



City of Santa Barbara

Planning Division

HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, October 14, 2009

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

COMMISSION MEMBERS:

SUSETTE NAYLOR, *Chair* – Present at 2:14 p.m.
 DONALD SHARPE, *Vice-Chair* – Present
 ROBERT ADAMS – Present
 LOUISE BOUCHER – Present
 MICHAEL DRURY – Present
 FERMINA MURRAY – Absent
 ALEX PUJO – Present until 5:14 p.m.
 CRAIG SHALLANBERGER – Present

ADVISORY MEMBER:

DR. MICHAEL GLASSOW – Absent

CITY COUNCIL LIAISON:

ROGER HORTON – Absent

PLANNING COMMISSION LIAISON: STELLA LARSON – Present at 1:50 p.m.

STAFF:

JAIME LIMÓN, Design Review Supervisor – Present 3:45 p.m. to 5:10 p.m.
 JAKE JACOBUS, Urban Historian – Present
 SUSAN GANTZ, Planning Technician – Present
 GABRIELA FELICIANO, Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (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

- ** All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** 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.
- ** The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- ** **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 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 these meetings, 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. 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, October 9, 2009, 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, October 16, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

SUBCOMMITTEE MEETING:

There was an El Encanto Hotel Subcommittee meeting at 10:00 a.m. on Wednesday, October 14, in the Fishbowl Conference Room on the first floor at 630 Garden Street.

GENERAL BUSINESS (1:33):

- A. Public Comment:

Kellam de Forest, local resident, expressed appreciation for the Public Works Department's rapid repair of the Mission Canyon Bridge.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of September 30, 2009.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of September 30, 2009, with correction.

Action: Boucher/Adams, 5/0/1. (Drury abstained. Murray/Naylor absent.) Motion carried.

- C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item I, 911 Laguna Street, which was reviewed by Robert Adams.

Action: Adams/Sahallanberger, 6/0/0. (Murray/Naylor absent.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Ms. Gantz made the following announcements:

- a) Commissioner Murray would be absent from the meeting. Chair Naylor would be in around 2:45 p.m. and she would need to leave the meeting by 6:45 p.m.
- b) Commissioner Sharpe would be stepping down from Item 2, 825 De La Vina Street.
- c) The regularly scheduled HLC meeting on November 25th, the day before Thanksgiving, will not be held due to a mandatory city furlough.

2. Due to the cancellation of the December 23rd HLC meeting because of a mandatory city furlough, the Commission agreed to have two meetings in a row in the month of December: one on the 2nd and the next on the 9th.

3. Commissioner Shallanberger announced he would be stepping down from Items 3, 7, and 8; 540 W. Pueblo Street, 318 State Street and 34 Victoria Street, respectively.
4. Commissioners Drury and Pujo announced they would be leaving by 5:30 p.m.
5. Commissioner Boucher announced December 12th is tentatively scheduled for the HLC Christmas Party at Commissioner Sharpe's home.

E. Subcommittee Reports.

Commissioner Shallanberger reported that the El Encanto Hotel Ad hoc Subcommittee met with the applicant to discuss the process for the remainder of the project, as well as the timing and sequencing for its review. He also announced that an appeal for an approved portion of the project was filed and will be heard by the City Council at 6:00 p.m. on Tuesday, November 10, 2009. The project is anticipated to return for HLC review in December.

DISCUSSION ITEM

1. 35, 36 & 118 STATE ST HRC-2/SD-3 Zone
(1:45) Assessor's Parcel Number: 033-102-004
 Application Number: MST2007-00538
 Staff members: Debra Andalaro, Senior Planner; and Allison De Busk, Project Planner
 Architect: DesignARC
 Business Name: Entrada de Santa Barbara

(The purpose of this discussion item is to inform the HLC of proposed changes to the Entrada de Santa Barbara project, as approved by the City Council on December 11, 2001, within the context of a request for a Substantial Conformance Determination.)

Present: Melissa Cinarli, Project Manager
 Mark Shields, Architect
 Debra Andalaro, Senior Planner

Ms. Andalaro reviewed the history of the project and the Substantial Conformance Determination process, which City Administrator Jim Armstrong will review and decide upon. She also reviewed the Planning Commission's comments that were made at the October 8, 2009, meeting. The HLC's comments will be forwarded to the City Administrator for consideration.

Public comment opened at 2:19 p.m.

Mark Romasanta, local resident, commented in favor of the project, but expressed concern with the encroachments, lack of "Santa Barbara" style of architecture, reduction in character of architecture, increased canyonization and mass, treatment of views from the railroad, and active businesses versus empty lots.

Kellam de Forest, local resident, commented on a more precise definition of the term "Substantial Conformance"; and the building mass, especially in Building B.

Public comment closed at 2:24 p.m.

Commission comments:

1. The new proposal, as well as the opening of views, is an improvement.
2. The architectural style is supportable.
3. At least one Commissioner felt the mass, bulk and scale are supportable. One Commissioner felt that there are parts of the project that are too massive and overwhelming.
4. As to the commercial areas in the big plaza, it was suggested that they be designed with narrow storefronts to accommodate smaller tenants as a way to bring the building to more of a human scale.
5. One Commissioner thought there was some beauty to the traditional, old industrial look of the facade facing the train track. Another Commissioner felt that a nicer façade, reflecting Santa Barbara, should face the railroad track.
6. The increase in landscaping is appreciated. It was requested that the percentage of increased landscaping be provided.
7. Work out the roof and roofline details of the storefronts.
8. Consider the possibility of a 40 foot height limit in El Pueblo Viejo Landmark District.
9. One Commissioner would not like to see the loss of the Larco Building where the current visitor center is located.

ARCHAEOLOGY REPORT

2. 825 DE LA VINA ST C-2 Zone
(2:37) Assessor's Parcel Number: 037-041-024
 Application Number: MST2007-00400
 Owner: 825 De La Vina, LLC
 Architect: B3 Architects

(Proposal for a new three-story mixed-use project to include seven residential condominiums and a total of 750 square feet of commercial space on an existing 14,750 square foot parking lot in the C-2 Zone. The proposal includes four one-bedroom and three two-bedroom residential condominiums, which vary in size from 809 to 1,776 square feet. A total of 19 parking spaces will be provided onsite (14 covered and five uncovered). The project requires Planning Commission approval of a Tentative Subdivision Map.)

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

Present: David Stone, Historical Consultants

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because the proposed project would not have the potential to result in significant impacts on either prehistoric or historic archaeological resources, no mitigation measures are required.

Motion: To accept the report as presented.

Action: Boucher/Drury, 6/0/0. (Sharpe stepped down. Murray absent.) Motion carried.

ARCHAEOLOGY REPORT

3. 525 W JUNIPERO ST / 540 W PUEBLO ST C-O Zone

(2:38) Assessor's Parcel Number: 025-090-046
 Application Number: MST2007-00092
 Owner: Cancer Center of Santa Barbara
 Applicant: Kenneth Marshall
 Architect: Cearnal Andrulaitis, LLP

(Review for the new Cancer Center of Santa Barbara. The proposed project involves 10 parcels and will include the demolition of 18,690 square feet of the existing 20,130 square foot medical facility and accessory structures, to be reconstructed further away from Mission Creek, and demolition of 6 existing residential buildings. Proposal for construction of a new 52,069 square foot, three-story, Cancer Center, a 56,422 square foot, four-story, 164 space, parking structure, an 18 space parking lot, for a total of 182 on-site parking spaces, and 3 new residential buildings totaling 6,739 square feet. The proposal will result in 53,509 square feet of commercial space and 6 new residential units, for a total of 11 residential units. The project includes the removal of 9 existing trees and proposed addition of 11 trees. The project requires Planning Commission review for Development Plan Approval findings.)

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

Present: David Stone, Historical Consultant

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, because no project impacts on prehistoric or historic archaeological resources would occur, no mitigation measures are required.

Motion: To accept the report as presented.

Action: Boucher/Adams, 6/0/0. (Shallanberger stepped down. Murray absent.) Motion carried.

ARCHAEOLOGY REPORT

4. 6034 HOLLISTER AVE C-R Zone

(2:39) Assessor's Parcel Number: 073-080-072
 Application Number: MST2009-00436
 Owner: City of Santa Barbara
 Applicant: Santa Barbara County Flood Control District
 Engineer: DUDEK

(Review of Archaeological Resources Reports (equivalent to Phase 2) for the Las Vegas - San Pedro Creeks capacity improvement project.)

(Review of Archaeological Survey Report and Phase 2 Archaeological Investigation Report prepared by Dudek.)

Present: David Stone, Historical Consultant

Staff comments: Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that, although the proposed creeks capacity improvement project would not result in any potentially significant impacts on known archaeological resources within the site, it is recommended that all project earth disturbances be monitored by a City-qualified archaeologist and Barbareno Chumash observer.

Motion: To accept the report as presented.

Action: Boucher/Sharpe, 6/0/0. (Shallanberger absent. Murray absent.) Motion carried.

CONCEPT REVIEW - NEW

5. 1816 STATE ST

C-2/R-1 Zone

(2:40)

Assessor's Parcel Number: 027-032-021

Application Number: MST2009-00281

Owner: Alamar II, LLC

Architect: Bryan Murphy

Business Name: Fiesta Inn & Suites

(Proposal for an addition and exterior alterations to an existing three story commercial building. The proposal includes facade alterations, a 62 square foot lobby addition, a tower addition having no new floor area, a 270 square foot storage room addition on the 3rd floor of the building, a new 312 square foot deck, two new patio areas totaling 585 square feet, widening the second floor corridor by 164 square feet, and alterations to the existing parking lot. Planning Commission approval is requested for a Conditional Use Permit for a non-residential use in a residential zone and zoning modifications for the new deck, parking, and trash enclosure to encroach into the interior yard setback of the residentially-zoned portion of the site. Approval of this project will abate violations outlined in ENF2008-01335.)

(Comments only; project requires Environmental Assessment and Planning Commission approval.)

Present: Bryan Murphy, Architect
Dario Pini, Owner

Public comment opened at 2:54 p.m.

Kellam de Forest, local resident, inquired as to how the motel was allowed to encroach into the R-1 zone, the height of the existing building, and if it is over 45 feet tall in the back. He commented that a tower and a giant arch do not need to be added to the building and would make State Street too "busy."

Public comment closed at 2:56 p.m.

Motion: Continued indefinitely with the following comments:

1. The intent of the project is commendable.
2. The tower and arch need to be revisited.
3. Simplify the stylistic elements of the building.
4. Explore more landscaping at the ramp and explore other narrow, upright trees as opposed to the Queen palms.

Action: Pujo/Adams, 7/0/0. (Murray absent.) Motion carried.

CONCEPT REVIEW - CONTINUED

6. 125 STATE ST

HRC-2/SD-3 Zone

(3:16)

Assessor's Parcel Number: 033-075-012
 Application Number: MST2009-00119
 Owner: Santa Barbara Redevelopment Agency
 Applicant: Children's Museum of Santa Barbara
 Agent: Trish Allen, SEPPS, Inc.
 Architect: B3 Architects and Planners

(The project site contains the 455 square foot "Signalman's Building," which is listed on the National Register of Historic Places and is a designated City Landmark. The project includes a new approximately 16,000 square foot, two-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. The maximum building height would be 40 feet. The project also includes a surface parking lot accessed from Kimberly Avenue and pedestrian access on the south side of the site connecting State Street and Kimberly Avenue. The proposal received a Preliminary Community Priority Designation by City Council on April 7, 2009. The project requires Environmental Assessment, Coastal Development Permit, Zoning Modifications, Development Plan, and Final Community Priority Designation.)

(Second Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval.)

Present: Barry Berkus, Architect
 Micah Winkelstein, Architect
 Sheila Cushman, Executive Director
 George Myers, Building Committee member

Public comment opened at 3:33 p.m.

Kellam de Forest, local resident, commented about neighborhood compatibility, the project's compliance with the new El Pueblo Viejo Guidelines, and whether roof gardens are acceptable in EPV.

Public comment closed at 3:35 p.m.

Straw vote: How many Commissioners are in support of the roof garden as being compatible? 6/1.
 (Naylor opposed.)

