



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.

THE COMMISSION IS REQUESTED TO INDIVIDUALLY DRIVE DOWN BRINKERHOFF AVENUE TO OBSERVE TEMPORARY ANGLED PARKING.

Wednesday, March 30, 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	<p>Master Application & Submittal Fee - (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 & 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 folded plans are required at the time of submittal & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PROJECT DESIGN APPROVAL	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 & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - 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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & 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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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, extension 4577. 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, March 25, 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 a Paseo Nuevo Ad hoc Subcommittee meeting 11:00 a.m. to 12:00 p.m. on Wednesday, March 30, in the David Gebhard Public Meeting 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 March 16, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT

1. **322 E CAÑÓN PERDIDO ST** C-2 Zone
(1:45) Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4'-6" tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9-0" tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Continued review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a Structure of Merit. This report was last reviewed on March 2, 2011.)

CONCEPT REVIEW - CONTINUED**2. 322 E CAÑÓN PERDIDO ST**

C-2 Zone

(1:55) Assessor's Parcel Number: 031-021-028
Application Number: MST2010-00365
Owner: Craddock Living Trust
Architect: Peter Becker Architect

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** This is a revised project description: Proposal for residential alterations including the following new work: one pair of French doors, a 10 linear foot long, 4'-6" tall wood fence at the front property line, an 87 linear foot long stucco wall at the interior property line, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway, and a new 4 linear foot long, 9-0" tall wall with man door between the rear of the house and the front of the accessory building, and a rebuilt wood gate and fence and new trash enclosure. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

(Third Concept Review. Project requires Environmental Assessment and Historic Resource Findings. This project was last reviewed on March 3, 2011.)

CONCEPT REVIEW – CONTINUED**3. 205 CHAPALA ST**

(2:20) Assessor's Parcel Number: ROW-002-070
Application Number: MST2010-00263
Owner: City of Santa Barbara
Agent: Applied Earthworks
Architect: Craig Drake

(Proposal to replace the Chapala Street - W. Yanonali Street bridge over Mission Creek. The replacement bridge would be a single-span bridge consisting of a combination of precast and cast-in-place concrete slab with asphalt concrete or polyester concrete overlay on the deck for the road surfacing. City standard sidewalks would be added to both sides of the street on the bridge and would tie into the existing sidewalks along Chapala and Yanonali Streets. New combination vehicular/pedestrian railings would be installed on each side of the bridge. Planning Commission approval is requested for a Coastal Development Permit to perform this work in the appealable jurisdiction of the Coastal Zone.)

(Second Concept Review. Project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit. Project was last reviewed on November 10, 2010.)

CONCEPT REVIEW – NEW: PUBLIC HEARING**4. 500 BLK BRINKERHOFF AVE** ROW Zone

(2:50) Assessor's Parcel Number: ROW-001-959
 Application Number: MST2011-00110
 Owner: City of Santa Barbara
 Applicant: Jessica Grant

(This work is proposed in the **Brinkerhoff Historic District**. Proposal to change the configuration of Brinkerhoff Avenue from two-way to one-way and change the 35 parallel curbside parking spaces to 42 angled parking spaces. The street is currently in a temporary one-way configuration due to the Haley at De La Vina Streets bridge reconstruction. City Council approval is required to change the street from two-way to one-way.)

(Comments only; project requires Environmental Assessment and City Council approval.)

CONCEPT REVIEW - CONTINUED**5. 318 STATE ST / 321 ANACAPA ST** ROW Zone

(3:30) Assessor's Parcel Number: 037-254-020
 Application Number: SGN2010-00128
 Owner: 318 State Street Properties, LLC
 Applicant: Vogue Sign Company
 Business Name: REI

(The project location is 321 Anacapa Street. This is a revised project description. Proposal to install two new illuminated wall signs including one 48 square foot wall sign and one 13.7 square foot wall sign, and one internally-lit steel and brick monument sign of 25.3 square feet. The total amount of signage requested is 87 square feet. Exceptions are requested to allow total signage in excess of the allowable and over-sized letters.)

(Second Concept Review. This application was last reviewed on October 27, 2010.)

IN-PROGRESS REVIEW**6. 34 W VICTORIA ST** C-2 Zone

(3:45) Assessor's Parcel Number: 039-131-016
 Application Number: MST2009-00266
 Owner: Victoria Street Partners, LLC
 Architect: Cearnal Andrulaitis, LLP
 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.)

(Third In-Progress Review. Project requires compliance with Planning Commission Resolution No. 009-10. Project was last reviewed on March 16, 2011.)

FINAL REVIEW**7. 26 CHAPALA ST**

R-4/SD-3 Zone

(4:00)

Assessor's Parcel Number: 033-102-001
Application Number: MST2010-00176
Owner: Dario Pini
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

(Requires compliance with Staff Hearing Officer Resolution No. 057-10. Project was last reviewed on March 2, 2011.)

FINAL REVIEW**8. 210 W CARRILLO ST**

C-2 Zone

(4:15)

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.)

(Final Approval of the project is requested. Project was last reviewed on March 16, 2011.)

PROJECT DESIGN REVIEW**9. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:40)

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 the swimming pool/fitness center. Project requires compliance with Planning Commission Resolution No. 004-09. Project was last reviewed on March 16, 2011.)

PROJECT DESIGN REVIEW**10. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(5:00)

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
 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. Project was last reviewed on March 16, 2011.)

CONCEPT REVIEW - CONTINUED**11. 813 ANACAPA ST**

C-2 Zone

(5:30)

Assessor's Parcel Number: 037-052-033
 Application Number: MST2010-00372
 Owner: SIMA El Paseo LP
 Applicant: Thomas McMahan
 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. Project requires Historic Resource Findings. Project was last reviewed on January 19, 2011.)