



City of Santa Barbara

Planning Division

Item #4, 1900 Lasuen Rd.,
has been updated.

HISTORIC LANDMARKS COMMISSION

REVISED AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, November 12, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **1:30 P.M.**
COMMISSION MEMBERS:

- SUSETTE NAYLOR, *Chair*
- DONALD SHARPE, *Vice-Chair*
- ROBERT ADAMS
- LOUISE BOUCHER
- KEN CURTIS
- MICHAEL DRURY
- STEVE HAUSZ
- FERMINA MURRAY
- ALEX PUJO

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
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 <u>folded plans</u> 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>
PRELIMINARY REVIEW	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 preliminary 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 22.22 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.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

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. 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 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Or by email at sgantz@SantaBarbaraCA.gov. 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. On Friday, November 7, 2008, 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 by Friday, November 14th, 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 El Pueblo Viejo Design Guidelines Subcommittee meeting at 10:00 a.m. on Wednesday, November 12, in the David Gebhard Public Meeting Room at 630 Garden Street.

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 October 29, 2008.
- 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. 110 W SOLA ST C-2 Zone

(1:45) Assessor's Parcel Number: 039-062-010
Application Number: MST2007-00413
Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 37'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,173 square feet to 3,060 square feet and three commercial condominium units totaling 2,424 square feet. Sixteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project will require Staff Hearing officer approval of a Tentative Subdivision Map, the condominium development, and a zoning modification for encroachment into the interior yard setback at the west elevation. This project will also require an HLC waiver of the six-foot fence/decorative wall requirement at the property line between the subject parcel and the adjacent, residentially-zoned parcel. Original Historic Structures/Sites Report reviewed under MST2006-00427.)

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

ARCHAEOLOGY REPORT

2. 601 FIRESTONE RD A-F/SD-3 Zone

(1:50) Assessor's Parcel Number: 073-450-003
Application Number: MST2008-00488
Applicant: Laurie Owens, Project Planner

(Proposal for a water system upgrade involving the installation of approximately 2,990 linear feet of 12 inch waterline, fittings, and valves to an airline terminal building.)

(Review of Phase I Archaeological Resources Report prepared by Applied Earthworks, Inc.)

ARCHAEOLOGY REPORT

3. 920 SUMMIT RD

A-2 Zone

(1:55)

Assessor's Parcel Number: 015-211-009
 Application Number: MST2005-00831
 Applicant: Ty Warner Hotels & Resorts
 Agent: Suzanne Elledge Planning and Permitting Services
 Architect: David Van Hoy
 Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of Addendum to Phase I Archaeological Resources Report prepared by Larry A. Carbone, Western Points Archaeology.)

HISTORIC STRUCTURES REPORT

4. 1900 LASUEN RD

R-2/4.0/R-H Zone

(2:00)

Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Applicant: El Encanto, Inc.
 Agent: Suzanne Elledge Planning & Permitting Services
 Architect: Henry Lenny
 Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above, operations facility below and Utility Distribution Facility (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). 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.)

(Continued review of Addendum to Historic Structures/Sites addressing changes to the Master Plan. Report is addressing revisions to Group E, Pool/Fitness Center; Group K, Cottages 27 & 28; Group L, Valet Parking Lot/ Operations Facility, Utility Distribution Facility; and, Group M, Mission Village Cottages 30-34. The applicant has requested that the review and processing of all elements of the revised Master Plan be as one single application approval.)

HISTORIC STRUCTURES REPORT

5. 199 W MONTECITO ST C-2/SD-3 Zone

(2:40) Assessor's Parcel Number: 033-010-013
Application Number: MST2008-00008
Applicant: Althouse and Mead, Inc.
Agent: Michael Berman, Environmental Analyst
Engineer: HDR Engineering

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek just south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)

HISTORIC STRUCTURES REPORT

6. 2134 MISSION RIDGE RD A-1 Zone

(2:45) Assessor's Parcel Number: 019-071-015
Application Number: MST2008-00271
Architect: Paul Poirier

(Proposal for a new 600 square foot swimming pool and a 499 square foot detached cabana. Also proposed is to permit an as-built fence on the south side of the property. No alterations are proposed to the existing house or garage. This application will abate enforcement case ENF2008-00915.)

(Continued review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

7. 2134 MISSION RIDGE RD A-1 Zone

(2:50) Assessor's Parcel Number: 019-071-015
Application Number: MST2008-00271
Architect: Paul Poirier

(Proposal for a new 600 square foot swimming pool and a 499 square foot detached cabana. Also proposed is to permit an as-built fence on the south side of the property. No alterations are proposed to the existing house or garage. This application will abate enforcement case ENF2008-00915.)

(Public hearing to consider a request to place this structure and stone wall on the City's List of Potential Historic Resources.)

PRELIMINARY REVIEW

8. 0-300 W CABRILLO BLVD. HC/P-R/SD-3 Zone

(2:55) Assessor's Parcel Number: 033-120-018
Application Number: MST2006-00122
Applicant: Jeannette Candau
Architect: Conceptual Motion
Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, modifications to seawalls, landscaping, improvements at Sea Landing, and viewing stations on West Beach.)

(Preliminary approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 016-08.)

HISTORIC STRUCTURES REPORT

9. 920 SUMMIT RD A-2 Zone

(3:25) Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Applicant: Ty Warner Hotels & Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Architect: David Van Hoy
Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)

CONCEPT REVIEW – NEW: PUBLIC HEARING

10. 920 SUMMIT RD

A-2 Zone

(3:35)

Assessor's Parcel Number: 015-211-009
Application Number: MST2005-00831
Applicant: Ty Warner Hotels & Resorts
Agent: Suzanne Elledge Planning and Permitting Services
Architect: David Van Hoy
Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

(Project requires Environmental Assessment and Planning Commission approval. Historic Landmarks Commission review will be limited to the existing Clubhouse. All other development is subject to review by the Architectural Board of Review.)

REVIEW AFTER FINAL

11. 500 NIÑOS DR

P-R/SD-3 Zone

(4:15)

Assessor's Parcel Number: 017-382-002
Application Number: MST2002-00676
Agent: Tynan Group
Business Name: Santa Barbara Zoological Gardens

(Proposal for a new 1,450 square foot structure called "the Wave", to be located at the hilltop catering and concessions area at the Santa Barbara Zoological Gardens. The new structure will consist of a concessions area, catering room, restroom facilities, and a bridal changing room for wedding events. A trellis roof will provide shading for the outdoor areas. The existing building will be removed. This parcel is on the City's Potential Historic Resource List.)

(Review After Final of change to approved wall fountain plan. Project requires compliance with Planning Commission Resolution No. 054-06.)

CONCEPT REVIEW - NEW

12. 1309 STATE ST

C-2 Zone

(4:35) Assessor's Parcel Number: 039-131-010
Application Number: MST2008-00501
Landscape Architect: Archart, Inc.
Business Name: Evolutions Spa

(This structure is on the City's List of Potential Historic Resources: "Drake Building," and the parcel was the recent site of a designated City Landmark tree "Arlington Silk Oak." Proposal to install one 36" box Olea Europaia "Swan Hill" fruitless olive tree in the former location of the Arlington Silk Oak and miscellaneous other plantings in streetscape planters. This will abate enforcement case ENF2008-00999. Also proposed is to repaint the exterior of the building in a new color palette.)

(Action may be taken if sufficient information is provided.)

**** SCHEDULED BREAK FROM 5:00 P.M. TO 5:15 P.M. ****

CONCEPT REVIEW - CONTINUED

13. 732 STATE ST

C-2 Zone

(5:15) Assessor's Parcel Number: 037-092-027
Application Number: MST2008-00491
Business Name: The Area
Applicant: DGB America

(Proposal for "as-built" exterior paint color change on building and on tile apron at the front facade of a commercial building. Also proposed are two new window awnings)

(Second Concept Review. Action may be taken if sufficient information is provided.)

PRELIMINARY REVIEW

14. 710 ANACAPA ST

C-2 Zone

(5:30)

Assessor's Parcel Number: 031-081-013

Application Number: MST2008-00362

Architect: Peikert Group Architects

Agent: Shelley Bookspan

(Previous project on this site has been withdrawn and this is a revised project. This structure is on the City's List of Potential Historic Resources: "Myers Cottage." Proposal to demolish 985 square feet of the non-historic portion of an existing mixed-use building (currently 162.5 square feet of commercial space and 1,399 square feet of residential duplex space) resulting in a 418 square foot commercial space and 337 square foot commercial basement storage area. Also proposed is to construct a new, three-story, 3,035 square foot mixed-use building with 448 square feet of commercial space and a 1,941 square foot, three-bedroom residential unit. This will result in an increase of 1,040 square feet for commercial use, which will require Development Plan Approval findings. Two residential parking spaces and one commercial parking space will be provided in a ground level garage, as well as one uncovered handicapped accessible parking space. The project will include permeable paving, landscaping, irrigation, and drainage improvements of the site. There will be 514 cubic yards of grading, of which 86 cubic yards will be exported off site.)

(Preliminary Approval of the project is requested. Project requires Development Plan Approval findings.)

CONSENT CALENDAR – SEE SEPARATE AGENDA