

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, December 5, 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, December 12th, on computers with high speed internet access by going to 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 26, 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. 436 CORONA DEL MAR DR R-4/SD-3 Zone

(1:45) Assessor's Parcel Number: 017-321-007
Application Number: MST2008-00420
Owner: Larry Agostino
Architect: Pujo & Associates
Designer: Design by Doubet

(Proposal to demolish an existing 1,362 square foot residence and detached 224 square foot garage and construction of a new three-story, 3,196 square foot, two-unit residential duplex and a 437 square foot, two-car garage, on a 6,594 square foot parcel in the R-4/SD-3 Zones. Unit one is proposed to be 2,247 square feet and unit two at 835 square feet. A total of four parking spaces (two covered and two uncovered) will be provided. The proposal includes photovoltaic panels and a swimming pool. A total of 220 cubic yards of grading is proposed to be balanced on site. Zoning modifications are requested for the new garage to encroach into the interior and rear setbacks. The parcel is located in the non-appealable jurisdiction of the Coastal Zone. The project requires Staff Hearing officer Review for Zoning modifications and a Coastal Development Permit.)

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

CONCEPT REVIEW – NEW: PUBLIC HEARING

2. 528 STATE ST C-M Zone

(1:50) Assessor's Parcel Number: 037-173-025
Application Number: MST2008-00261
Owner: Michael Stackpoole Trust
Designer: Eddie Deras
Business Name: Tribal Rugs & Art

(Proposal to remove an as-built tent structure at the rear of an existing 1,200 square foot single-story commercial building and construct a 1,200 square foot single-story addition. The project site is 2,500 square feet. The project will require Development Plan Approval for a commercial addition between 1,000 and 3,000 square feet and will abate enforcement case ENF2008-00405.)

(Project requires Development Plan Approval findings.)

CONCEPT REVIEW - NEW

3. 100 BLK E CARRILLO ST

(2:10) Assessor's Parcel Number: ROW-001-509
 Application Number: MST2008-00558
 Owner: City of Santa Barbara
 Applicant: Jessica Grant, Project Planner
 Engineer: Penfield & Smith
 Landscape Architect: Arcadia Studio

(Proposed signal system upgrade at the intersection of Carrillo and Anacapa Streets. The proposal includes new signal poles with mast arms over Carrillo Street, curb extensions and directional ramps, pedestrian signals, relocation of the traffic control equipment cabinet, and landscaping improvements.)

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

REVIEW AFTER FINAL

4. 633 E CABRILLO BLVD

HRC-1/SP-1/SD-3 Zone

(2:35) Assessor's Parcel Number: 017-680-013
 Application Number: MST2008-00106
 Owner: Fess Parker Doubletree Hotel
 Architect: Richard Six

(Proposal to repave and restripe existing parking lot in existing configuration and number of spaces. Modify accessible parking spaces to comply with ADA requirements, modify storm drain routing and add runoff pollution control and provide construction pollution control.)

(Review After Final of change to entry drive hardscape.)

PRELIMINARY REVIEW

5. 100 W ANAPAMU ST

C-2 Zone

(2:55) Assessor's Parcel Number: 037-052-0RW
 Application Number: MST2005-00619
 Owner: City of Santa Barbara
 Applicant: Lisa Arroyo, Project Engineer
 Architect: Conceptual Motion
 Landscape Architect: Earthform Design

(West Downtown Improvement Project proposal to install pedestrian lighting, repair sidewalks, and enhance intersections with curb extensions and crosswalks. Also proposed is new landscaping for the 0-400 blocks of West Anapamu and West Ortega Streets. This project will be reviewed by both the Architectural Board of Review and the Historic Landmarks Commission.)

(Preliminary Approval of the project is requested. Project requires Environmental Assessment and compliance with the Chapala Street Design Guidelines.)

IN-PROGRESS REVIEW

6. 500 NIÑOS DR P-R/SD-3 Zone

(3:15) Assessor's Parcel Number: 017-382-002
Application Number: MST2000-00707
Owner: City of Santa Barbara
Agent: Rich Block and Cameron Carey
Architect: David Mendro
Business Name: Santa Barbara Zoo

(Construction of a proposed 8,805 square foot, one-story Discovery Pavilion building and a 1,408 square foot addition to the existing administrative building. Three existing buildings, totaling 1,868 square feet, and two existing animal holding facilities would be removed. An existing 1,779 square foot building would be remodeled and incorporated into the new building. The project would result in a net increase of approximately 9,190 square feet of building area.)

(In-Progress Review of landscaping, bus stop, and interpretive display board.)

FINAL REVIEW

7. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:40) Assessor's Parcel Number: 019-170-022
Application Number: MST2007-00296
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(The project site has been designated as 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 Staff on June 9, 2008. Project requires Historic Resource Findings and compliance with Planning Commission Resolutions 057-04 and 037-05.)

CONCEPT REVIEW - CONTINUED8. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:00) 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

(The project site has been designated as a Structure of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for a new surface valet parking lot with an operations facility below in the northwest corner, a predominately underground Utility Distribution Facility (Group L) in the northwest corner; a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of five new cottages (Mission Village) with an underground parking structure below in the northeast corner of the project site (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 Concept Review of the revised Master Plan. New proposal for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building.)

CONCEPT REVIEW - CONTINUED9. 426 STATE ST C-M Zone

(4:45) 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.)

(Fourth Concept Review.)

CONCEPT REVIEW - NEW

10. 424 STATE ST

C-M Zone

(5:15)

Assessor's Parcel Number: 037-212-025

Application Number: MST2008-00346

Owner: Ray Mahboob

Architect: Henry Lenny Design Studio

(Proposal for demolition, redesign, and reconstruction of an existing storefront.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA