



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, November 10, 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) 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.
PRELIMINARY REVIEW	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.
FINAL & CONSENT	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.

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, or by email at SGantz@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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. That on Friday, November 5, 2010, 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 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 **October 27**, 2010.
- C. HLC Consent Calendar.
- D. Approval of the minutes of the Sign Committee Consent meeting of **October 27**, 2010, as reviewed by the HLC Sign Committee.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

CONCEPT REVIEW - NEW**1. 205 CHAPALA ST**

(1:45) Assessor's Parcel Number: ROW-002-070
 Application Number: MST2010-00263
 Owner/Applicant: City of Santa Barbara
 Agent: Applied Earthworks
 Architect: Craig Drake

(Proposed replacement of the Chapala Street - W. Yanonali Street bridge over Mission Creek. The replacement bridge would be a single-span bridge consisting of a combination of precast and cast-in-place concrete slab with asphalt concrete or polyester concrete overlay on the deck for the road surfacing. City standard sidewalks would be added to both sides of the street on the bridge and would tie into the existing sidewalks along Chapala Street and Yanonali Street. New combination vehicular/pedestrian railings would be installed on each side of the bridge. Planning Commission approval is requested for a Coastal Development Permit to perform this work in the appealable jurisdiction of the Coastal Zone.)

(Concept Review only. Project requires Environmental Assessment and Planning Commission approval.)

CONCEPT REVIEW - NEW**2. PASEO NUEVO**

C-2 Zone

(2:30) Assessor's Parcel Number: 037-400-002
 Application Number: MST2010-00338
 Owner: City of Santa Barbara Redevelopment Agency
 Designer: 505 Design

(Concept review of proposed enhancements to Paseo Nuevo including new identity elements at all five pedestrian entries, updated sidewalk kiosks and directories, new entry wall and paving elements, modifications to existing lighting plan, removal of north court rotunda element, and upgraded benches, tables, chairs, pottery, umbrellas, and trash receptacles.)

(Comments only. Proposed changes to sign program to be reviewed under SGN2010-00151 on this agenda.)

CONCEPT REVIEW - NEW**3. PASEO NUEVO**

C-2 Zone

(2:30) Assessor's Parcel Number: 037-400-002
 Application Number: SGN2010-00151
 Owner: City of Santa Barbara Redevelopment Agency
 Property Manager: Macerich Management Company

(Concept review of a proposal to revise the existing **sign program** with updated wayfinding/trailblazer signage, updated logo typeface for better signage legibility, and the introduction of a new flag program.)

(Comments only.)

CONCEPT REVIEW – CONTINUED: PUBLIC HEARING4. **1727 PROSPECT AVE**

R-2 Zone

(3:30)

Assessor's Parcel Number: 027-142-004
Application Number: MST2008-00583
Owner: Phil Larson, Larson Family Trust
Architect: Amy Taylor

(This structure is **eligible for Structure of Merit designation**. This is a revised project description. Proposal to demolish an existing 307 square foot, two-car detached garage and construct a new 678 square foot, detached three-car garage with 598 square feet of basement storage. Also proposed is to demolish the existing sandstone stairs and stair support walls next to the existing garage. Approval of the project would also permit the as-built flagstone steps at the center of the parcel, a sandstone tree well with new tree and landscaping, and new gravel path, planting beds, trees, site lighting, and decorative pots. A zoning modification is requested for the proposed new garage and basement storage to encroach into the front setback on this 11,105 square foot lot located in the Hillside Design District. The existing two legal dwelling units on the lot are proposed to remain.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer approval of a Zoning Modification.)

HISTORIC STRUCTURES REPORT5. **1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:00)

Assessor's Parcel Number: 019-170-022
Application Number: MST2008-00387
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(Proposal to deconstruct and seismically reconstruct an historic arbor, to match the original.)

(Review of an Addendum Letter Report to the Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This Letter Report was requested to evaluate the proposed configuration of the elements at the east and west ends of the arbor.)

REVIEW AFTER FINAL**6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:10)

Assessor's Parcel Number: 019-170-022
Application Number: MST2008-00387
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Architect: Henry Lenny
Business Name: El Encanto Hotel

(Proposal to deconstruct and seismically reconstruct an historic arbor, to match the original.)

(Review After Final of a more authentic configuration of the elements at the east and west ends of the arbor.)

HISTORIC STRUCTURES REPORT**7. 1900 LASUEN RD**

R-2/4.0/R-H Zone

(4:30)

Assessor's Parcel Number: 019-170-022
Application Number: MST2010-00342
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Agent: Alexandra Cole
Architect: Gensler
Architect: Henry Lenny
Landscape Architect: Katie O'Reilly-Rogers Inc.
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. Proposal to rehabilitate an existing historic waterfall.)

(Review of an Addendum Letter Report to the Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This Letter Report is focused on a proposed new landscape plan dated October 2010.)

CONCEPT REVIEW - NEW

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:40)

Assessor's Parcel Number: 019-170-022
Application Number: MST2010-00342
Owner: Orient Express Hotels
Applicant: El Encanto, Inc.
Agent: Suzanne Elledge Planning & Permitting Services
Agent: Alexandra Cole
Architect: Gensler
Architect: Henry Lenny
Landscape Architect: Katie O'Reilly-Rogers Inc.
Business Name: El Encanto Hotel

(The project site has been designated a **Structure of Merit**. Proposal to rehabilitate an existing historic waterfall.)

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

CONSENT CALENDAR – SEE SEPARATE AGENDA