



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION

### CONSENT CALENDAR

**630 Garden Street**

**11:00 A.M.**

**Wednesday, March 13, 2013**

Consent Items will be reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. **Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced.** If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

Actions on the Consent Calendar agenda are reported to the Full Commission at the 1:30 P.M. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

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).

### REVIEW AFTER FINAL

#### **A. 128 E CAÑÓN PERDIDO ST**

**C-2 Zone**

Assessor's Parcel Number: 031-011-004  
Application Number: MST2003-00243  
Owner: Pueblo Viejo Properties, Ltd.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Rex Ruskauff

(This is a revised Project Description: Proposal for alterations to an existing two-story, mixed-use development. The proposal consists of the following alterations: remove two "as-built" residential units, convert existing residential garages to storage, and add a laundry room. Also proposed are exterior changes to the existing garage doors, new doors and changes to windows, moped and bicycle parking, removal of an "as-built" balcony partition, new gates and walls, closing off the driveway along Santa Barbara Street, and a landscape plan. Development Plan approval is requested to allow 2,718 square feet of new non-residential floor area for the conversion of the garages. Zoning modifications are requested to eliminate the existing residential parking and to not provide new parking for the converted commercial square footage.)

**(Review After Final of changes to add a wood trellis over the trash enclosure, relocate site walls at the Santa Barbara Street entry, and add an outdoor dining area. This change was granted a Planning Commission Substantial Conformance Determination and requires compliance with Planning Commission Resolution No. 018-07.)**

**CONTINUED ITEM****B. 410 W SOLA ST****R-4 Zone**

Assessor's Parcel Number: 039-051-010  
Application Number: MST2013-00037  
Owner: Veronica Gray  
Applicant: REC Solar

(Proposal to install a 3.43 kw photovoltaic roof-mounted solar energy system. A total of 14 solar panels are proposed.)

**(Second Concept Review. Final approval is requested.)**

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

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 with 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.)

**(Review After Final of changes to update the floor plan to match the approved elevation at the column bases, revise windows at units 9 & 10, revise roofing details.)**

**NEW ITEM****D. 2311 CHAPALA ST****E-3 Zone**

Assessor's Parcel Number: 025-113-012  
Application Number: MST2013-00098  
Owner: Stanford Glasgow  
Architect: Tom Ochsner

(Proposal for a 60 square foot second-story addition on rear, new second-story windows on rear, a new roof cover over an existing second-story deck on rear, and an interior remodel to an existing 1,700 square foot single family residence with a attached 400 square foot carport. The proposed total of 2,160 square feet is 79% of the maximum floor to lot area ratio.)

**REVIEW AFTER FINAL****E. 101 E VICTORIA ST****C-2 Zone**

Assessor's Parcel Number: 029-071-013  
Application Number: MST2011-00204  
Owner: Dehlsen Associates, LLC  
Architect: Kirk Gradin

(This project involves two separate parcels at 101 E. Victoria Street and 109 E. Victoria Street. Proposal for alterations at an existing two-story commercial building including a new two-story entry, door and window replacement, partial new roof, new gutters and downspouts, renovation of exterior grilles, new planter areas, new trash enclosure, and modification of one existing parking space to make it van-accessible. (The trash enclosure and modified parking space are on the 109 E. Victoria Street parcel.) The proposal also includes the removal of 50 square feet of floor area, a 42-inch high perimeter wall around the parking lot, four new rooftop HVAC units, and a 30-panel rooftop photovoltaic system which will not be visible from the street.)

**REVIEW AFTER FINAL****F. 800 ALVARADO PLACE (FORMERLY 1900 LASUEN RD)****R-2/4.0/R-H Zone**

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.)

**(Review After Final revision to landscape plan to replace eucalyptus trees with different tree species that were unsafe and previously removed and proposed minor plant changes.)**

**CONTINUED ITEM****G. 15 W CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 039-321-005

Application Number: MST2013-00075

Owner: 15 W Carrillo Street, LLC

Architect: Cearnal Andrulaitis, LLP

(Proposal to remove an existing 56 foot tall, 24" diameter eucalyptus tree and low shrubs and construct a new 21'-11" linear foot trash enclosure at the rear of an existing office building. This is a designated Structure of Merit: "office Building.")