



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: November 29, 2006
AGENDA DATE: December 6, 2006
PROJECT ADDRESS: 1900 Lasuen Road (MST99-00305)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JAH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

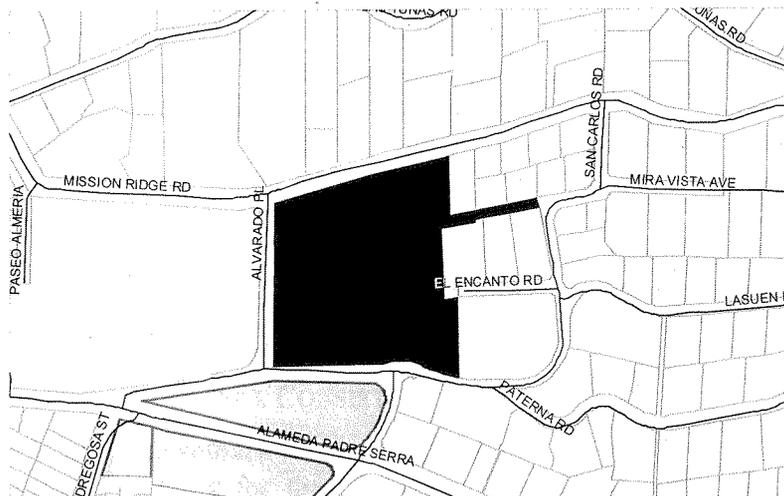
The project consists of a proposal for an eighty square foot addition to Cottage 11 located at the El Encanto Hotel. The existing building currently encroaches into the 30 foot interior yard setback and the proposed addition would result in a portion of the building to encroach further into the interior yard setback.

II. REQUIRED APPLICATION

The discretionary application required for this project is a Modification to allow an encroachment into the interior yard setback (SBMC§28.27.050).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan; therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 1900 Lasuen Road

APPLICATION DEEMED COMPLETE: November 17, 2006
DATE ACTION REQUIRED: February 15, 2007

IV. SITE INFORMATION

Applicant: Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc.,	Property Owner: El Encanto, Inc.
Parcel Number: 019-170-022	Total Lot Area: Gross: 294,868 sq. ft. (6.77 acres) Net: 291,242 sq. ft. (6.69 acres)
General Plan: Residential, 3 Units/Acre	Zoning: R-2/4.0/R-H, Two Family Residence/ 4 Units Per Acre/ Resort-Residential Hotel Zones
Existing Use: Resort Hotel	Proposed Use: Resort Hotel
Topography: Approximately 12%	
Adjacent Land Uses: North - Residential South - Orpet Park/Residential East - Residential West -Riviera Park Research Center	

V. DISCUSSION

A. PROJECT DESCRIPTION

In 2004, a Master Plan for the El Encanto Hotel and Garden Villas located at 1900 Lasuen Road was approved by the Planning Commission. The Master Plan included five new cottages, the expansion and remodel of the main hotel building, the exterior alteration of four cottages, and the interior renovation of all existing buildings, along with a number of other site improvements.

STAFF HEARING OFFICER CONDITIONS OF APPROVAL

1900 LASUEN ROAD
MODIFICATION
DECEMBER 6, 2006

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession and enjoyment of the Real Property:

- A. **Prior Conditions of Approval.** The project shall be subject to the conditions of approval associated with the approved El Encanto Master Plan (MST99-00305) contained in Planning Commission Resolutions 057-04 and 037-05 as deemed applicable by the Community Development Director.
- B. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on December 6, 2006 consists of a Modification to allow an eighty square foot addition to Cottage 11, located at the El Encanto Hotel, to encroach into the interior yard setback and the improvements, including revisions to the landscape plan, shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.

The project shall conform to that which is described in the Letter Addendum to the Historic Structures/Sites Report dated July 16, 2006 prepared by Alexandra C. Cole, Preservation Planning Associates and accepted by the Historic Landmarks Commission on July 26, 2006.

