



# 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, March 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](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	<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</u> &amp; each time plans are revised.</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 generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.

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. On Friday, March 11, 2011, 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 March 2, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**FINAL REVIEW**

- 1. **101 W CANON PERDIDO ST** C-2 Zone

**(1:45)** Assessor's Parcel Number: 037-042-023  
 Application Number: MST2009-00397  
 Owner: Verizon California, Inc.  
 Agent: Blu Croix Ltd.  
 Landscape Architect: Arcadia Studio  
 Engineer: Penfield and Smith

(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. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

**(This was last reviewed on March 2, 2011. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)**

**PROJECT DESIGN REVIEW****2. 1816 STATE ST**

C-2/R-1 Zone

**(2:15)** Assessor's Parcel Number: 027-032-021  
Application Number: MST2009-00281  
Owner: Alamar II, LLC  
Architect: Bryan Murphy  
Business Name: Fiesta Inn and Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the third floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

**(Project Design Approval of the project is requested. This was last reviewed on February 17, 2010. Project requires compliance with Planning Commission Resolution No. 018-10.)**

**CONCEPT REVIEW - CONTINUED****3. 210 W CARRILLO ST**

C-2 Zone

**(2:45)** Assessor's Parcel Number: 039-271-025  
Application Number: MST2011-00061  
Owner: DBN Carrillo LLC  
Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De La Vina Street frontage, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

**(Second Concept Review. Action may be taken if sufficient information is provided. This was last reviewed on March 2, 2011.)**

**CONCEPT REVIEW - CONTINUED****4. 813 ANACAPA ST**

C-2 Zone

**(3:15)** Assessor's Parcel Number: 037-052-033  
 Application Number: MST2010-00372  
 Owner: SIMA El Paseo LP  
 Applicant: Thomas McMahon  
 Business Name: Wine Cask

(This is a **City Landmark** and is **on the National Register of Historic Places: "El Paseo."** Proposal to permit as-built improvements on the Anacapa Street streetscape and in an interior courtyard at El Paseo including the restoration of an existing historic fountain and new exterior dining furniture including chairs, tables, heaters, and umbrellas. Also proposed is to install two new wrought iron entry gates, one at the courtyard and one at the arcade. This project will address violations called out in enforcement case ENF2010-00359.)

**(Third Concept Review. Action may be taken if sufficient information is provided. This was last reviewed on January 19, 2011. Project requires Historic Resource Findings.)**

**CONCEPT REVIEW - CONTINUED****5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(3:45)** 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: Henry Lenny  
 Architect: Gensler  
 Landscape Architect: Katie O'Reilly-Rogers  
 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.)

**(Continued Concept Review of swimming pool/fitness center. This was last reviewed on February 2, 2011. Project requires compliance with Planning Commission Resolution No. 004-09.)**

**PROJECT DESIGN REVIEW****6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(4:15)** 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: Henry Lenny  
 Architect: Gensler  
 Landscape Architect: Katie O'Reilly-Rogers  
 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. This was last reviewed on February 16, 2011. Project requires compliance with Planning Commission Resolution No. 004-09.)**

**IN-PROGRESS REVIEW****7. 34 W VICTORIA ST**

C-2 Zone

**(4:30)** 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 (formerly 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.)

**(Second In-Progress Review. This was last reviewed on February 2, 2011. Project requires compliance with Planning Commission Resolution No. 009-10.)**