



# City of Santa Barbara

## Planning Division

Item 10 added to agenda.

### HISTORIC LANDMARKS COMMISSION REVISED AGENDA

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

**Wednesday, February 2, 2011**      **David Gebhard Public Meeting Room: 630 Garden Street**      **1:30 P.M.**

**COMMISSION MEMBERS:**  
 SUSETTE NAYLOR, *Chair*  
 DONALD SHARPE, *Vice-Chair*  
 LOUISE BOUCHER  
 MICHAEL DRURY  
 WILLIAM LA VOIE  
 FERMINA MURRAY  
 JUDY ORÍAS  
 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>PROJECT DESIGN APPROVAL</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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Project Design Approval and Final Historic Landmarks Commission approval.

Concept review comments are valid for one year. Project Design 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, extension 3310. 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, January 28, 2011, 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 January 19, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM**

1. **215 W VALERIO ST** R-4 Zone  
**(1:45)** Assessor's Parcel Number: 027-171-005  
Application Number: MST2010-00370  
Owner: Melony B. Parent  
Staff Member: Jake Jacobus, Associate Planner/Urban Historian  
(The Commission is requested to recommend that the Community Development Director authorize the execution of a Mills Act contract for the Queen Ann Style house which is a designated City Landmark.)

**(Recommendation to Community Development Director.)**

**ARCHAEOLOGY REPORT****2. 2215 EDGEWATER WAY**

E-3/SD-3 Zone

**(1:50)** Assessor's Parcel Number: 041-350-014  
Application Number: MST2008-00119  
Owner: John Sharrat  
Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a coastal development permit, a lot line adjustment, and modifications is requested.)

**(Review of Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)**

**CONCEPT REVIEW - CONTINUED****3. 18 E ORTEGA ST**

C-M Zone

**(1:55)** Assessor's Parcel Number: 037-132-025  
Application Number: MST2010-00384  
Owner: Alan Porter  
Architect: Sherry & Associates

(Proposal to change the exterior paint color of the building housing Dargan's Pub.)

**(Second Concept Review.)**

**CONCEPT REVIEW - NEW****4. 651 PASEO NUEVO**

C-2 Zone

**(2:10)** Assessor's Parcel Number: 037-400-002  
Application Number: MST2011-00025  
Owner: Santa Barbara Redevelopment Agency  
Architect: Design Group Beau, Inc.

(Proposal to remodel the exterior storefront of a retail store in Paseo Nuevo to allow expanded floor area of Angl retail store. The project will include removal of an existing entry door on an adjacent tenant space and installation of a new window system in its place. New details to the facade are proposed to match the existing condition on the Angl storefront. No new square footage is proposed. Any new signage will be reviewed by the Sign Committee under a separate permit.)

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

**FINAL REVIEW****5. 829 STATE ST**

C-2 Zone

**(2:30)** Assessor's Parcel Number: 037-400-007  
Application Number: MST2010-00392  
Owner: Rametto Company, LLC  
Applicant: Glen Morris  
Architect: Linane Drews

(This structure is on the **City's List of Potential Historic Resources: "Howard-Canfield Building."** Proposal for window and door alterations to the first floor tenant space of an existing commercial building and to reclaim 28 square feet of floor area which will restore the original footprint of the tenant space entry.)

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

**CONCEPT REVIEW - NEW****6. 800 BLK STATE ST**

**(2:50)** Assessor's Parcel Number: ROW-003-368  
Application Number: MST2011-00011  
Owner: City of Santa Barbara  
Applicant: Redevelopment Agency

(Proposal to re-orient/relocate pedestrian benches along the east and west sides of the 800 and 900 blocks of State Street from Carrillo to De La Guerra Streets. Four benches will be re-oriented and ten benches will be relocated. Also proposed is to relocate six bicycle hitching posts within the same area. Twenty-one square feet of landscaping on the west side of the 900 block is proposed to be removed and paved with bricks to match existing.)

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

**CONCEPT REVIEW - CONTINUED****7. 121 STATE ST**

HRC-2/SD-3 Zone

**(3:40)** Assessor's Parcel Number: 033-075-001  
Application Number: MST2010-00390  
Owner: Santa Barbarra Beach Hotel, LP  
Applicant: AB Design Studio  
Landscape Architect: Chris Gilliland

(Proposal for exterior alterations to an existing hotel to include new storefront windows, doors, awnings, and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structure are also proposed. Interior alterations will reduce the number of hotel rooms from 53 to 41 and will be under a separate permit.)

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

**CONCEPT REVIEW - NEW****8. 330 STATE ST**

C-M Zone

**(4:30)**

Assessor's Parcel Number: 037-254-014  
Application Number: MST2011-00031  
Owner: Hicks & Topakas Family Trust  
Architect: Jeff Shelton  
Business Name: Río Bravo del Norte

(This is a **Structure of Merit: "Former Seaside Oil Company Building and Showroom, aka Andalucía Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with 23 parking spaces being maintained.)

**(Project requires Environmental Assessment and Historic Resource Findings.)**

**CONCEPT REVIEW - CONTINUED****9. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(5:15)**

Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the **swimming pool**, the west parking lot, the historic arbor, and Cottages 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Phase I of the project was reviewed under MST99-00305.)

**(Continued Concept Review of swimming pool/fitness center. Project requires compliance with Planning Commission Resolution No. 004-09.)**

**IN-PROGRESS REVIEW****10. 34 W VICTORIA ST**

C-2 Zone

**(6:15)**

Assessor's Parcel Number: 039-131-016

Application Number: MST2009-00266

Owner: Victoria Street Partners, LLC

Architect: Cearnal Andrulaitis Architecture

Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (old Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 37 residential condominium units (of which five would be affordable to middle-income homebuyers) and 78 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and development plan.)

**(Project requires compliance with Planning Commission Resolution No. 009-10.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**