- C. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.
 - 1. **Design Review Requirements.** Plans shall show all design and landscape elements as approved by the Historic Landmarks Commission.
 - 2. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

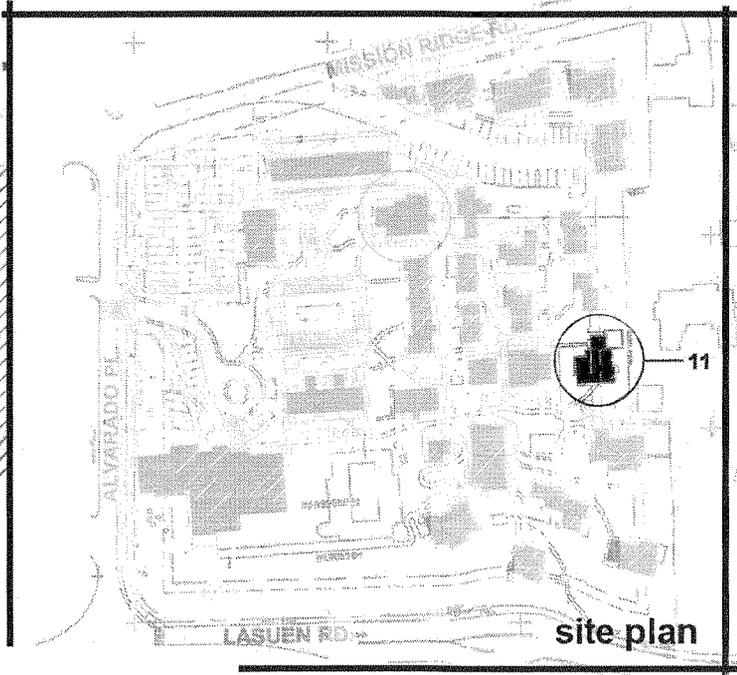
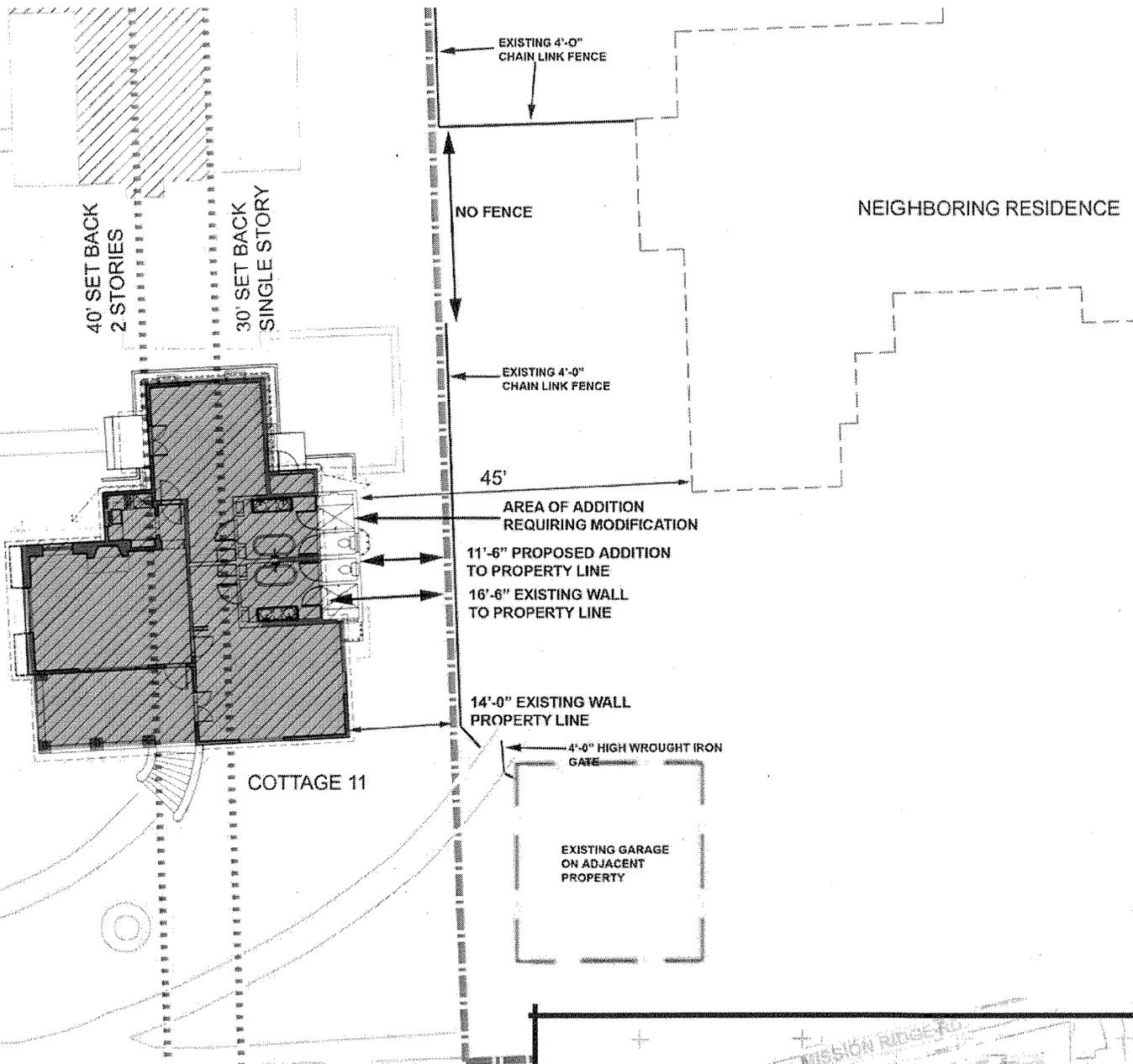
Signed:

