

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA BARBARA AMENDING TITLE 22 OF THE SANTA BARBARA MUNICIPAL CODE WITH RESPECT TO HISTORIC RESOURCES AND THE EL ENCANTO HOTEL PROPERTY AND ITS DESIGNATION AS A CITY HISTORIC DISTRICT.

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAINS AS FOLLOWS:

SECTION ONE. Section 22.22.020 (entitled “Definitions”) of Chapter 22.22 of Title Twenty-Two of the Santa Barbara Municipal Code is hereby amended to add to new subparagraph definitions (new subparagraph H and new subparagraph V) and to re-order the existing subparagraphs accordingly. Section 22.22.020 H and Section 22.22.020 V read as follows:

“H. CONTRIBUTING RESOURCE OR STRUCTURE: A building, structure, object, or site within the boundaries of an Historic District which reflects the significance of the district as a whole, either because of historic associations, historic architectural qualities, or its archaeological features. Another key aspect of a “contributing resource” is its possible historic integrity.”

“F. NON-CONTRIBUTING RESOURCE OR STRUCTURE: A building, structure, object, or site within the boundaries of an Historic District that does not possess the age, qualifications, or characteristics of a Contributing Resource, but which has been included within the Historic District because of its geographic location within the Historic District.”

SECTION TWO. Chapter 22.22 of Title Twenty-Two of the Santa Barbara Municipal Code is hereby amended to add a new section, Section 22.22.125 entitled “The El Encanto Historic District” which section reads as follows:

“SBMC. 22.22.125 The El Encanto Hotel Historic District.

A. Purpose. The purpose of El Encanto Hotel Historic District is to preserve and enhance the historic and architectural character of the historic El Encanto Hotel Landmark site in the City of Santa Barbara, which is a unique complex of early 20th century structures and landscape features. That purpose is to be achieved by regulating, within a designated area, the compatibility of architectural styles used in the construction of new structures, and the exterior alteration of existing structures in conformance with their original, significant architectural qualities, in order to continue and perpetuate examples of this important era in Santa Barbara’s history.

B. Designation. The area within the map labeled El Encanto Hotel-Historic District (which is attached hereto as Exhibit A) within the City of Santa Barbara is hereby designated as a historic district and shall be known as “El Encanto Hotel Historic District.” The El Encanto Historic District shall include all the properties located within the above-described area and those portions of streets fronting on the parcel as shown on the labeled “El Encanto Hotel Historic District” map.

C. Required HLC Review, Architectural Styles, and Preservation Goals.

1. No structure or real property within the El Encanto Hotel Historic District shall be constructed, demolished, moved, or altered on its exterior without approval of the Commission.
2. Any structure hereafter constructed or altered as to its exterior appearance and located within El Encanto Hotel Historic District shall, as to its exterior architecture, be compatible with the currently existing Craftsman/Vernacular and Spanish Colonial Revival architecture of the Contributing Resource buildings within the El Encanto Hotel Historic District.

D. Contributing Resource Structures and Landscape Features.

1. Any Contributing Resource structure or Contributing feature located within El Encanto Hotel Historic District shall be preserved and maintained by owners thereof in good condition and repair. Contributing Resource structures may be repaired and altered on the exterior for the purpose of restoring its original appearance, or to substantially aid in its preservation or enhancement (especially with respect to its particular architectural style) with the prior written approval of the Commission
2. Any landscape feature within El Encanto Hotel Historic District identified by the City as a Contributing Resource shall, as to its exterior appearance, be preserved and not significantly altered without the prior written approval of the Commission.