Motion: Continued four weeks with the following comments:

1. The roof garden is supportable.
2. In order to make a more specific assessment regarding compatibility of the proposed building to its surroundings, the following are requested:
 - a) An Historic Structures Report with a special emphasis on the impact of the proposed project on the historic setting of the Signalman's Building.
 - b) A computer model of the proposed building in its entirety and in its context with the train station and the Signalman's Building.
3. Comments with regard to the mass, bulk and scale will be withheld until the two requests are fulfilled.
4. Simplify the building in terms of the monochrome treatment and other aspects in order to achieve compatibility with the EPV Guidelines.
5. The proportions of the tower need to be more traditional.
6. Express the massiveness in the wall thickness at the openings.

Action: Boucher/Sharpe, 7/0/0. (Murray absent.) Motion carried.

PRELIMINARY REVIEW

7. 318 STATE ST

C-M Zone

(4:03)

Assessor's Parcel Number: 037-254-020

Application Number: MST2009-00245

Owner: 318 State St Properties, LLC

Architect: Cearnal Andrulaitis, LLC

(This is a Structure of Merit: "Seaside Oil Company Building and Showroom aka Andalucía Building." Proposal to demolish an existing 2,436 square foot building at the rear portion of 314 State Street, and construct a new trash enclosure and loading dock. Proposed for the rear structure of 318 State Street is a facade remodel including new awnings, doors, and windows. Also proposed is a reconfiguration and associated landscaping of five parking lots including the addition of 16 new parking spaces for a total of 84 parking spaces. These spaces are proposed to be the designated parking for the five parcels from 314 through 324 State Street, 323 and 327 Anacapa Street, and 24 E. Gutierrez Street. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

(Preliminary Approval of the project is requested. Project requires Historic Resource findings and, prior to building permit issuance, a shared parking agreement.)

Present: Phil Suding, Landscape Architect
 Brian Cearnal, Architect
 Jeff Hornbuckle, Designer

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar.

Action: Adams/Sharpe, 6/0/0. (Shallanberger stepped down. Murray absent.) Motion carried.

Motion: Reopen the project and amend the motion to make Historic Resource Findings.

Action: Boucher/Sharpe, 6/0/0. (Shallanberger stepped down. Murray absent.) Motion carried.

Amended

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the comment that Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of an historical resource.

Action: Adams/Sharpe, 6/0/0. (Shallanberger stepped down. Murray absent.) Motion carried.

**** THE COMMISSION RECESSED FROM 4:07 P.M. TO 4:17 P.M. ****

CONCEPT REVIEW - CONTINUED

8. 34 W VICTORIA ST

C-2 Zone

(4:17)

Assessor's Parcel Number: 039-131-016
 Application Number: MST2009-00266
 Owner: Victoria Street Partners, LLC
 Architect: Cearnal Andrulaitis, LLC
 Landscape Architect: Martha Degasis

(Proposal to demolish an existing 20,125 square foot commercial building (Vons grocery store) and 61 surface parking spaces on a 1.4 acre lot. The proposal includes the construction of 23,125 square feet of commercial/retail space, 38 residential condominium units (of which five would be affordable to middle-income homebuyers) and 87 parking spaces in a subterranean garage. Buildings would be two and three stories in height. Planning Commission approval is requested for a tentative subdivision map and a zoning modification for the residential units to encroach into the interior yard setback.)

(Fourth Concept Review. Comments only; project requires Environmental Assessment, Compatibility Criteria Analysis, and Planning Commission approval.)

Present: Brian Cearnal Joe Andrulaitis, Architects
 Margaret Cafarelli, Owner
 Dr. Pamela Post and Timothy Hazeltine, Historical Consultants

Public comment opened at 4:33 p.m., reopened at 4:30 p.m. and reopened again at

Kellam de Forest, local resident, commented about having a big courtyard for an outdoor restaurant, the use of the rear of the theater as part of the project's paseo, and the reduction of the bridges' mass to open up the view to the theater.

Robin Madden, neighbor, commented about the project's effect on traffic and views, that a three story structure looking from Victoria Street would not add to the enjoyment or enhance the view of the Arlington Theater, and the consideration of the project in context to the entire block and how it affects the city.

Brant Griesinser, local resident, commented that he did not agree that the view to the Arlington Theater from the parking lot at Victoria Court would be opened up.

Nancy Ferguson, local resident, commented that the mural is not pedestrian-friendly, that it be considered to have the mural placed elsewhere in the city where it could be seen from a distance, and that the column at the corner of the market would act as a structural and visual barrier for pedestrians.

Public comment closed at 4:36 p.m., reclosed at 4:42 p.m., and reclosed again at 4:49 p.m.

Motion: Continued two weeks with the following comments:

1. The major improvements that have been made to the project were recognized.
2. At Victoria Street and the proposed market, explore manipulating the chamfer of the building in order to open up the view to the Arlington Theater.
3. Open up the view to the rear of the Arlington on Chapala Street by manipulating the corner of the market through the use of a curve or a chamfer.
4. The third floor bridge needs revisiting.
5. There is concern with regard to the three story massing at the east and west elevations.

Action: Pujo/Drury, 6/0/0. (Shallanberger stepped down. Murray absent.) Motion carried.

PRELIMINARY REVIEW

9. 110 W SOLA ST

C-2 Zone

(5:14)

Assessor's Parcel Number: 039-062-010

Application Number: MST2007-00413

Owner: Carmac & Associates, LLC

Architect: Lenvik & Minor Architects

(This is a revised project description: Proposal to demolish an existing, one-story 15,730 square foot commercial office building and construct a new, three-story, 39'-6" tall mixed-use development. The project will comprise four residential condominium units ranging in size from 2,088 square feet to 2,639 square feet and three commercial condominium units totaling 2,424 square feet. Fifteen covered parking spaces will be provided on the ground level of this 15,930 square foot parcel. There will be approximately 470 cubic yards of grading excavation. This project has received Staff Hearing Officer approval of a Tentative Subdivision Map, the condominium development, and a zoning modification for encroachment into the interior yard setback at the west elevation. This project will also require an HLC waiver of the six-foot fence/decorative wall requirement at the property line between the subject parcel and the adjacent, residentially-zoned parcel. Original Historic Structures/Sites Report was reviewed under MST2006-00427.)

(Preliminary Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 079-09 and an HLC waiver of the requirement for a fence or wall at the property line adjacent to a residential zone.)

Present: Jeff Gorrell, Architect

Public comment opened at 5:27 p.m.

Kirk Gradin, Representing Institute of World Culture, expressed support for the project.

Public comment closed at 5:28 p.m.

Motion: Preliminary Approval and continued indefinitely with the following comments:

1. It was appreciated that the applicant has worked with the neighbor.
2. Vertically integrate the street and south elevations more by creating indentations, additional openings, or having a bit of fragmentation of the lines created by the balconies, as well as using landscape planters.

Action: Adams/Drury, 6/0/0. (Murray/Pujo absent.) Motion carried.

CONSENT CALENDAR**FINAL REVIEW****A. 536 STATE ST C-M Zone**

Assessor's Parcel Number: 037-173-001
Application Number: MST2009-00444
Owner: 536 State Street, LLC
Architect: Dawn Sherry
Business Name: Joe's Cafe

(Proposal to remove existing abandoned rooftop equipment and install four new air conditioning units and associated equipment. New equipment will be concealed behind a parapet and will not be visible from the street.)

(Final Approval of details is requested.)

Final Approval as submitted.

NEW ITEM**B. 536 BRINKERHOFF AVE C-2 Zone**

Assessor's Parcel Number: 037-163-001
Application Number: MST2009-00448
Owner: Elizabeth Terry
Applicant: Celeste Varner
Business Name: Loop & Leaf

(This is a Structure of Merit: "Huffman House." Proposal to repaint the exterior of an existing one-story building.)

Final Approval as submitted of Scheme 2.

CONTINUED ITEM**C. 1316 STATE ST C-2 Zone**

Assessor's Parcel Number: 039-133-001
Application Number: MST2009-00364
Owner: Ronchietto Trust
Designer: Ernesto Busnelli
Business Name: Café Buenos Aires

(Proposal to install new windows to act as wind barriers in an existing streetscape dining patio. The area of work will be in three arched openings and two currently wrought iron-gated entries on the Arlington Avenue elevation.)

(Final Approval of the project is requested.)

Continued two weeks to October 28, 2009.