<hr/>		
Property Owner		Date
<hr/>		
Contractor	Date	License No.
<hr/>		
Architect	Date	License No.
<hr/>		
Engineer	Date	License No.

NOTICE OF APPROVAL TIME LIMITS:

The Staff Hearing Officer's action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. A building permit for the use authorized by the approval is issued within twenty-four (24) months of granting the approval. An extension may be granted by the Community Development Director, if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.



S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

27 November 2006

Staff Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: El Encanto Hotel – Cottage 11 – Modification Request (MST99-00305)

Dear Staff Hearing Officer:

On behalf of the applicant, El Encanto Inc., we are pleased to present the following request to consider a modification of the interior yard setback requirement for a minor addition on the east elevation of Cottage 11.

Background

On December 9, 2004, the Planning Commission approved a Development Plan and modification requests for the El Encanto Hotel Master Plan. The proposal involved the addition of five new cottages containing nine new keys (rooms) totaling 5,759 square feet, as well as a 2,251 square foot expansion of the Main buildings for a total allocation of 8,010 net square feet. The project also involved cottage relocations, alterations and other site improvements.

Phase I of the project, involving renovation of four of the cottages (11, 14, 15, and 16), is near completion. During the initial construction drawing development stage of Phase I, the project team discovered the extremely poor condition of the east wall of Cottage 11. A large bird of paradise tree, lack of maintenance over time, and poor soils conditions in conjunction with a high water table along the east wall led the project consultant team, in coordination with City staff, toward a solution. The most viable solution to reconstruct the east wall involves an addition toward the interior property line. Cottage 11 is non-conforming to the interior yard setback in its existing condition.

Modification Request and Justification

The modification request involves a five foot increase toward the interior property line from the existing east elevation of Cottage 11. The total area of addition is 80 square feet. At its closest point, the east elevation is 14 feet away from the interior property line. The adjacent residence to the east will be 45 feet away from the proposed addition. The area between Cottage 11 and the property line contains substantial vegetation providing a

natural screen. The modification would not result in an intensification of use in that almost half of the cottage area encroaches into the 30 foot setback requirement.

We believe that the necessary modification findings can be supported because the addition has been designed in a manner to respect the historic significance of the cottage and the property, the encroachment is minor and would not negatively impact the adjacent property.

In addition, the Historic Landmarks Commission has stated that the modification can be supported because the addition is necessary in order to preserve a structure that has been found to meet landmark criteria.

On behalf of the applicant and project team, we thank you for your consideration of this request.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Trish Allen
Associate Planner

Public comment opened at 2:51 p.m.

Mr. Kellem De Forest suggested consideration of redoing the entire façade to include a third story.

Public comment ended at 2:52 p.m.

Straw vote: How many Commissioners would like to see story poles for the proposed project? 7/0/0.

Motion: Continued indefinitely with the following comments: 1) Applicant to replace the landscape planter rail with potted plants. 2) Applicant to present a 3D model presentation when returning to the Full Commission. 3) Applicant to provide story poles at each awning support for the proposed project.

Action: Pujo/Hausz, 7/0/0, Hsu and La Voie stepped down.

REVIEW AFTER FINAL/HISTORIC STRUCTURES REPORT

7. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:15)

Assessor's Parcel Number: 019-170-022
 Application Number: MST99-00305
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Agent: Project Solutions, LLC
 Business Name: El Encanto Hotel

(This site is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

(Review of Letter Addendum to Historic Structures/Sites Report for minor wall bump-out at bathroom on east side of Building 11.)

