



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 26, 2010

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
MICHAEL DRURY
FERMINA MURRAY
ALEX PUJO
CRAIG SHALLANBERGER
PHIL SUDING

ADVISORY MEMBER:

DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON:

MICHAEL SELF

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	Master Application & Submittal Fee - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - 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.

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 ext. 3311 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, May 21, 2010, 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 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 May 12, 2010.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

CONCEPT REVIEW - CONTINUED

- | | | |
|----------------------|---|-----------------|
| 1. | 13 E CABRILLO BLVD | HRC-2/SD-3 Zone |
| <u>(1:45)</u> | Assessor's Parcel Number: 033-111-012 | |
| | Application Number: MST2010-00033 | |
| | Owner: Virginia and Renee Castagnola Family | |
| | Architect: Lenvik and Minor Architects | |
| | Business Name: Lighthouse Restaurant | |
| | Engineer: Frank Cunningham | |

(The proposed project is related to the E. Cabrillo Bridge Replacement Project. Proposed additions and alterations to an existing 5,155 square foot commercial building on a 7,274 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. The changes include demolition of 1,166 square feet on the first floor [part of which is currently overhanging Mission Creek], a 1,036 square foot second-floor addition and stairway, and a new 350 square foot outdoor patio on the first floor. City Council approval is requested for a variance for the project to encroach into the ten foot E. Cabrillo Blvd. setback, Planning Commission approval is requested for a Coastal Development Permit and a Zoning Modification to encroach into the twenty foot front yard setback, and the Chief Building Official will need to make Development Along Creeks findings as well as assure compliance with Mission Creek development standards. The project will result in credit of 130 square feet of Measure "E" floor area.)

(Second Concept Review. Project requires Environmental Assessment, Compatibility Findings, and Planning Commission approval of a Coastal Development Permit.)

CONCEPT REVIEW - CONTINUED

2. 925 CHAPALA ST C-2 Zone

(2:15) Assessor's Parcel Number: 039-313-027
 Application Number: MST2010-00124
 Owner: City of Santa Barbara
 Architect: Dawn Sophi Ziemer

(Proposal to remodel a former auto muffler repair shop into office space for City Fire Station No. 1. The project includes an upgrade of the front facade and streetscape including repainting the building and installing new sidewalk and landscaping. Also proposed is restriping the existing parking lot and installation of an electric gate on the south side of the building.)

(Second Concept Review. Project requires Environmental Assessment and compliance with the Chapala Street Design Guidelines.)

CONCEPT REVIEW - CONTINUED

3. 321 E CANON PERDIDO ST C-2 Zone

(2:45) Assessor's Parcel Number: 029-301-019
 Application Number: MST2009-00220
 Owner: Jon and Sally Terrell
 Architect: Jeff Shelton

(This is a revised project description: Proposal for a condominium conversion of an existing two-story duplex and exterior alterations including the enclosure of a 133 square foot open deck, construction of a new 380 square foot, second-floor deck, and the addition of a 326 square foot roof deck. Also proposed on this 7,900 square foot parcel adjacent to El Caserio is a new exterior stairway. Staff Hearing Officer approval is requested for the condominium conversion.)

(Second Concept Review. Comments only; project requires Staff Hearing Officer approval. Note: Initial Concept Review comments were given by Consent reviewer.)

FINAL REVIEW

4. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:15) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00296
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: El Encanto, Inc.
 Business Name: El Encanto Hotel
 Agent: Suzanne Elledge Planning and Permitting Services

(The project site has been designated a Structure of Merit. The proposal is 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.)

(Preliminary Approval of Cottage 12 is requested. Project requires Historic Resource Findings and compliance with Planning Commission Resolution No. 057-04 and Substantial Conformance Determination granted by staff on June 9, 2008.)

REVIEW AFTER FINAL

5. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:45) Assessor's Parcel Number: 019-170-022
 Application Number: MST2005-00490
 Owner: Orient Express Hotels
 Architect: Henry Lenny
 Applicant: El Encanto, Inc.
 Business Name: El Encanto Hotel
 Agent: Suzanne Elledge Planning and Permitting Services

(The project site has been designated a Structure of Merit. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and Cottages 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and 29. Phase I of the project was reviewed under MST99-00305.)

(Review After Final of change to approved Master Site Plan landscape pathways. Project requires compliance with Planning Commission Resolution No. 057-04.)

CONCEPT REVIEW - CONTINUED

6. 1900 LASUEN RD R-2/4.0/R-H Zone

(4:15) Assessor's Parcel Number: 019-170-022
 Application Number: MST2007-00140
 Owner: Orient Express Hotels
 Business Name: El Encanto Hotel
 Applicant: El Encanto, Inc.
 Architect: Henry Lenny
 Agent: Suzanne Elledge Planning and Permitting Services

(The project site has been designated a Structure of Merit. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages [#37, 38 & 39] containing operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

(Continued Concept Review of Mission Village. Project requires compliance with Planning Commission Resolution No's. 004-09 and 034-09.)

CONSENT CALENDAR – SEE SEPARATE AGENDA