



# 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, May 30, 2007      David Gebhard Public Meeting Room: 630 Garden Street      1:30 P.M.**

**COMMISSION MEMBERS:**      WILLIAM LA VOIE, *Chair*  
    ALEX PUJO, *Vice-Chair*  
    ROBERT ADAMS  
    LOUISE BOUCHER  
    STEVE HAUSZ  
    FERMINA MURRAY  
    SUSETTE NAYLOR  
    DONALD SHARPE

**ADVISORY MEMBER:**      DR. MICHAEL GLASSOW

**CITY COUNCIL LIAISON:**      ROGER HORTON

**PLANNING COMMISSION LIAISON:**      STELLA LARSON

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                          JAKE JACOBUS, Urban Historian  
                          SUSAN GANTZ, Planning Technician II  
                          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	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.
<b>PRELIMINARY REVIEW</b>	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 preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	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 22.22 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 preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.

**Items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision. The scope of this project may be modified under further review.**

**AMERICANS WITH DISABILITIES ACT:** 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. 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). If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.

**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 May 25, 2007, 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](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. on Channel 18.

**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 May 16, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**ARCHAEOLOGY REPORT**

- 1. 300 W ORTEGA ST DUMMY Zone  
**(1:45)** Assessor's Parcel Number: 037-073-0RW  
Application Number: MST2007-00239  
Owner: City of Santa Barbara  
Applicant: Jim Colton

(Demolish and replace Ortega Street Bridge over Mission Creek. Transitions above and below the bridge would be installed.)

**(Review of Archaeological Survey Report prepared by Ann M. Munns, Applied Earthworks, Inc.)**

**ARCHAEOLOGY REPORT**

2. 400 BLK SHORELINE DR P-R/SD-3 Zone

**(1:50)** Assessor's Parcel Number: 033-120-0RW  
Application Number: MST2006-00357  
Owner: City of Santa Barbara  
Applicant: Heather Diaz  
Designer: Penfield & Smith

(Install pedestrian crossing signal on Shoreline Drive at Pershing Park bike path (across from Los Baños Pool); construct concrete crosswalk and accessible ramps; and widen existing sidewalk to 12 feet for multipurpose pathway connection to beachway.)

**(Review of Phase I Archaeological Resources Report prepared by Bryon Bass, Strata Science.)**

**ARCHAEOLOGY REPORT**

3. 515 N QUARANTINA ST C-M Zone

**(1:55)** Assessor's Parcel Number: 031-222-022  
Application Number: MST2007-00087  
Owner: Toscan Family Trust  
Applicant: Lenvik & Minor  
Architect: Lenvik & Minor

(Proposal to construct a new 915 square foot one-story office building and demolish two existing residential units totaling 1,240 square feet. Four parking spaces would be provided and the existing 723 square foot storage building would remain on the 9,846 square foot lot.)

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

**FINAL REVIEW**4. 1214 STATE ST C-2 Zone

**(2:00)** Assessor's Parcel Number: 039-183-019  
Application Number: MST2004-00005  
Owner: Santa Barbara Center for Performing Arts  
Architect: Phillips, Metsch, Sweeney & Moore  
Business Name: Granada Theatre

(The proposed project involves the partial rehabilitation of and modifications to the Granada theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.)

**(Review After Final of marquee blade design.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 049-04.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**5. 911 LAGUNA ST C-2 Zone

**(2:20)** Assessor's Parcel Number: 029-301-012  
Application Number: MST2007-00210  
Owner: M/M Nick Tomkins  
Architect: Ray Ketzler

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three-story, single-family residence of 3,374 net square feet including a 287 square foot basement mechanical room, a 273 square foot attached garage and a 228 square foot carport. The project will require overall site grading of 260 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, the proposed carport to encroach into the front yard setback, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .67 on this commercially-zoned, 5,031 square foot parcel.)

**(COMMENTS ONLY; PROJECT REQUIRES STAFF HEARING OFFICER APPROVAL OF ZONING MODIFICATIONS.)**

**CONCEPT REVIEW – NEW: PUBLIC HEARING**

6. 904 CAMINO VIEJO RD A-2 Zone

**(2:45)** Assessor's Parcel Number: 015-060-048  
Application Number: MST2007-00233  
Owner: Christine Garvey  
Applicant: Peter Becker

(This structure was deemed to be eligible for Structure of Merit status. Proposal to convert an existing 529 square foot detached two-car garage to a 500 square foot detached accessory building. (The garage was previously proposed to be demolished under approved application MST2007-00077.) The proposal also includes retaining an existing 917 square foot lath house which was previously proposed to be reduced to 417 square feet. A zoning modification is required to allow the detached accessory space to exceed 500 square feet. The proposal will result in a floor-to-lot-area ratio of .02.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, ZONING MODIFICATION, AND NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

**CONCEPT REVIEW - CONTINUED**

7. 1137 STATE ST C-2 Zone

**(3:10)** Assessor's Parcel Number: 039-231-037  
Application Number: MST2007-00049  
Owner: 1129 State Street Limited Partnership  
Applicant: Glen Morris  
Applicant: Carole Denardo  
Business Name: Old Navy (Formerly Copeland's)

(This building is on the California Inventory of Historic Resources and the City's List of Potential Historic Resources: "San Marcos Court Building." Proposal for a new storefront on an existing commercial building on an approximately 52,000 square foot parcel.)

**(Third Concept Review.)**

**PRELIMINARY REVIEW**

8. 1722 STATE ST C-2/R-1 Zone

**(3:30)** Assessor's Parcel Number: 027-102-021  
Application Number: MST2005-00455  
Owner: 1722 State Street Investors, LLC  
Applicant: Howard Gross/1722 State Street Investors, LLC  
Architect: Jan Hochhauser

(Proposal for a three story commercial mixed-use development consisting of twelve residential condominium units with approximately 10,000 square feet of commercial development. The residential units would consist of four 3-bedroom units, six 2-bedroom units, and two 1-bedroom units. In accordance with the Inclusionary Housing Ordinance, one 2-bedroom and one 1-bedroom residential unit would be affordable. Parking to accommodate 50 to 60 cars will be located in a subterranean parking garage. The existing 7,500 square foot commercial structure on this 28,875 square foot lot will be demolished as part of this proposal.)

**(Preliminary Approval of the project is requested.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NUMBER 015-07.)**

**PRELIMINARY REVIEW**

9. 320 E VICTORIA ST R-3 Zone

**(3:50)** Assessor's Parcel Number: 029-131-005  
Application Number: MST2004-00511  
Owner: Victoria Garden Meadows  
Architect: Dennis Thompson

(This is a second revision of the project description. Proposal to retain the front, two-story portion of an existing single-family residence, add a new porch at the street facade, remove the one-story portion at the rear of the house, and add a new two-story addition. Also proposed is to demolish an existing storage shed and garages at the rear of the property and construct three new residential units with four attached two-car garages accessed from the public alley. The new units are proposed to vary between 1,000 and 1,800 square feet each and total approximately 6,931 net square feet, including the new garages. Solar panels are proposed to be installed on both residential buildings.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 009-07.)**

**FINAL REVIEW**

10. 1101 ANACAPA ST C-2 Zone

**(4:15)** Assessor's Parcel Number: 039-232-018  
 Application Number: MST2006-00515  
 Owner: 1101 Investors, LLC  
 Architect: Cearnal Andrulaitis

(This is a revised project description. Proposal to convert approximately 2,900 square feet of existing garage space to commercial office space, infilling a portion of the existing colonnade with a storefront window system. The existing parking lot would be restriped to accommodate the revisions, and a total of four parking spaces would be eliminated on this approximately 10,988 square foot lot located in the 100% Zone of Benefit. The project would require Development Plan Approval findings.)

**(Final approval of the project is requested. Development Plan Approval findings made previously.)**

**CONCEPT REVIEW - CONTINUED**

11. 1900 LASUEN RD R-2/4.0/R-H Zone

**(4:30)** 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  
 Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Fourth Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND HISTORIC RESOURCE FINDINGS.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**