Present: Henry Lenny, Architect
 Alexander Cole, Historian
 James Jones, Representing Ownership
 Trish Allen, Associate Planner, SEPPS

Staff comment: Mr. Jake Jacobus, Associate Planner/Urban Historian, stated his reason for keeping Historic Structures Report on the Agenda was to keep up with the suggested changes to the proposed project, and cautioned the Commission on the cumulative effect of all the proposed changes to the proposed project. He then turned the discussion over to Commissioner La Voie for his comments on Item C, 1900 Lasuen for Building 11, which was referred to Full Board.

Motion: The Commission accepts the report.

Action: La Voie/Boucher, 6/3/0, Pujo, Murray, and Hausz opposed.

Motion: For the Commission to review the referred Full Board Consent Item C, 1900 Lasuen Road.

Action: La Voie/Bo

EXHIBIT D

REVIEW AFTER FINAL

C. 1900 LASUEN RD

R-2/4.0/R-H Zone

(2:57) Assessor's Parcel Number: 019-170-022
 Application Number: MST99-00305
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Agent: Project Solutions, LLC
 Business Name: El Encanto Hotel

(This site is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase I and includes buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

(Review After Final of minor wall bump-out at bathroom on east side of Building 11.)

THIS ITEM WAS HEARD OUT OF ORDER.

Present: Henry Lenny, Architect
 Alexandra Cole, Architectural Historian
 James Jones, Representing Ownership

Motion: Continued two weeks to Full Board until a determination can be made whether changes are reasonable and necessary or to utilize the wall bump-out or not, and until the Staff Hearing Officer modification comments can be reviewed.

Action: Hausz/Rager.

Substitute Motion: Continued two weeks to the Consent Calendar with the following comments:
 1) The Applicant shall explore a design without the bump-out to the building.
 2) Restore the two proposed windows to their prior repaired condition which would therefore not require a modification.

Action: La Voie/Hausz, 9/0/0.

IN-PROGRESS REVIEW

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:27) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: Project Solutions, LLC
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase II and includes buildings the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and units 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Review of additional phases will follow. Phase I of the project (MST99-00305) is complete.)

(Continued In-Progress review of Cottages 28 and 29 of Group K.)

REVIEW AFTER FINAL

12. 1900 LASUEN RD

R-2/4.0/R-H Zone

(3:48) Assessor's Parcel Number: 019-170-022
Application Number: MST99-00305
Owner: Orient Express Hotels
Agent: Project Solutions, LLC
Architect: Henry Lenny
Business Name: El Encanto Hotel

(This site is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure. This portion of the work is Phase I and includes Buildings 11 ("Wishing Well"), 14 ("Twin Pines"), 15 ("Waterfall"), and 16 ("Geranium"). Review of additional phases will follow.)

(Continued Review After Final of minor wall bump-out on east side of Building 11.)

(COMMENTS ONLY; REQUIRES PLANNING COMMISSION APPROVAL OF A MODIFICATION TO ENCROACH INTO THE INTERIOR YARD SETBACK AND HISTORIC RESOURCE FINDINGS.)

Present: Henry Lenny, Architect
James Jones and Minh Pham, Representing Ownership
Trish Allen, SEPPS

Staff comments: Kathleen Kennedy, Assistant Planner, stated that the building is currently encroaching into the setback and that the proposal is a minor modification with a small encroachment. Although Staff has not formulated a recommendation for the Planning Commission and Staff Hearing Officer (SHO) at this point, Staff is leaning towards being in support of the applicant's proposal.

Straw vote: How many of the Commissioners are in favor of the modification for encroachment into the interior setback? 6/1/0. (La Voie opposed.)

Motion: Continued indefinitely to return to the Consent Calendar for final approval after Planning Commission/Staff Hearing Officer's action with the comment that the Commission's support of the modification is based on unusual site constraints and building preservation.

Action: Hsu/Rager, 6/1/0. (La Voie opposed. Hausz/Pujo absent.) Motion carried.

PRESERVATION PLANNING ASSOCIATES

RECEIVED

July 16, 2006

JUL 17 2006

Members of the Historic Landmarks Commission
630 Garden Street
Santa Barbara, CA 93102

CITY OF SANTA BARBARA
PLANNING DEPARTMENT

Re: Letter Addendum to Historic Structures/Sites Report for El Encanto Hotel, 1900 Lasuen Road, APN 019-170-022, Phase 1, Building 11 (revised)

The Historic Structures/Sites Report for El Encanto Hotel, prepared by Alexandra C. Cole of Preservation Planning Associates and dated December 2002, was presented and accepted at the Historical Landmarks Commission's meeting on January 8, 2003. In July 2005, the Historic Landmarks Commission approved alterations to Buildings 11, as part of the larger Phase 1 alterations to buildings 11, 14, 15, and 16. Since that time the proposed project for Building 11 has been revised to include the extension of a portion of the east wall with a small bay to accommodate larger bathrooms. This letter addendum to the Historic Structures Report addresses this revision. (See attached sheets showing the proposed changes).

Analysis of the Proposed Project

As part of the Historic Structures/Sites report for El Encanto, prepared in December 2002, building 11 was determined eligible as a City of Santa Barbara Landmark because of its integrity and as an example of the Spanish Colonial Revival style as designed by Edwards, Plunkett, and Howell, noted Santa Barbara architects. The revision to the Phase 1 plan for Building 11 includes alterations to the recessed wall on the east elevation, which faces the adjacent property and is not visible from the rest of the El Encanto site. At present a large bird of paradise plant has undermined and damaged the lower edges of this recessed wall, where there is a square spindle screen over a window. The proposal is to remove the damaged wall including the spindle screen and window, and extend the wall 30" beyond the present southeast wall plane to form a shallow bay. The existing spindle screen and window as well as the existing oriel window on this wall will be reconstructed on the new wall.

CEQA Guidelines for Determining Project Effects

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the CRHR or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1, 2)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)*

(Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)).

The *Standards* are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Specific Project Effects

The Historic Structures/Sites Report for El Encanto Hotel, prepared by Alexandra C. Cole of Preservation Planning Associates and dated December 2002, indicated that the Spanish Colonial Revival character-defining features of Building 11 include the tiled roof, thick stucco walls and corbels, studied asymmetry, arched windows, exterior stairs, capped, round chimney, use of concrete grilles, and the Moorish-influenced pointed, arched window.

The proposal is to remove the damaged wall including the spindle screen and window, and extend the wall 30" beyond the present southeast wall plane to form a shallow bay. The existing spindle screen and window as well as the existing oriel window on this wall will be

reconstructed on the new wall. The proposed alteration meets Standard 1, because the use of the cottage will remain the same. The alteration meets Standard 2 because the change takes place on a secondary elevation, and the two windows with spindle screens will be reconstructed on the new wall. The alteration meets Standard 3 because the new bay will not introduce conjectural features or elements from other historic properties.

The alteration meets Standard 4 because the alteration will not remove any features that have acquired significance over time. The alteration meets Standard 5 because the addition of the bay, although it removes the distinctive windows, will reuse or reconstruct them on the new wall. Standards 6 and 7 are not applicable to this project. Standard 8, dealing with archaeological impacts, is beyond the scope of this report.

The alteration meets Standard 9 because the wall extension will reuse the oriel window and reconstruct the square spindle screen on the new wall, thereby not destroying historic materials, features, and spatial relationships that characterize the property. The bay is compatible with the historic materials, features, size, scale and proportion, and massing of the other elements of the cottage. The alteration meets Standard 10 because the bay could be removed in the future, leaving the essential form and integrity of the cottage unimpaired.

