



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, February 16, 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

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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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. 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. That on Friday, February 11, 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.
- 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*.

SUBCOMMITTEE MEETING:

There will be an HLC Designations Subcommittee meeting at 11:00 a.m. on Wednesday, February 16, in the Housing and Redevelopment Conference Room, 630 Garden Street, 2nd Floor.

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 February 2, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 200 BLK W COTA ST**

(1:45) Assessor's Parcel Number: ROW-001-989
Application Number: MST2011-00054
Owner: City of Santa Barbara
Applicant: Jeff Palmer
Applicant: Jessica Grant

(Proposal to demolish an existing bridge deck and abutments and replace them with cast-in-steel shell piles supporting a reinforced concrete pile cap at each end of the bridge. New bridge deck to be installed atop the new abutments.)

(Review of Phase I Archaeological Resources Report prepared by Anne Munns of Applied Earthworks.)

FINAL REVIEW**2. 121 STATE ST** HRC-2/SD-3 Zone**(1:50)**

Assessor's Parcel Number: 033-075-001

Application Number: MST2010-00390

Owner: Santa Barbara 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.)

(Final Approval of the project is requested.)

CONCEPT REVIEW - NEW**3. MISSION CREEK** HRC-2/SD-3 Zone**(2:20)**

Assessor's Parcel Number: 033-041-012

Application Number: MST2008-00360

Owner: Redevelopment Agency/Santa Barbara

Applicant: Thomas Conti, City Project Engineer

Applicant: Jon Frye

(Proposal to remove and replace Mission Creek banks with a combination of vertical walls and landscaped slope protection. The Mason Street bridge will also be replaced as part of this project.)

(Phase I of this project includes demolition of existing flood walls, construction of new flood walls, and installation of new flood wall fencing. The project received Planning Commission approval of a Coastal Development Permit and requires compliance with Planning Commission Resolution No. 036-08.)

CONCEPT REVIEW - NEW**4. 2559 PUESTA DEL SOL** E-1 Zone**(3:00)**

Assessor's Parcel Number: 023-271-003

Application Number: MST2011-00052

Owner: Santa Barbara Museum of Natural History

Applicant: Suzanne Elledge Planning & Permitting Services

Architect: Dwight Gregory

(This is a **City Structure of Merit: "Museum of Natural History."** Proposal to allow an existing 3,127 square foot greenhouse structure located in the south parking lot to operate as a seasonal butterfly exhibit. It is requested that the structure remain for a period not to exceed 10 years, while the museum processes a long term master plan.)

(Action may be taken if sufficient information is provided. Project was granted a Substantial Conformance Determination by the Planning Commission on August 8, 2008.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 111 STATE ST & 116 KIMBERLY AVE**

HRC-2/SD-3 Zone

(3:45)

Assessor's Parcel Number: 033-075-008
Application Number: MST2011-00036
Owner: 116 Kimberly Avenue, LLC
Architect: AB Design Studio

(Proposal for alterations to an existing 6,705 square foot one-story commercial building including door, window, and roof replacement, trellis refurbishment, new entry trellis, new trash enclosures, and approximately 265 lineal feet of temporary construction fencing. The 38-space parking lot is to remain unaltered and no new floor area is proposed. Staff Hearing Officer approval is requested for zoning modifications to allow improvements to encroach into the front yard setbacks on State Street and Kimberly Avenue. Approval of this project will address violations outlined in ENF2010-00385. The project area comprises five parcels located at 116 Kimberly Avenue and 111 State Street: APN 033-075-003, -004, -008, -009, and -010.)

(Project requires Environmental Assessment, Staff Hearing Officer approval, and Coastal Review.)

PROJECT DESIGN REVIEW**6. 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
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Gensler
Architect: Henry Lenny
Landscape Architect: Katie O'Reilly-Rogers, Inc.
Business Name: El Encanto Hotel

(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.*)

(Project Design Approval is requested for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building. Project requires compliance with Planning Commission Resolution No. 004-09.)

CONCEPT REVIEW - CONTINUED**7. 330 STATE ST**

C-M Zone

(5:15)

Assessor's Parcel Number: 037-254-014
Application Number: MST2011-00031
Owner: Hicks & Topakas Family Trust
Architect: Jeff Shelton
Landscape Architect: Suding Design Landscape Architects
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 the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

(Second Concept Review. Project requires Environmental Assessment and Historic Resource Findings.)

CONCEPT REVIEW - CONTINUED**8. 18 E ORTEGA ST**

C-M Zone

(5:45)

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.)

CONSENT CALENDAR – SEE SEPARATE AGENDA