units in an existing four-story telecommunications switch facility. Also proposed on this 75,134 square foot parcel is the installation of a new ADA accessible lift at the Chapala Street entry and street improvements including a new bulb-out and landscaping at the south corner of the intersection of Chapala and W. Canon Perdido Streets. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)

IN-PROGRESS REVIEW

10. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:30)

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

(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.)

(In-Progress Review of the Mission Village portion of the project. Project requires compliance with Planning Commission Resolution No. 004-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA