



**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](http://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](mailto: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 21, 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](http://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](http://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 28<sup>th</sup>, on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking Online Meetings.

**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 November 12, 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.

**HISTORIC STRUCTURES REPORT**

1. 920 SUMMIT RD A-2 Zone

**(1:45)** Assessor's Parcel Number: 015-211-009  
 Application Number: MST2005-00831  
 Owner: MCC BB Property, LLC  
 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.)

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

**CONCEPT REVIEW - CONTINUED**

2. 920 SUMMIT RD A-2 Zone

**(1:55)** Assessor's Parcel Number: 015-211-009  
 Application Number: MST2005-00831  
 Owner: MCC BB Property, LLC  
 Applicant: Ty Warner Hotels & Resorts  
 Agent: Suzanne Elledge Planning and Permitting Services  
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(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.)

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

**FINAL REVIEW**

3. 1900 LASUEN RD R-2/4.0/R-H Zone

**(2:30)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00296  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning and Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

**(Final Approval of the project phase is requested. Substantial Conformance Determination granted by Planning Commission on June 9, 2008. Project requires Historic Resource Findings and compliance with Planning Commission Resolutions 057-04 and 037-05.)**

**FINAL REVIEW**

4. 100 E CARRILLO ST REC CENTER P-R Zone

**(3:00)** Assessor's Parcel Number: 029-291-020  
 Application Number: MST2008-00064  
 Owner: City of Santa Barbara  
 Architect: Kruger Bensen Ziemer  
 Business Name: Carrillo Recreation Center

(This is a City Landmark: "Recreation Center and Gymnasium." Proposal for structural upgrades, accessibility improvements to meet ADA requirements, upgrading of mechanical, plumbing and electrical systems, and changes to existing windows and rear stairs.)

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

**CONCEPT REVIEW - CONTINUED**

5. 426 STATE STREET C-M Zone

**(3:30)** Assessor's Parcel Number: 037-212-003  
 Application Number: MST2008-00347  
 Owner: Ray Mahboob  
 Architect: Henry Lenny

(Proposal to demolish the asphalt paving in an existing 16,000 square foot parking lot and *paseo* walkway and repave it with brick and add new landscaping features. The existing 28-space parking lot, which provides parking for the building at 424 State Street, will be reduced by 18 spaces, thereby providing 14 parking spaces. Also proposed is the demolition and redesign of the existing storefront.)

**(Third Concept Review.)**

**CONCEPT REVIEW - CONTINUED**

6. 28 W CABRILLO BLVD HRC-1/R-4/SD-3 Zone

**(4:00)** Assessor's Parcel Number: 033-102-002  
Application Number: MST2008-00401  
Owner: Beach Motel Partners  
Architect: Cearnal Andrulaitis  
Business Name: Harbor View Inn

("La Casa Del Mar Hotel" is on the City's List of Potential Historic Resources. Proposal for a new one-story, 187 net square foot pool house and grill in an existing swimming pool area at the Harbor View Inn. Planning Commission approval is requested for a Coastal Development Permit for this work in the non-appealable jurisdiction of the Coastal Zone.)

**(Third Concept Review. Comments only: Project requires Environmental Assessment and Planning Commission approval of a Coastal Development Permit.)**

**CONCEPT REVIEW - CONTINUED**

7. 732 STATE ST C-2 Zone

**(4:20)** Assessor's Parcel Number: 037-092-027  
Application Number: MST2008-00491  
Owner: Kim Eugene Rosenquist, Trustee  
Applicant: DGB America  
Business Name: The Area

(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. This will abate ENF2008-01252.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**