FINAL REVIEW

D. 702 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 031-081-012
Application Number: MST2009-00407
Owner: Hortensia Ortega Luera
Architect: Designarc Architects
Business Name: Paradise Café

(Proposal to construct a new 612 square foot wood trellis with retractable canvas awning over an existing outdoor dining patio.)

(Final Approval of the project is requested.)

Final Approval as submitted.

FINAL REVIEW

E. 301 W PEDREGOSA ST R-4 Zone

Assessor's Parcel Number: 027-012-008
Application Number: MST2009-00025
Owner: Edward Gutiérrez
Architect: David Ferrin

(This structure is on the City's List of Potential Historic Resources: "Reynolds Bungalow/Etchelecu House." Proposal to demolish an existing, 159 square foot carport and construct an attached, 225 square foot one-car garage with a partially covered, 228 square foot roof deck. Also proposed is to demolish 70 square feet of interior floor area of the existing, one-story 955 square foot residence and construct a 372 square foot first floor addition and new rear deck totaling 297 square feet. No grading or excavation is proposed on this 5,264 square foot parcel. The proposed total of 1,482 square feet is 58.9% of the maximum guideline floor-to-lot area ratio.)

(Final Approval of the project is requested.)

Final Approval as submitted.

NEW ITEM

F. 100 & 131 CASTILLO ST P-R/SD-3 Zone

Assessor's Parcel Number: 033-120-021
 Application Number: MST2009-00441
 Owner: City of Santa Barbara
 Architect: Doug Reeves

(This site contains a City Landmark: "Plaza del Mar Band Shell." Proposal to demolish an existing softball dugout and replace it with a new dugout, demolish an existing backstop and fencing and replace with new backstop and fencing, resurface the existing infield area with new dirt, and construct a new 240 square foot maintenance building at the Pershing Park ballfields. Excavation will not exceed 12" deep. A portion of the area is within the Appealable jurisdiction of the Coastal Zone.)

(Project requires a Coastal Exemption prior to issuance of Building Permit.)

Final Approval as submitted.

NEW ITEM

G. 28 E VALERIO ST R-3 Zone

Assessor's Parcel Number: 027-182-022
 Application Number: MST2009-00453
 Owner: Ullom Trust
 Designer: Richard Gonzales

(This structure is on the City's List of Potential Historic Resources: "Gale House." Proposal for alterations to an existing carport including repairs and a new gabled roof, and new second floor windows on a two-story, single-family residence.)

Final Approval as noted on Sheet A3.0.

NEW ITEM

H. 700 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-240-008
 Application Number: MST2009-00439
 Owner: Santa Barbara High School District
 Applicant: City of Santa Barbara Public Works

(This is a City Landmark: "Santa Barbara High School Building, Peabody Stadium, Stadium Ticket Booth, Manual Training Building, Gymnasium." Courtesy review of a proposal for upgrades to the water well easement on Santa Barbara High School property. The project will include 110 linear feet of new seven foot high black chain link fence, resurfacing the area with decomposed granite, a new concrete path, sidewalk, and curb replacement, selective demolition of temporary construction access, surfaces, and sign posts, extension of existing recycled water irrigation system, and installation of low water use landscaping. The area of work is at the E. Anapamu streetscape approximately 25 yards south of the main entry to the school.)

Positive comments given.

REVIEW AFTER FINAL

I. 911 LAGUNA ST

C-2 Zone

Assessor's Parcel Number: 029-301-012
Application Number: MST2007-00210
Owner: Mr. and Mrs. Nick Tomkins
Architect: Ray Ketzell
Landscape Architect: Chuck McClure

(Proposal to demolish two single-family residences totaling 1,676 square feet and construct a new, three story, single-family residence of 3,732 net square feet including a 796 square foot basement mechanical room and cellar, and a 440 square foot attached two-car garage. The project will require overall site grading of 439 cubic yards. Zoning modifications are requested for the proposed garage to encroach into the front and interior yard setbacks, for portions of the second floor roof to encroach into the interior yard setback, and for the third floor to encroach into the interior yard setback. The proposal has a floor-to-lot area ratio of .74 on this commercially-zoned, 5,031 square foot parcel.)

(Review After Final of changes to approved landscape plan.)

Final Approval of Review After Final as submitted.

**** THE FULL BOARD MEETING ADJOURNED AT 5:34 P.M. ****