



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 30, 2005

David Gebhard Public Meeting Room 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

- ANTHONY SPANN, Chair, Absent
- VADIM HSU, Vice-Chair, Present
- STEVE HAUSZ, Present, left at 2:05 p.m., returned at 2:41 p.m.
- WILLIAM LA VOIE, Absent
- ALEX PUJO, Present
- CAREN RAGER, Present
- PHILIP SUDING, Present, left at 2:03 p.m., returned at 2:06 p.m., left at 4:48 p.m., returned at 4:51 p.m., left at 5:27 p.m.
- FERMINA MURRAY, Present, left at 1:53 p.m., returned at 2:23 p.m., left at 4:00 p.m.
- SUSETTE NAYLOR, Present, left at 3:22 p.m.
- DR. MICHAEL GLASSOW, Absent
- ROGER HORTON, Present
- WILLIAM MAHAN, Absent

**ADVISORY MEMBER:**

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

- STAFF:**
- JAIME LIMÓN, Design Review Supervisor, Absent
  - JAKE JACOBUS, Urban Historian, Present
  - SUSAN GANTZ, Planning Technician I, Present
  - BARBARA WALSH, Recording Secretary, Present

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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.

\*\* 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 have received a mailed notice and are subject to a public hearing.

- \*\* 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 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 are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- \*\* **Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal 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. The scope of this project may be modified under further review.**
- \*\* **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) 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 noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

#### **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 Land Use Controls 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 March 25, 2005 at 4:00 P.M., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live and rebroadcast in its entirety on Friday at 1:00 P.M. and again the following Friday at 1:00 P.M. on Channel 18.

**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.)

No public comment.

## B. Approval of the minutes of the Historic Landmarks Commission meeting of March 16, 2005.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of March 16, 2005, with corrections.

Action: Suding/Rager, 6/0/1. Hsu abstained.

## C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Vadim Hsu with the exception of Items A and B, which were reviewed by Philip Suding.

Action: Pujo/Suding, 7/0/0.

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

## 1. Ms. Gantz announced the following:

- a) Commissioners La Voie and Spann will be absent.
- b) Commissioner Hausz will be leaving at 2:00 p.m. and will return at approximately 2:30 p.m.
- c) She will confirm the date for the joint Historic Landmarks Commission/Park and Recreation Commission.
- d) There will be a public hearing on April 13, 2005, to consider designation of the residence at 962 Isleta Avenue as a City of Santa Barbara Structure of Merit.

## 2. Commissioner Naylor announced she will be leaving the meeting at approximately 3:30 p.m.

## 3. Commissioner Murray announced she will be leaving the meeting at 4:00 p.m. and will step down from Items 3 and 4.

## E. Subcommittee Reports.

Commissioner Hausz reported that he attended the March 29, 2005 City Council meeting, wherein discussion took place regarding the Downtown Organization taking over the responsibility for the State Street Flag Program. He stated the Downtown Organization is normally responsible for the State Street Flag Program; however, new flags also need Sign Committee review and approval. Mr. Hausz concluded that the City Attorney determined the flags on State Street no longer need a permit and City Council unanimously approved the change. Two members of the Sign Committee will continue to assist the Downtown Organization with review.

Caren Rager stated that the Riviera Park Designation Subcommittee met today with Jake Jacobus, Urban Historian for the City of Santa Barbara, at the Designation Subcommittee meeting for discussion of designation priorities. Ms. Rager stated that Riviera Park Designation has been completed, and others, including the Santa Barbara High School, are very close to being finalized for designation. Ms. Rager went on to state that Mr. Jacobus will be contacting the Designation Subcommittee to organize scheduling in order to accelerate the process, which will include looking at Historic Districts.

## F. Possible Ordinance Violations.

No violations reported.