Sincerely,



Alexandra C. Cole
Attachments



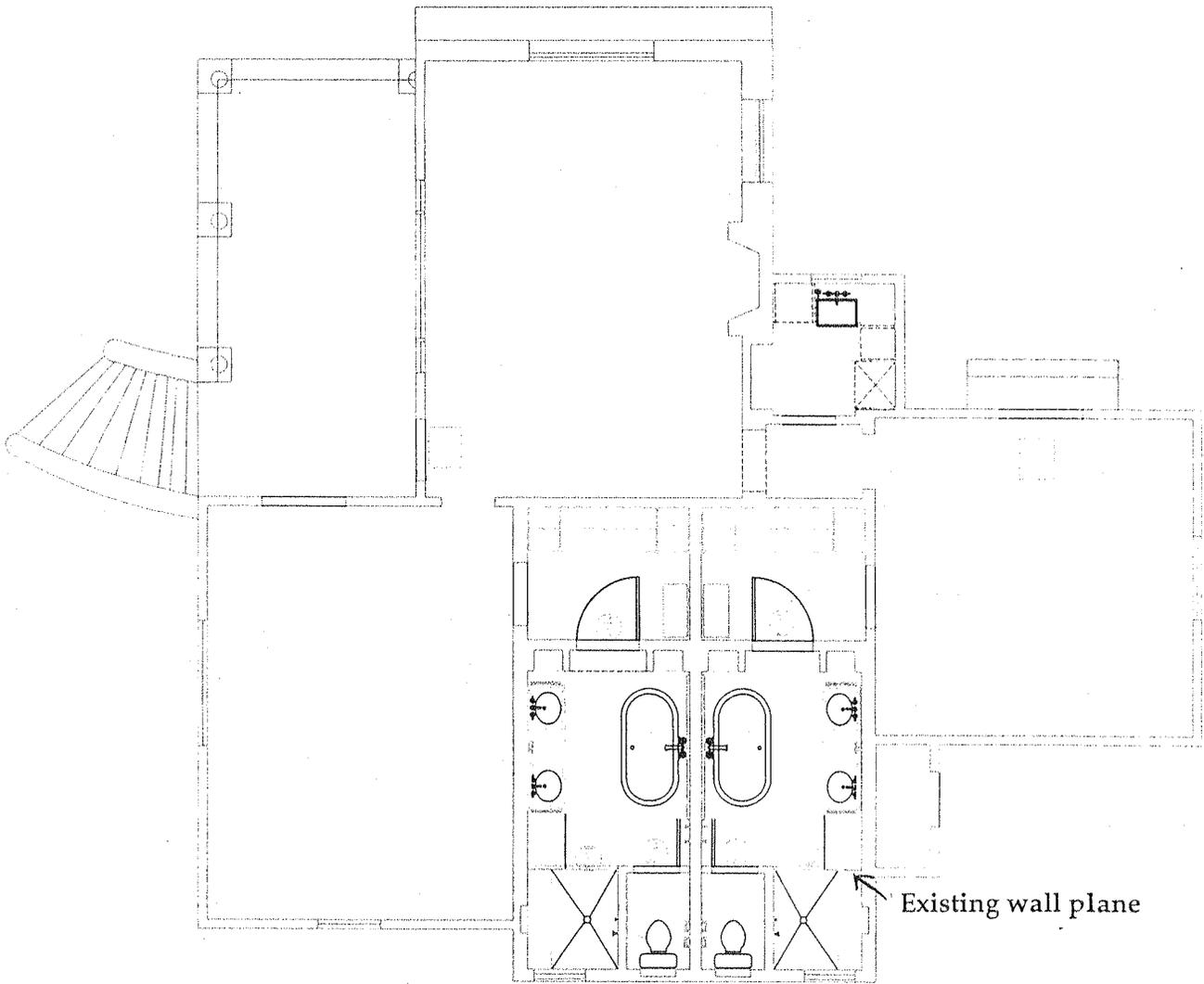
Plate 1. Detail of east recessed wall showing oriel window with spindle screen to be reused on new wall. Facing northwest. A.C. Cole. June 2006



Plate 2. Square spindle screen on east elevation of Building 11, showing wall damage from bird of paradise plant. Facing south. A. C. Cole. June 2006



Plate 3. Detail showing square spindle screen and deteriorated east wall.
Facing west. A. C. Cole. June 2006



Existing wall plane



Proposed addition and new wall plane

Pacific

Materials

Laboratory

of Santa Barbara, Inc.

35-A South La Patera Lane
P.O. Box 96
Goleta, CA 93116
Ph: (805) 964-6901

Santa Ynez
Ph: (805) 688-7587

FAX No: (805) 964-6239
E-mail: pml@pml.sbcoxmail.com

November 29, 2006
Lab No: 72081-2
File No: 06-9710-2

El Encanto Hotel & Villas
c/o Project Solutions
Attn: Bud Hannan
1900 Lasuen Road
Santa Barbara, CA 93103

SUBJECT: Footing Excavation Observation-Unit 11
1900 Lasuen Road
Santa Barbara, California

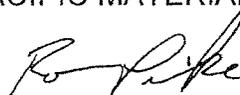
Dear Mr. Hannan:

In accordance with your request, I have observed the footing excavations for the proposed foundation repair. It is my understanding the existing foundation is of poor quality and has been disturbed by the roots of the adjacent plant. In order to repair the foundation it is proposed to bypass the existing foundation with the placement of a new parallel foundation. An excavation was made in the area of the proposed parallel replacement footing. It was noted that the bottom of the excavation bears on the hard sandstone rocky layer. This layer was determined to be sufficient to support the proposed footing.

If you have any questions concerning this matter, please do not hesitate to call. Thank you for the opportunity of providing this service.

Respectfully submitted,

PACIFIC MATERIALS LABORATORY, INC.



Ronald J. Pike, C. E. 42788

RJP:klw

cc: Bud Hannan, Project Solutions, FAX (805) 687-8952
SB City Bldg. Dept.

