



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, April 13, 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 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 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. 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, April 8, 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 Survey Subcommittee meeting at 11:00 A.M. on Wednesday, April 13, 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 March 30, 2011.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

ARCHAEOLOGY REPORT**1. 513 GARDEN ST**

C-M Zone

(1:45) Assessor's Parcel Number: 031-202-009
Application Number: MST2010-00168
Owner: Macy Cornerstone, LLC
Architect: Barry Winick
Architect: Mark Macy

(Proposal for a two-story mixed-used project consisting of 2,730 square feet of new commercial space and 3,600 square feet of new residential space in nine residential studio units. The existing 1,144 square foot commercial building will remain on the 14,500 square foot lot.)

(Review of Phase I Archaeological Resources Report prepared by David Stone, Stone Archaeological Consulting.)

ARCHAEOLOGY REPORT**2. 100 BLK W HALEY ST**

(1:50) Assessor's Parcel Number: ROW-001-946
Application Number: MST2011-00101
Owner: City of Santa Barbara

(Proposal for the installation of street lights in the lower west downtown neighborhood. Pole light fixtures with LED lamps are proposed at intersections and mid-block. The project is located along the 100, 200, and 300 blocks of W. Haley Street, the 100 and 200 blocks of W. Gutierrez Street, the 400 block of Bath Street, the 300 and 400 blocks of De La Vina Street, and along Cottage Grove. This proposal is Phase One of three street lighting projects in the lower west downtown area with the remaining two phases to be reviewed at a later date.)

(Review of Phase I Archaeological Resources report prepared by David Stone of Dudek.)

ARCHAEOLOGY REPORT**3. 100 BLK E CARRILLO ST**

(1:55) Assessor's Parcel Number: ROW-001-509
Application Number: MST2008-00558
Owner: City of Santa Barbara
Applicant: Jessica Grant, Project Planner
Landscape Architect: Arcadia Studio
Engineer: Penfield & Smith

(This is a revised project description. The City of Santa Barbara, Public Works Department proposes to construct traffic signal, pedestrian, and drainage infrastructure improvements at the intersection of Carrillo and Anacapa Streets. The proposed work is necessary due to a signal visibility issue at the intersection. Traffic signal and pedestrian improvements include the following: 1) Removal of existing single post signals at Carrillo and Anacapa Streets; 1) Installation of seven new traffic signal poles with mast arms over Carrillo Street (two sets) to improve signal visibilities along Carrillo Street, and one mast-arm southbound Anacapa Street; 4) New pedestrian signal indicators with countdown heads for all directions with mast arm signals; 5) Relocation of the traffic control equipment cabinet on the southeast side of Carrillo Street; 6) Installation of new ADA-compliant dual directional access ramps at the northeast and southeast corners of the intersection; and 7) Installing up to five new drop inlets (DIs) on the northerly side of Carrillo Street between Anacapa and approximately 250 feet east of Anacapa Street.)

(Review of Phase I Archaeological Resources report prepared by David Stone of Dudek.)

RECONSIDERATION HEARING**4. 318 STATE ST / 321 ANACAPA ST** ROW Zone

(2:00) 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.)

(Request by Planning Staff for reconsideration of HLC action of March 30, 2011, to clarify scope of action and basis for Exception Findings.)

MISCELLANEOUS ACTION ITEM**5. HLC GUIDELINES & MEETING PROCEDURES**

(2:30) Staff: Heather Baker, Project Planner

(Review of updated Draft Historic Landmarks Commission Guidelines and Meeting Procedures. The HLC previously reviewed and commented on a previous draft version of this document on October 13, 2010.)

(Staff recommendation: That the HLC recommend the City Council adopt the updated HLC Guidelines and Meeting Procedures.)

FINAL REVIEW**6. 26 CHAPALA ST** R-4/SD-3 Zone

(2:50) 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 inch 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 foot 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.)

IN-PROGRESS REVIEW7. **1816 STATE ST**

C-2/R-1 Zone

(3:10) Assessor's Parcel Number: 027-032-021
Application Number: MST2009-00281
Owner: Alamar II, LLC
Architect: Bryan Murphy
Business Name: Fiesta Inn & 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 3rd 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.)

(First In-Progress Review. Action may be taken if sufficient information is provided. Project requires compliance with Planning Commission Resolution No. 018-10. Project was last reviewed on March 16, 2011.)

PROJECT DESIGN REVIEW8. **111 STATE ST**

HRC-2/SD-3 Zone

(3:30) 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 compliance with Staff Hearing Officer Resolution No. 012-11. Project was last reviewed on March 30, 2011.)

CONCEPT REVIEW - CONTINUED**9. 1727 PROSPECT AVE**

R-2 Zone

(3:45) Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00583
Owner: Phil Larson, Larson Family Trust
Architect: Amy Taylor

(This structure is **eligible for Structure of Merit designation**. This is a revised project description. Proposal to demolish an existing 307 square foot, two-car detached garage and construct a new 462 square foot, detached two-car garage with 286 square feet of basement storage and rear access door with new stairs. The existing 13 foot curb-cut would be extended to 20 feet. Also proposed is to demolish the existing sandstone stairs and stair support walls next to the existing garage. Approval of the project would permit proposed stairs and as-built flagstone steps/pathways at the center of the parcel, a sandstone tree well with new tree and landscaping, new gravel path, planting beds, trees, site lighting, and decorative pots. A zoning modification was approved for the proposed new garage and storage to encroach into the front setback on this 11,105 square foot lot located in the Hillside Design District. The existing two legal dwelling units on the lot are proposed to remain.)

(Third Concept Review. Project requires compliance with Staff Hearing Officer Resolution No. 013-09. Project was last reviewed on November 10, 2010.)

PROJECT DESIGN REVIEW**10. 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, 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 30, 2011.)

FINAL REVIEW**11. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:45)

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, 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.)

(Final 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 30, 2011.)

FINAL REVIEW**12. 34 W VICTORIA ST**

C-2 Zone

(5:15)

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 (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.)

(Project requires compliance with Planning Commission Resolution No. 009-10. Project was last reviewed on March 30, 2011.)

DISCUSSION ITEM

13. BUDGET FOR FISCAL YEARS 2012 & 2013

(5:45) Staff: Bettie Weiss, City Planner

(Overview of the proposed Financial Plan for Fiscal Years 2012 and 2013 with highlights for the Community Development Department (CDD). On April 19 of this year the City Administrator will present the proposed Financial Plan to the City Council. A Council hearing to review the CDD budget is scheduled for Monday, May 2, 2011.)

CONSENT CALENDAR – SEE SEPARATE AGENDA