**MISCELLANEOUS ACTION ITEM****(1:48)****Consideration of intent to designate 962 Isleta Avenue as a Structure of Merit.**

Jake Jacobus, Urban Historian, stated that a Resolution of Intention has been drafted and requested adoption of that Resolution by the Historic Landmarks Commission (HLC). The resolution states the intention to hold a public hearing on or before June 8, 2005, to consider designation of the residence located at 962 Isleta Avenue as a City of Santa Barbara Structure of Merit. Mr. Jacobus explained that the new Demolition Ordinance requires there be a 60-day notice to hold the hearing if there is no written authorization from the property owner to designate a structure as a Structure of Merit. Mr. Jacobus concluded that if he acquires a letter of authorization from the owners, the hearing can be held at an earlier date.

Motion: Request adoption of resolution of intention to hold a future public hearing.  
 Action: Rager/Murray, 7/0/0.

**ARCHAEOLOGY REPORT****1. 906 GARCIA RD**

R-3 Zone

Assessor's Parcel Number: 029-252-001  
 Application Number: MST2004-00755  
 Owner: Harrison, James Brett  
 Architect: Mark Wienke

(Proposal to demolish a detached 627 square foot garage and construct a 1,223 square foot addition to an existing one story 1,037 square foot single family residence with an attached 526 square foot two car garage. The project will result in a two story 2,260 square foot single family residence with an attached 526 square foot garage on a 5,871 square foot lot located in the Hillside Design District.)

**(Review of Phase I Archaeological Resources Report prepared by Western Points Archaeology.)**

**(1:50)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has read the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report as submitted.  
 Action: Hausz/Naylor, 7/0/0.

**ARCHAEOLOGY REPORT****2. 15 S ALISOS ST**

R-2 Zone

Assessor's Parcel Number: 017-172-018  
 Application Number: MST2004-00858  
 Owner: William McCarty  
 Applicant: Rex Ruskauff

(Proposal to construct a two-story 2,053 square foot duplex with five attached covered parking spaces totaling 1,280 square feet. There is currently an existing detached one-story 700 square foot residential unit and an existing detached one-story 1,553 square foot residential unit on a 14,625 square foot lot.)

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

**(1:50)**

Rex Ruskauff, Architect, present.

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has read the report and agrees with its conclusions and recommendations.

Motion: The Commission accepts the report with the condition that the report update includes an accurate project description.

Action: Hausz/Naylor, 7/0/0.

### **ARCHAEOLOGY REPORT**

#### **3. 124 LOS AGUAJES AVE**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007  
 Application Number: MST2004-00725  
 Owner: Mark Edwards  
 Architect: Peter Ehlen  
 Agent: Fermina Murray  
 Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage to construct a three-story apartment complex consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a 3,683 square foot apartment complex with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

**(Review of Phase I Archaeological Resources Report prepared by Compass Rose Archaeological, Inc.)**

**(1:53)**

Staff Comment: Susan Gantz, Planning Technician, stated that Dr. Glassow has read the report and agrees with its conclusions and recommendations that archaeological monitoring is required.

Motion: The Commission accepts the report with Dr. Glassow's comment and the following conditions: 1) The U.C.S.B. Information Center letter shall be included in the submittal. 2) Submit an updated and accurate project vicinity map of a contemporary nature.

Action: Hausz/Rager, 6/1/0. Murray stepped down.

### **HISTORIC STRUCTURES REPORT**

#### **4. 124 LOS AGUAJES AVE**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-007  
 Application Number: MST2004-00725  
 Owner: Mark Edwards  
 Architect: Peter Ehlen  
 Agent: Fermina Murray  
 Agent: Compass Rose

(Proposal to demolish an existing 887 square foot single family residence and a 400 square foot garage to construct a three-story apartment complex consisting of a 1,435 square foot two-bedroom residential unit, a 1,214 square foot one-bedroom unit and a 1,034 square foot one-bedroom residential unit. The project will result in a 3,683 square foot apartment complex with 1,197 square feet in garages on a 6,000 square foot lot located in the Non Appealable Jurisdiction of the Coastal Zone.)

**(Review of Historic Structures/Sites Report prepared by Fermina B. Murray.)**

**(1:55)**

Fermina Murray, Preparer; and Mark Edwards, Owner, present.

Staff Comment: Jake Jacobus, Urban Historian, stated that staff has reviewed the report and agrees with the conclusions and recommendations in the report. In response to questions by the Historic Landmarks Commission (HLC), Mr. Jacobus noted that the City of Santa Barbara (City) has always allowed demolition of Structure of Merit-worthy buildings with implementation of the City's full documentation for mitigation. If the HLC feels that the building should be preserved, they need to reject the findings in the report and find that the house is Landmark-worthy. An alternative would be for the HLC to accept the report and forward recommendations to the Architectural Board of Review and the Planning Commission indicating that, in the interest of neighborhood compatibility, the building should be preserved or portions reused as part of the new development.

Staff Comment: Jan Hubbell, Senior Planner for Development and Environmental Review, stated the project will be heard at the Planning Commission and is subject to a Coastal Development Permit due to its location in the Coastal Zone. She stated that the HLC can make recommendations to preserve the house or request that the architectural style be consistent with the historic elements of the neighborhood.

Motion: Continued two weeks with the following comments: 1) Indicate the importance of the building's relationship to the neighborhood. 2) Amend the report to be more specific regarding the mitigation measures.

Action: Pujo/Rager, 4/1/1. Murray stepped down. Naylor opposed.

## **HISTORIC STRUCTURES REPORT**

### **5. 320 E VICTORIA ST**

R-3 Zone

Assessor's Parcel Number: 029-131-005

Application Number: MST2004-00511

Owner: Marny Randall

(Proposal to demolish an existing single-family residence and construct a new four-unit condominium on an 11,270 square footlot.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates.)**

**(2:23)**

Tim Hazeltine and Pam Post, Historical Consultants; and Marny Randall, owner present.

Staff Comment: Jake Jacobus, Urban Historian, stated that, initially, the proposal called for the demolition of the existing house and the construction of four townhouse condominiums on the site. Staff was concerned regarding the historic development pattern in the neighborhood and the possible significance of the house. Therefore, an Historic Structures report was required. The applicant has revised the original proposal to retain and remodel the existing house and build the new units to the rear. Mr. Jacobus concluded by stating that staff has read the report and agrees with the conclusions and recommendations found therein.

Public Comment opened at 2:29 p.m.

Dee Duncan, neighbor and member of the Bungalow Haven Neighborhood Association, expressed concern regarding the house being located within El Pueblo Viejo and only one block away from the new Special Design Review District. Ms. Duncan requested that any changes considered be sensitive to the surrounding neighborhood. She was also supportive of saving the house and incorporating it into the new development.

Public comment closed at 2:31 p.m.

Motion: Continued indefinitely with the following comments: 1) Study mitigation measures that will provide symmetry and a sense of order to the porch. 2) Provide additional preliminary drawings of the floor plans, elevations, and at least one section to provide clarity.

Action: Pujo/Rager, 6/0/0.

**FINAL REVIEW**6. **29 STATE ST**

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-102-015  
 Application Number: MST2002-00868  
 Owner: Antonio Romasanta  
 Architect: Lenvik & Minor Architects  
 Owner: Beach Hotel Partners

(Proposal for a new 20,180 square foot (excluding the parking garage), three-story hotel annex composed of 23 ground-level parking spaces and 19 guest rooms. The project includes the demolition of an existing 5,830 square foot commercial building and parking lot. The project is adjacent to Mission Creek and proposes a 25-foot setback from the Lower Mission Creek Flood Control Project proposed top of creek bank and a creek restoration plan.)

**(Review of landscaping and details.)**

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION 023-04.)

**(2:41)**

Richard Six, Architect; Rick Arland, Landscape Architect; and Mark Romasanta, Owner, present.

Public comment opened at 3:22 p.m.

Eddie Harris, Santa Barbara Urban Creeks Council, read a letter to the Commission regarding the proposed project with the following concerns: a) planning of the project and its affect on the estuary along Mission Creek, b) performance of the buffer at the proposed location, c) re-configuration of the zonal boundaries, d) exclusion of non-native plants at the site, e) better defined implementation details throughout the landscape plan such as numbers, sizes and elevations, f) plants to be spotted by a qualified restoration specialist, g) recovery and management of endangered species such as steelhead trout and tidewater goby, h) provisions for long-term monitoring, and i) promotion of eco-tourism.

Public comment closed at 3:31 p.m.

Motion: Final Approval and an indefinite continuance to the Consent Calendar with the comment that sufficient detail has been provided to apply for building permits and the following additional comments and conditions:

**Architecture:** 1) The CD1 columns shall be detailed and specified on the plans. 2) The exposed tile is to be determined. 3) The canted stair is to be eliminated or restudied to be straight risers. 4) All exposed sheet metal at roof-to-wall conditions shall be concealed with mortar and roofing material, specifically details 6, 7, and 8 on sheet A8.1. 5) There shall be no exposed expansion joints in the plaster. 6) The primary exterior building color is to be Frazee CW031W, "Coconut Spirit." 7) The second creek color is to be approved on Consent. 8) The lighting is acceptable.

**Landscape Plan:** 1) One Commissioner expressed his appreciation that the applicant and the Santa Barbara Urban Creeks Council have worked together on the project. 2) Consider further reducing the size of the plant material, particularly the native trees such as Platanus especially along the west end of the bank but not necessarily near State Street. 3) Consider replacing the coniferous trees with non-deciduous broadleaf trees. 4) The Riparian Buffer Restoration and Enhancement Plan, prepared by Rachel Tierney Consulting, shall become part of these plans.

Action: Pujo/Hausz, 5/0/1. Murray abstained.

**CONCEPT REVIEW - CONTINUED****7. 1900 LASUEN RD**

R-2/4.0/R-H Zone

Assessor's Parcel Number: 019-170-022  
 Application Number: MST99-00305  
 Owner: Orient Express Hotels  
 Architect: Henry Lenny  
 Applicant: Tynan Group, Inc.  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to review the Master Plan for the El Encanto Hotel. The planned revisions to the site include relocating cottages, adding new cottages, new landscaping, parking additions and improvements and expansion of the main hotel structure.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES HISTORIC RESOURCE FINDINGS.)**

**(3:51)**

Henry Lenny, Architect; Cameron Carey, Architect; and Amy Graham, Agent, present.

Staff Comment: Jake Jacobus, Urban Historian, stated Transportation would like to see access from the bus stop to the hotel and the proposal to include a sidewalk with a 22" wide green-way that would have an 18" high planting area. There has been opposition from the Riviera residents that do not want to see the road narrowed due to evacuation impediment in case of fire. Currently, alternatives are being considered.

Motion: Continued two weeks with the comment to look at the sidewalk in more depth at the next review.

Action: Hausz/Rager, 6/0/0.

**IN-PROGRESS REVIEW****8. 421 E FIGUEROA ST**

R-3 Zone

Assessor's Parcel Number: 029-173-017  
 Application Number: MST2004-00008  
 Owner: Allen and Angela Zimmer  
 Architect: Architects West

(This is a City Landmark: Arrellanes-Kirk Adobe. Proposal to demolish 1,000 square feet of an existing 1,810 square foot residence and add 2,330 square feet to the residence. Additionally, the applicant proposes to add two rental units totaling 5,335 square feet.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**(4:11)**

Pat Brodie, Landscape Architect; and Allen Zimmer, Owner, present.

Public comment opened at 4:29 p.m.

Vice-Chair Hsu read a letter from Laura Wilson, neighbor, which expressed favorable comments regarding the project. Ms. Wilson also stated her concern regarding the retention of the existing fence or the rear lot line and requested that a wall be constructed at that area to mitigate noise.

Public comment closed at 4:31 p.m.



- Motion: Continued indefinitely with the following comments: 1) Reconsider the post timbers to be 6' x 6' or greater and more of a square than rectangular dimension. 2) The Commission would like to see 1/4" scaled elevations, especially in the carport area. 3) Restudy the carport architecture to be more traditional such as a three-layer series of beams. 4) Iron work should be more of black-green color. 5) Work with the neighbor to reconsider the existing fence at the rear property line regarding screening and noise. 6) The Commission would like to see a scored, stained concrete rather than stamped, integral-colored. 7) Simplify the gable on unit "B" and consider eliminating the shingles and continuing the board and batt up to the gable ends. 8) Restudy the new plaster site wall to be more organic in appearance both in plan and texture. 9) One Commissioner expressed a favorable opinion regarding the steps being placed at the center of the driveway.
- Action: Hausz/Pujo, 5/0/0.

### CONCEPT REVIEW - CONTINUED

9. **725 E FIGUEROA ST** R-3 Zone  
 Assessor's Parcel Number: 029-191-009  
 Application Number: MST2004-00279  
 Owner: John Moffett and Patricia McAustin  
 Architect: Deming Isaacson

(This is a City Landmark: Little Granada Residence. Proposal for a 187 square foot second floor deck, a 240 square foot brick patio, and the addition of 12 square feet. Additionally, the applicant proposes to replace all aluminum windows with wood windows.)

**(Second Concept Review.)**

**(PROJECT REQUIRES HISTORIC RESOURCE FINDINGS AND FINDINGS FOR ALTERATIONS TO A CITY LANDMARK.)**

**(4:45)**

Deming Isaacson, Architect; and Patricia McAustin, Co-Owner, present.

- Motion: Preliminary Approval of the project and an indefinite continuance to the Consent Calendar with the following conditions: 1) Restudy the transition between the dining room remodel so that the plane of that element and the two-story house are not flush and it steps out and overlaps by approximately six inches. 2) Restudy the leaderhead collector box to be simpler and conceal the view of the scupper through the wall.
- Action: Hausz/Suding, 5/0/0. La Voie, Spann, Murray, and Naylor absent.

### CONCEPT REVIEW - NEW

10. **401 E CARRILLO ST** C-2 Zone  
 Assessor's Parcel Number: 029-222-020  
 Application Number: MST2005-00170  
 Owner: 401 East Carrillo Street, LLC  
 Architect: Burnell & Jewett Architects

(Proposal for exterior alternations to north, partial west, and partial east facades for an existing commercial building. (This is Phase III of a remodel currently under construction.))

**(5:01)**

Scott Branch, Architect, present.

Public Comment opened at 5:06 p.m. and seeing no one wished to speak, it was closed.

- Motion: Preliminary Approval of the project and a two-week continuance to Consent Calendar for review of the details.
- Action: Hausz/Suding, 5/0/0. La Voie, Spann, Naylor and Murray absent.

**CONCEPT REVIEW - NEW**11. **219 EQUESTRIAN AVE**

R-3 Zone

Assessor's Parcel Number: 029-122-013  
 Application Number: MST2005-00127  
 Owner: Berkus Family Partnership, LP  
 Architect: Barry Berkus

(Proposal to demolish an existing 1,683 square foot duplex and construct a new, one-story 784 square foot one-bedroom residence with a 792 square foot non-habitable cellar and a 438 square foot two-car carport on a 3,444 square foot lot.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND A MODIFICATION FOR INTERIOR YARD ENCROACHMENT.)**

**(5:09)**

Barry Berkus, Architect; and John Rosenfeld, Attorney, present.

Public comment opened at 5:23 p.m.

Tom Fuzek, neighbor, stated his concern regarding the height of the main dwelling.

Public comment closed at 5:24 p.m.

Vice-Chair Hsu announced that the Commission is below quorum for this item and asked if any member of the public objected to the Commission proceeding with a motion. Seeing none, the Commission continued to the motion.

Motion: Continued two weeks with the comment that the Commission can support the garage and the building height modifications due to the following: a) the building height is slightly higher than the existing structure and is substantially mitigated by enhanced architecture and rooftop gardens, b) the location of the existing building does not change the footprint, c) the provision of required off-street parking in an impacted area, d) the modification is considered technical in nature, e) an overall reduction in square footage on the site and, f) due to the width of the lot, there are unique circumstances on this property that do not usually exist on other sites.

Action: Hausz/Pujo, 4/0/0.

**\*\*THIS MOTION WAS INVALID DUE TO LOSS OF QUORUM\*\***

**CONSENT CALENDAR****FINAL REVIEW**A. **401 CHAPALA ST**

C-2 Zone

Assessor's Parcel Number: 037-203-009  
 Application Number: MST2002-00328  
 Owner: Hughes Family Trust  
 Applicant: Ken Marshall  
 Architect: Designarc

(Proposal for the demolition of all existing structures on site totaling 14,518 square feet, and construction of an approximately 99,500 square foot mixed-use condominium structure with a split level, partially subterranean parking garage containing 53 residential and 19 commercial parking spaces. The project includes 46 residential condominium units of which 35 are proposed as market rate and 11 as middle-income affordable units. The proposed commercial area consist of 7,731square feet of general commercial area on the ground floor, and 1,228 square feet of office space attached to nine market-rate residential units on the second floor. The project proposal includes the acquisition of adjacent RDA parcel number 037-203-010, proposed for revegetation and habitat restoration.)

**(Final Review of Riparian Management Plan and landscape lighting details.)**

Continued two weeks to the Consent Calendar with the following comments: 1) Reduce the number of light fixtures along Mission Creek. 2) Eliminate the fluorescent light source. 3) Sheet L1.3, detail 10: Specify color of railing. Consider black-green. 4) Show solid steel fence detail on the west bank of Mission Creek.

**CONTINUED ITEM****B. 2400 BATH ST**

C-O Zone

Assessor's Parcel Number: 025-061-015  
 Application Number: MST2004-00019  
 Owner: Santa Barbara Cottage Hospital  
 Agent: Suzanne Elledge Permit Processing  
 Business Name: Cottage Hospital  
 Landscape Architect: Bob Cunningham, Arcadia Studios

(This building is on the City's Potential Historic Resources List. Proposal to add two new exterior doors on the east elevation, extend the retaining wall on the north elevation, increase the number of accessible parking spaces from one to six, and alter the existing exterior mechanical area of the Knapp Building. Additionally proposed are roof tile repairs, a new ramp and railing for accessible entrance, and a new emergency exit door.

Final Approval of the project as submitted.

**NEW ITEM****C. 224 CHAPALA ST**

HRC-2/SD-3 Zone

Assessor's Parcel Number: 033-042-012  
 Application Number: MST2005-00129  
 Owner: Redevelopment Agency/Santa Barbara  
 Business Name: Open Air Bicycles  
 Applicant: Mike Fasth  
 Architect: Donald Sharpe

(This is on the Potential Historic Resources List. Proposal to replace front doors and miscellaneous interior improvements including upgrade of restroom to be ADA compliant.)

Final Approval of the project with the condition that the new entrance doors exactly match the existing doors and the existing door hardware is re-used.

**NEW ITEM****D. 506 CHAPALA ST**

C-M Zone

Assessor's Parcel Number: 037-171-008  
 Application Number: MST2005-00157  
 Owner: Haimovitz Fam Limited Partnership  
 Architect: Marc Perry  
 Applicant: Santa Barbara Harley Davidson

(This is a Structure of Merit: former Firestone tire store. Proposal for minor storefront alteration.)

**(Project requires Historic Resource Findings.)**

Final Approval of the project with the following conditions: 1) Any new tiles shall exactly match existing tiles. 2) Return to the Consent Calendar if the new tiles do not exactly match the existing. 3) Historic Resource Findings are made as follows: The project will not cause a substantial adverse change in the significance of a historical resource.

**NEW ITEM**

E. **922 GARDEN ST**

C-2 Zone

Assessor's Parcel Number: 029-301-028  
Application Number: MST2005-00165  
Owner: Peter and Whitney Hansen  
Applicant: Peter Hansen

(Proposal to change exterior paint color.)

Final Approval of the project with the following condition and comment: 1) The exterior body paint color matches Frazee #5681W, "Sesame." 2) The trim color and door color are both acceptable.

**\*\* MEETING ADJOURNED AT 5:30 P.M. \*\***